

APPROVED
Eden Health District
Annual Budget
Fiscal Year 2019

Financial Highlights

The budget is prepared to meet the goal of managing and improving fiscal health and expanding services to the community through partnering with Davis Street, offering health education classes and community grants. In FY19 the District will have a cash gain of \$965,765 which is \$3,866 less than FY18.

In FY19 rental and CAM revenues increased \$438,598. Of this increase \$365,395 is from Dublin Gateway, \$61,169 is from EMB and \$12,035 is from SLMAB. Of the increase at Dublin, \$231,461 is attributable to PAMF's rental of Tri Valley Plastic Surgery's space and the remaining \$133,934 is due to annual increases of existing tenant leases. Of the increase at EMB, \$39,781 is due to a full year of occupancy by California Skin Care and \$21,388 is annual increases from existing tenants. SLMAB's increase is only due to annual increases for existing tenants.

Expenses are predicted to increase by \$323,056 in FY19. Of this increase \$250,000 is election expense for new Directors in FY19. Repairs and maintenance increased \$121,533 and the detail can be seen by building on the supporting schedules. Legal fees are estimated to increase \$40,438 but could be lower if legal activity remains low again in FY19. Interest expense for the Sutter damages award increased \$17,059 and was the result of an increase in the 1 year T-Bill rate in 2018. The District's contribution to Davis Street will decrease by \$125,000 in FY19 and the funds will be used to increase general grants to service providers. This increase in grant expense was offset with a reduction of \$75,000 resulting from a one-time award to Davis Street in FY18. Overall grant expense increased \$50,000 for FY19. Community Education expense increased \$16,621 as additional classes will be offered in FY19. These increases were offset with a reduction in depreciation expense of \$108,489. Depreciation is lower in FY19 due to the retirement of fully depreciated tenant and building improvements for all buildings.

As mentioned above, cash inflows are projected to be \$965,765 which is a decrease of \$3,866 compared to FY18. Dublin will have a cash gain of \$1,964 million which is an increase of \$305,691. The Eden Medical Building will have a cash gain of \$412,646 which is an increase of \$45,867. SLMAB will have a cash gain of \$281,774 which is a decrease of \$40,727. These cash gains will be offset with a cash consumption of \$593,930 for Community Education, \$237,570 in interest expense for the Sutter damages award, \$250,000 for election expense and \$622,557 of expenses for the District office. Capital improvement requests for SLMAB and Dublin Gateway are included in the package and are in line with the 10 year capital plan prepared in FY17. Administrative cost will be 18.23% for FY19 but will decrease to 13.55% if an election is not necessary.

