

Eden Health District Fiscal Year 2025 Budget

Financial Highlights

The FY25 budget predicts a cash gain of \$3,499,504. The cash gain for FY25 is estimated to be \$492,775 less than the estimated cash gain of \$3,992,279 for FY24. The reduction in the gain is primarily due to an increase in community grants and sponsorship expense by \$389,750 and election expense of \$350,000 for two (2) board member seats which are up for re-election. These increased expenses are offset with an increase in rental income and CAM reimbursements by \$174,895 and an increase in interest income on investments by \$173,926. Due to the payoff of the damages award settlement to Sutter Health in October 2023 the district will now have an increase in funds available to assist the community and invest for future projects. Details by building are below.

Dublin Gateway

Dublin Gateway contributed \$2,719,309 to the cash gain in FY25. The gain is \$91,678 higher than the estimated cash gain of \$2,627,631 for FY24. Revenue will increase by \$130,769 in FY25 and is the result of annual increases in rent and CAM reimbursements from the buildings existing tenants. Increased revenue is offset with an increase in expenses for FY25 by \$39,091. Overall repairs and maintenance expenses are budgeted to increase 3% or \$32,397 for FY25. In addition, valet parking is budgeted to increase \$16,617, HVAC repairs will increase \$6,581, and interior painting will increase \$5,000. These increases are offset with lower roof repairs by \$20,443, lower security system upgrades by \$10,258 and lower elevator repairs by \$4,749. The interest expense for the Dublin building loan also decreased by \$20,405 as a higher portion of the monthly payment is applied toward principal.

Eden Medical Building

The Eden Medical Building (EMB) contributed \$765,354 to the cash gain in FY25. The gain is \$57,177 higher than the estimated cash gain of \$708,177 for FY24. The increase is due to higher revenue by \$44,324 and lower expenses by \$12,854. The increase in revenue is due to annual increases in rent and CAM reimbursements from the buildings existing tenants. Expenses were higher in FY24 primarily due to interior painting expense of \$36,500 and there are no large projects budgeted for FY25. Parking space rentals were reduced by five (5) spaces in FY24 and expense will decrease by \$4,000 in FY25. These decreases were offset with an increase in general repairs and maintenance by \$11,164 and landscape repairs of \$4,717.

Community Services

Community service expenses are predicted to increase \$427,324 from \$148,276 in FY24 to \$575,600 in FY25. The FY25 budget for grants and sponsorships is \$500,000 and is an increase of \$389,750 compared to FY24. To assist with the administration of grant awards, grant administration service expense has been budgeted for \$25,000. The budget also includes \$20,000 for a conference on mental health and technology to be organized by the district. These increased expenses are offset with a decrease of \$7,426 in community communications expense due to fewer publications of the Stay Well bulletin in FY25.

District Office

The District Office expenses are budgeted to be \$1,231,005 in FY25 compared to estimated expenses of \$929,772 in FY24. The increase of \$301,232 is primarily due to election expense of \$350,000 which is offset with a decrease in other income by \$87,000 and lower consulting expense by \$42,232. Consulting expense was higher in FY24 due to the St. Rose hospital study. The district along with other healthcare facilities shared in the cost of the study and other income was higher by \$87,000 as a result. Consulting expenses for FY25 include a contingency of \$72,000, board member meeting fees of \$6,000.

Capital Improvements

In FY25 capital improvements are minimal with \$57,000 budgeted for Dublin Gateway and \$28,500 budgeted for the Eden Medical Building. The 5-year capital plan is included in the budget package.

Debt Service Coverage Ratio

The required debt service coverage ratio for compliance with the Dublin building loan is 1.35. The FY25 budget is well over this amount. The estimated balance of investment at the end of FY25 is \$8,281,179.