Budget FY2019
Consolidated Income Statement

EDEN HEALTH DISTRICT
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET Eden Health District	ESTIMATED FY2018 ACTUALS Eden Health District	FY18 Estimated Actual vs FY19 Budget Higher/(Lower)	
Rental income	\$ 922,879	\$ 944,777	\$ 947,385	\$ 952,623	\$ 3,767,664	\$ 3,527,233	\$ 240,431	(A)
CAM Reimbursement	330,121	330,121	330,121	330,121	1,320,485	1,122,318	198,167	(A)
PAMF's Bldg 4050 Reimbursements	89,844	89,844	89,844	89,844	359,376	345,029	14,347	
Interest Income	25,755	25,755	25,755	25,755	103,020	128,957	(25,937)	(B)
Total Revenues	1,368,599	1,390,498	1,393,106	1,398,343	5,550,545	5,123,537	427,008	
Expenses								
Salaries & Benefits	107,631	107,631	107,631	107,631	430,524	411,401	19,123	(C)
Consulting	4,585	15,247	3,700	2,768	26,300	25,528	772	
Consulting Contingency	7,500	7,500	7,500	7,500	30,000	16,668	13,332	
Legal Fees	23,125	23,125	23,125	23,125	92,500	52,062	40,438	(D)
Audit/Tax Preparation Fees	5,500	5,500	5,500	5,500	22,000	23,102	(1,102)	
Public Relations	4,500	4,500	4,500	4,500	18,000	15,830	2,170	
Management Fees	78,915	78,768	79,836	79,835	317,354	310,912	6,442	
Community Education	20,490	9,330	11,700	6,410	47,930	31,309	16,621	(E)
Utilities (Gas, Electric & Water)	108,673	83,868	82,639	98,939	374,119	365,349	8,770	
Repairs & Maintenance	325,741	309,320	324,524	319,406	1,278,990	1,157,457	121,533	(F)
Investment Fees	6,500	6,500	6,500	6,500	26,000	27,360	(1,360)	(B)
Insurance	20,373	20,373	20,373	20,373	81,492	76,983	4,509	
Purchased Services	18,809	19,484	19,870	18,870	77,033	76,342	691	
Other Direct Expense	29,854	28,153	27,853	27,853	113,712	112,546	1,166	
Election Expense	62,499	62,499	62,500	62,502	250,000	-	250,000	(G)
Property Taxes	55,965	55,965	55,964	55,964	223,858	218,398	5,460	
Interest Expense	163,989	162,970	159,714	159,796	646,468	629,409	17,059	
Sponsorships	5,500	2,000	17,000	4,000	28,500	28,250	250	
Davis Street Partnership	31,250	31,250	31,250	31,250	125,000	250,000	(125,000)	(H)
Grants to service providers	93,750	93,750	93,750	93,750	375,000	325,000	50,000	(H)
Amortization	39,329	38,986	38,987	38,035	155,337	154,667	670	
Depreciation	577,091	560,500	548,126	541,251	2,226,968	2,335,457	(108,489)	(I)
Total Expenses	1,791,568	1,727,219	1,732,541	1,715,758	6,967,085	6,644,030	323,056	
Net Profit/(Loss)	(\$422,968)	(\$336,721)	(\$339,436)	(\$317,415)	(\$1,416,540)	(\$1,520,493)	\$103,953	
Cash Basis Gain/(Loss)	\$193,452	\$262,765	\$247,677	\$261,871	\$965,765	969,631	(\$3,866)	

A) Increased revenue and CAM are primarily attributable to the Dublin Gateway building. In FY18 PAMF took over Tri-Valley Surgery's space and rent will commence in August 2018. The new lease contributed an additional \$231,462 of revenue in FY19. Annual rental increases from the existing tenants at Dublin were \$143,099. EMB's rental and CAM increased \$56,929 of which \$39,781 was due to a full year of occupancy by California Skin Care. The remaining \$17,148 was the result of annual rental increases of existing tenants. SLMAB revenue increased \$12,036 due to annual rental increases from existing tenants.

B) Variance due to lower investment balance in FY19 compared to FY18.

C) Variance due to higher salary for the District's replacement CEO coupled with annual increases.

D) Legal fees estimated to be \$85K or lower in FY19.

E) Community education expense was lower in FY18 due to the delay in the internship program.

F) Repairs & maintenance increased \$65,625 for Dublin Gateway, \$48,714 for SLMAB and \$5,926 for EMB and \$359 for the District Office. See individual building budget for details.

G) Variance due to election of new Directors in FY19.

H) Variance due to the re-allocation of Davis Street funds to grants in FY19. This increase was offset with a reduction of \$75K in grants as a result of a one-time award to Davis Street in FY18.

I) Decrease in expense due to the retirement of fully depreciated tenant improvements at Dublin and SLMAB and building and tenant improvements at EMB.

Budget FY2019
Trended Income Statement

DUBLIN GATEWAY
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET Dublin Gateway	ESTIMATED FY2018 ACTUALS Dublin Gateway	FY18 Estimated Actual vs FY19 Budget Higher/(Lower)
Revenues							
Rental	\$576,533	\$594,163	\$596,027	\$600,250	\$2,366,973	\$2,176,255	\$190,718 (A)
CAM Reimbursement	285,090	285,090	285,090	285,090	1,140,360	965,683	174,677 (A)
PAMF's Bldg 4050 Reimbursements	89,844	89,844	89,844	89,844	359,376	345,029	14,347
Total Revenues	\$951,467	\$969,097	\$970,961	\$975,184	\$3,866,709	\$3,486,967	\$379,742
Expenses							
Legal Fees	2,000	2,000	2,000	2,000	8,000	5,307	2,693
Management Fees (Incl Personnel)	61,281	61,281	62,349	62,348	247,259	242,427	4,832 (B)
Utilities	41,636	32,293	33,779	38,636	146,344	140,184	6,160
Repairs & Maintenance	207,376	196,535	212,679	207,427	824,016	758,031	65,985 (C)
Insurance	5,220	5,220	5,220	5,220	20,880	19,578	1,302
Other Direct Cost	5,659	5,658	5,658	5,658	22,632	18,968	3,664
Property Taxes	55,965	55,965	55,964	55,964	223,858	218,398	5,460
Interest Expense	104,596	103,577	100,321	100,403	408,898	424,943	(16,045) (D)
Amortization	32,244	32,606	32,606	31,654	129,109	126,185	2,924
Depreciation	341,855	333,673	323,135	319,773	1,318,436	1,355,784	(37,348) (E)
Total Expenses	857,832	828,808	833,710	829,083	3,349,432	3,309,805	39,627
Net Profit/(Loss)	\$93,635	\$140,290	\$137,250	\$146,101	517,276	177,162	1,616
Cash Basis Gain/(Loss)	\$467,734	\$506,568	\$492,991	\$497,528	\$1,964,822	\$1,659,131	\$305,691

A) Increase is primarily due to 10-1/2 months of rent from PAMF's occupancy of TriValley Plastic Surgery's space. This accounts for \$231,462 of the increased rent and CAM. Remaining increase is attributable to annual rental increases from existing tenants.

B) Increase due to annual salary increase for Dublin's on-site manager.

C) Variance due to an increase of \$25,849 for HVAC expense of which \$15,000 is for motor fan replacements. General building maintenance increased \$23,066, billback expense to PAMF increased \$8,813, janitorial service increased \$3,022, plumbing increased \$2,472 and landscape expense increased \$2,403.

D) Decrease in expense is due to higher loan principal payments now that the loan was refinanced.

E) Variance due to the retirement of fully depreciated tenant improvements.

Budget FY2019
Trended Income Statement

SAN LEANDRO MEDICAL ARTS BLDG
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET SLMAB	ESTIMATED FY2018 ACTUALS SLMAB	FY18 Estimated Actual vs FY19 Budget Higher/(Lower)
Revenues							
Rental Income	\$213,030	\$215,386	\$216,131	\$217,145	\$861,692	\$849,657	\$12,035
Total Revenues	\$213,030	\$215,386	\$216,131	\$217,145	\$861,692	\$849,657	\$12,035
Expenses							
Management Fees	10,500	10,500	10,500	10,500	42,000	42,219	(219)
Utilities	46,284	32,522	31,307	42,350	152,463	149,371	3,092
Repairs & Maintenance	79,878	67,718	70,364	64,780	282,740	234,026	48,714 (A)
Insurance	4,650	4,650	4,650	4,650	18,600	18,693	(93)
Purchased Services	8,880	9,555	9,940	8,940	37,315	37,097	218
Other Direct Cost	11,700	11,700	11,700	11,700	46,800	45,750	1,050
Depreciation	97,443	96,465	94,629	91,116	379,653	408,147	(28,494) (B)
Total Expenses	\$259,335	\$233,110	\$233,090	\$234,036	\$959,571	\$935,303	\$24,268
Net Profit/(Loss)	(\$46,305)	(\$17,724)	(\$16,959)	(\$16,891)	(\$97,879)	(\$85,646)	(\$12,233)
Cash Basis Gain/(Loss)	\$51,138	\$78,741	\$77,670	\$74,225	\$281,774	\$322,501	(\$40,727)

- A) Higher repairs and maintenance is primarily attributable to an increase in coverage from the buildings on-site maintenance personnel for \$32,145. Pruning expense increased \$15,110 and general repairs increased \$6,259. These higher expenses were offset with lower security system repairs of \$3,705 and carpet/tile repairs of \$2,505.
- B) Decrease due to the retirement of fully depreciated tenant improvements.

Budget FY2019
Trended Income Statement

EDEN MEDICAL BUILDING
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET Eden Medical Bldg	ESTIMATED FY2018 ACTUALS Eden Medical Bldg	FY18 Estimated Actual to FY19 Budget Higher/(Lower)
Revenues							
Rental	\$133,316	\$135,228	\$135,228	\$135,228	\$539,000	\$501,321	\$37,679 (A)
CAM Reimbursement	45,031	45,031	45,031	45,031	180,125	156,635	23,490 (A)
Interest Income	255	255	255	255	1,020	1,032	(12)
Total Revenues	\$178,603	\$180,514	\$180,514	\$180,514	\$720,145	\$658,988	\$61,157
Management Fees	7,134	6,987	6,987	6,987	28,095	26,266	1,829
Utilities	19,270	17,570	16,070	16,470	69,380	69,925	(545)
Legal Fees	1,125	1,125	1,125	1,125	4,500	4,745	(245)
Repairs & Maintenance	37,265	43,845	40,305	45,977	167,392	160,917	6,476 (B)
Insurance	3,003	3,003	3,003	3,003	12,012	10,023	1,989
Other Direct Cost	7,955	6,255	5,955	5,955	26,120	20,333	5,787 (C)
Amortization	4,440	3,735	3,735	3,735	15,646	17,900	(2,254)
Depreciation	137,793	130,362	130,362	130,362	528,879	570,594	(41,715) (D)
Total Expenses	\$217,985	\$212,882	\$207,542	\$213,614	\$852,024	\$880,703	(\$28,678)
Net Profit/(Loss)	(\$39,382)	(\$32,368)	(\$27,028)	(\$33,100)	(\$131,879)	(\$221,715)	\$89,836
Cash Gain/(Loss)	\$102,851	\$101,729	\$107,069	\$100,997	\$412,646	\$366,779	\$45,867

- A) Increase is primarily due to a full year of rental and CAM income from California Skin Institute of \$39,781. The remaining increase was due to annual increases in rent from existing tenants.
- B) Increase primarily due to the rental of 10 parking spaces for \$12,600, increased general repairs of \$6,312, painting of \$2,588 and janitorial services of \$2,280. These increases were offset with a decrease of \$18,529 for HVAC services.
- C) Increase due to amortization of lease commissions for California Skin Institute and Epic Care.
- D) Decrease due to the retirement of fully depreciated building and tenant improvements.

Budget FY2019
Trended Income Statement

COMMUNITY SERVICES
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET Community Services	ESTIMATED FY2018 ACTUALS Community Services	FY18 Estimated Actual to FY19 Budget Higher/(Lower)
Revenue							
Other Income	0	0	0	0	0	0	0
Total Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Expenses							
Consulting	2,385	13,047	1,500	568	17,500	17,060	440
Community Education	20,490	9,330	11,700	6,410	47,930	31,309	16,621 (A)
Sponsorships	5,500	2,000	17,000	4,000	28,500	28,250	250
Davis Street Partnership	31,250	31,250	31,250	31,250	125,000	250,000	(125,000) (B)
Grants to service providers	93,750	93,750	93,750	93,750	375,000	325,000	50,000 (C)
Total Expenses	153,375	149,377	155,200	135,978	593,930	651,619	(57,689)
Net Profit/(Loss)	<u>(\$153,375)</u>	<u>(\$149,377)</u>	<u>(\$155,200)</u>	<u>(\$135,978)</u>	<u>(\$593,930)</u>	<u>(\$651,619)</u>	<u>\$57,689</u>
Cash Basis Gain/(Loss)	<u>(\$153,375)</u>	<u>(\$149,377)</u>	<u>(\$155,200)</u>	<u>(\$135,978)</u>	<u>(\$593,930)</u>	<u>(\$651,619)</u>	<u>\$57,689</u>

A) Community education expense was lower in FY18 due to the delay in the internship program.

B) Variance due to the re-allocation of \$125,000 from the Davis Street partnership to community grants in FY19.

C) Variance due to an increase of \$125,000 in grants to service providers for FY19 which was offset with a reduction of \$75K due to a one-time grant awarded to Davis Street in FY18.

Budget FY2019
Trended Income Statement

DISTRICT OFFICE
APPROVED

	BUDGET Q1'FY19	BUDGET Q2'FY19	BUDGET Q3'FY19	BUDGET Q4'FY19	FY2019 BUDGET District Office	ESTIMATED FY2018 ACTUALS District Office	FY18 Estimated Actual to FY19 Budget Higher/(Lower)	
Revenue								
Interest Income	\$25,500	\$25,500	\$25,500	\$25,500	\$102,000	\$127,925	(\$25,925)	(A)
Total Revenue	\$25,500	\$25,500	\$25,500	\$25,500	\$102,000	\$127,925	(\$25,925)	
Expenses								
Salaries & Benefits	107,631	107,631	107,631	107,631	430,524	411,401	19,123	(B)
Consulting	2,200	2,200	2,200	2,200	8,800	8,468	332	
Consulting Contingency	7,500	7,500	7,500	7,500	30,000	16,668	13,332	
Legal Fees	20,000	20,000	20,000	20,000	80,000	42,010	37,990	(C)
Audit Fees	5,500	5,500	5,500	5,500	22,000	23,102	(1,102)	
Public Relations	4,500	4,500	4,500	4,500	18,000	15,830	2,170	
Utilities	1,483	1,483	1,483	1,483	5,932	5,869	63	
Repairs & Maintenance	1,222	1,222	1,176	1,222	4,842	4,483	359	
Investment Fees	6,500	6,500	6,500	6,500	26,000	27,360	(1,360)	(A)
Directors and Officers Insurance	7,500	7,500	7,500	7,500	30,000	28,689	1,311	
Purchased Services	9,929	9,929	9,930	9,930	39,718	39,245	473	
Other Direct Cost	4,540	4,540	4,540	4,540	18,160	27,495	(9,335)	(D)
Election Expense	62,499	62,499	62,500	62,502	250,000	0	250,000	(E)
Interest Expense	59,393	59,393	59,393	59,393	237,570	204,466	33,104	(F)
Amortization of Goodwill	2,645	2,645	2,646	2,646	10,582	10,582	(0)	
Depreciation	0	0	0	0	0	932	(932)	
Total Expenses	303,041	303,042	302,998	303,046	1,212,127	866,600	345,527	
Net Overhead to be Allocated to MOB's	(\$277,541)	(\$277,542)	(\$277,498)	(\$277,546)	(\$1,110,127)	(\$738,675)	(371,452)	
Cash Gain/(Loss)	(\$274,896)	(\$274,897)	(\$274,852)	(\$274,900)	(\$1,099,546)	(\$728,093)		

A) Variance due to a lower investment balance in FY19 compared to FY18.

B) Variance due to a higher salary for the District's replacement CEO coupled with annual increases.

C) Legal fees estimated to be \$80K or lower in FY19.

D) Variance due to lower travel and education expense and lower bank fees from First Northern Bank versus Bank of the West.

E) Variance due to an election of new Directors in FY19.

F) Variance due to a higher T-bill rate for FY19.

Eden Health District
FY19 Budget - APPROVED
Combining Statement of Revenues & Expenses
Percent of Administrative Expense

	<u>District Office</u>	<u>Community Services</u>	<u>Dublin Gateway LP</u>	<u>San Leandro Medical Arts Building</u>	<u>Eden Medical Building</u>	<u>Eden Health District Total</u>
Operating revenues						
Rental income	\$ -	\$ -	\$ 2,366,973	\$ 861,692	\$ 539,000	\$ 3,767,665
Tenant Reimbursements	-	-	1,499,736	-	180,125	1,679,861
Total operating revenues	-	-	3,866,709	861,692	719,125	5,447,526
Operating expenses	-					
Salaries and benefits	430,524	-	-	-	-	430,524
Consulting/Community Education	38,800	65,430	-	-	-	104,230
Audit Fees	22,000	-	-	-	-	22,000
Public Relations	18,000	-	-	-	-	18,000
Legal Fees	80,000	-	8,000	-	4,500	92,500
Insurance	30,000	-	20,880	18,600	12,012	81,492
Investment Fees	26,000	-	-	-	-	26,000
Other Purchased services	39,718	-	-	37,315	-	77,033
Other Direct Costs	28,932	-	22,632	46,800	26,120	124,484
Election Expense	250,000	-	-	-	-	250,000
Rental property operating and maintenance	-	-	1,217,619	477,203	264,868	1,959,690
Taxes	-	-	223,858	-	-	223,858
Grants to service providers and community	-	528,500	-	-	-	528,500
Amortization	10,582	-	129,109	-	15,646	155,337
Depreciation	-	-	1,318,436	379,653	528,879	2,226,968
Total operating expenses	974,556	593,930	2,940,534	959,571	852,024	6,320,615
Allocation of Operating Expenses	(974,556)	108,270	536,043	174,924	155,319	-
Allocation Percentage		18.23%	18.23%	18.23%	18.23%	
Operating loss	-	(702,200)	390,132	(272,803)	(288,218)	(873,089)
Nonoperating revenues (expenses):						
Interest income	102,000	-	-	-	1,020	103,020
Interest expense	(237,570)	-	(408,898)	-	-	(646,468)
Change in fair value of investments	-	-	-	-	-	-
Other gain/(loss)	-	-	-	-	-	-
Total nonoperating revenues (expenses)	(135,571)	-	(408,898)	-	1,020	(543,448)
Allocation of Nonoperating Revenues	135,571	(15,062)	(74,569)	(24,334)	(21,607)	-
Net gain/(loss)	<u>\$ -</u>	<u>\$ (717,263)</u>	<u>\$ (93,335)</u>	<u>\$ (297,137)</u>	<u>\$ (308,806)</u>	<u>\$ (1,416,540)</u>

* Overhead allocated to operating units based upon the units operating expense as a percentage of total operating expense.

If election expense is not incurred, allocation percentage will be 13.55% vs. 18.23%.

Per Bonta's AB2737, administrative cost should not exceed 20%

**Eden Health District
APPROVED Capital Expenditures
Fiscal Year 2019 Budget**

San Leandro Medical Arts Building	\$ 14,000
Dublin Gateway	105,000
Eden Medical Building	-
District Office	-
Total Capital Requested	<u>\$ 119,000</u>

San Leandro Medical Arts Building												
Capital Forecast												
												San Leandro Medical Arts Bldg
Forecasted Capitial Items:	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028		
Roofing				200,000							\$	200,000
Plumbing												
ShutOff Valves		20,000										20,000
Water Heaters (3) A&B	9,000											9,000
Water Heaters 100 Gal			9,500									9,500
Boiler B						27,000						27,000
Water Repipe A					40,000	40,000						80,000
LED Lights			25,000									25,000
Courtyard Concrete			20,000									20,000
Paint Elastomeric Exterior					60,000							60,000
ADA Improvements		53,571	125,000	100,000								278,571
Landscaping			12,500	12,500								25,000
HVAC												
Bldg A:												
Pneumatic to DDC Zone Level		111,111										111,111
VAV Replacement		16,000	25,000	10,000								51,000
Two Reznor Heater Replacements			23,000									23,000
Economizer Control Upgrade			3,000									3,000
Refrigerant Retrofit			6,000									6,000
Replacement of 15HP Supply Fan Motor			8,000									8,000
Hot Water Holding Tank			6,000									6,000
Bldg B:												
Carrier 50-ton Split System Replacement		240,000										240,000
Pneumatic to DDC Zone Level		111,000										111,000
Hot Water Heater Replacement	5,000											5,000
Refrigerant Retrofit		6,000										6,000
Bldg C:												
Pneumatic to DDC Zone Level				74,000								74,000
Mechanical Equipment Control Panel				15,000								15,000
Refrigerant Retrofit				5,000								5,000
Total SLMAB	\$ 14,000	\$ 557,682	\$ 263,000	\$ 416,500	\$ 100,000	\$ 67,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,418,182
Extraordinary Repair Items:	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total Repairs	
Paint Int Common Areas (SLMAB)	0		40,000								40,000	
Total Extraordinary Repairs	\$ -	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000	

Four of seven restrooms have received ADA retrofits, last three to revieve such in 2020.

	Eden Medical Building											
	Capital Forecast											
		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Eden Medical Building
	Forecasted Captial Items:											
	Building Envelope Repairs					12,000						12,000
	Parking lot- Asphalt Reseal/Repairs			20,000					22,000			42,000
	Exterior Painting				25,000					27,500		52,500
	Total Eden Medical Building	\$ -	\$ -	\$ 20,000	\$ 25,000	\$12,000	\$ -	\$ -	\$ 22,000	\$ 27,500		\$ 106,500