Consolidated Income Statement

	BUDGET Q1'FY25	BUDGET Q2'FY25	BUDGET Q3'FY25	BUDGET Q4'FY25	FY25 BUDGET Eden Health District	FY24 ESTIMATED ACTUALS Eden Health District	Budget vs FY24 Estimated Actual Fav/(Unfav)	
Rental income	\$ 935,982	\$ 944,974	\$ 946,742	\$ 952,524	\$ 3,780,222	\$ 3,671,637	\$ 108,584	(A)
CAM Reimbursement	457,729	457,729	457,729	457,729	1,830,917	1,764,605	66,311	(B)
PAMF's Bldg 4050 Reimb	118,232	118,232	118,232	118,232	472,930	464,478	8,451	(B)
Tenant Reimbursements	14,310	13,260	10,375	11,873	49,818	58,072	(8,254)	
Interest Income	80,361	80,361	80,362	80,362	321,446	147,520	173,926	(C)
Baywood Court	-	-	-	1,500,000	1,500,000	1,587,000	(87,000)	(D)
Total Revenues	1,606,615	1,614,556	1,613,440	3,120,721	7,955,332	7,693,313	262,019	
Expenses								
Salaries & Benefits	154,545	154,545	154,545	156,098	619,733	615,180	(4,553)	
Consulting	25,750	25,750	26,900	25,750	104,150	121,382	17,232	(E)
Legal Fees	375	375	375	375	1,500	716	(784)	
Audit/Tax Preparation Fees	5,460	5,460	7,260	5,460	23,640	22,680	(960)	
Management Fees	84,363	84,512	85,717	86,706	341,298	329,866	(11,431)	(A)
Community Education	12,650	12,650	12,650	12,650	50,600	38,026	(12,574)	(F)
Utilities (Gas, Electric & Water)	102,178	90,044	88,245	78,634	359,100	342,605	(16,495)	(G)
Repairs & Maintenance	340,334	324,198	311,856	303,603	1,279,992	1,273,352	(6,639)	(B)
Investment Fees	5,049	6,115	6,509	6,903	24,576	14,115	(10,461)	
Insurance	22,923	22,923	22,923	22,923	91,693	81,509	(10,184)	(H)
Purchased Services	11,278	11,278	12,158	14,278	48,992	45,551	(3,441)	
Other Direct Expense	26,961	27,252	27,549	29,880	111,642	107,187	(4,455)	
Election Expense	87,500	87,500	87,500	87,500	350,000	-	(350,000)	(I)
Property Taxes	62,020	62,020	62,020	62,020	248,082	243,218	(4,864)	
Interest Expense	77,692	76,449	73,564	73,126	300,831	321,236	20,405	(J)
Sponsorships	6,250	6,250	6,250	6,250	25,000	10,250	(14,750)	(K)
Grants to service providers	118,750	118,750	118,750	118,750	475,000	100,000	(375,000)	(K)
Sutter Interest	-	-	-	-	-	34,160	34,160	(L)
Amortization	35,362	35,436	35,436	35,436	141,670	141,670	(0)	
Depreciation	411,182	411,182	411,182	407,415	1,640,960	1,686,273	45,313	(M)
Total Expenses	1,590,622	1,562,689	1,551,390	1,533,757	6,238,459	5,528,977	(709,482)	
Net Profit/(Loss)	\$15,992	\$51,867	\$62,051	1,586,964	\$1,716,873	\$2,164,336	(\$447,463)	
Cash Basis Gain/(Loss)	\$462,536	\$498,484	\$508,669	\$2,029,815	\$3,499,504	\$3,992,279	(\$492,775)	

- A) Revenue is higher in FY25 due to annual increases in rent from existing tenants. Management fees increased accordingly.
- B) CAM and PAMF's building 4050 reimbursements increased due to an increase in billable buildings operating cost for FY25.
- C) Interest income and investment fees are higher due to an increase in the value of investments on hand during FY25.
- D) Other income was lower in FY25 due to funds received in FY24 from participants in the St. Rose hospital study.
- E) Consulting expense is lower in FY25 due to the St. Rose hospital study in FY24. The reduction is offset with an increase of \$25K for grant administration and contingency expense of \$72K.
- F) Expense is higher by \$20,000 for the mental health forum which is offset with a reduction of \$7,426 due to fewer publications of the Stay Well bulletin.
- G) Variance due to an estimated increase in utility cost for FY25.
- H) Variance due to an increase in building and property liability insurance in FY25.
- I) Election expense is higher in FY25 due to an election being held in FY25 and not in FY24.
- J) Interest expense decreased due to a higher portion of the Dublin building loan payment being applied toward principal in FY25.
- K) Grant and sponsorship expense will be higher in FY25.
- L) Variance is due to the payoff of the Sutter damages award in FY24.
- M) Variance due to the retirement of fully amortized lease fees and depreciated capital assets.

DUBLIN GATEWAY

	BUDGET Q1'FY25	BUDGET Q2'FY25	BUDGET Q3'FY25	BUDGET Q4'FY25	FY25 BUDGET Dublin Gateway	ESTIMATED FY24 ACTUALS Dublin Gateway	FY25 Budget vs FY24 Est Actual Fav/(Unfav)
Revenues							
Rental	\$740,506	\$745,765	\$747,524	\$752,874	\$2,986,668	\$2,901,544	\$85,125 (A)
CAM Reimbursement	358,811	358,811	358,811	358,811	1,435,245	1,392,154	43,091 (B)
PAMF's Bldg 4050 Reimb	118,232	118,232	118,232	118,232	472,930	464,478	8,451 (B)
Other Income/Tenant Reimb	13,213	12,162	9,278	10,776	45,429	51,327	(5,898)
Total Revenues	\$1,230,762	\$1,234,971	\$1,233,846	\$1,240,693	\$4,940,272	\$4,809,503	\$130,769
Expenses							
Management Fees	72,543	72,543	73,747	74,719	293,553	284,231	(9,322) (A)
Utilities	71,097	65,048	63,308	54,740	254,193	244,400	(9,793) (C)
Repairs & Maintenance	276,515	270,906	254,152	246,838	1,048,410	1,023,265	(25,145) (B)
Insurance	8,119	8,119	8,119	8,119	32,477	26,279	(6,198)
Other Direct Cost	10,391	10,417	10,392	12,218	43,418	39,243	(4,175)
Property Taxes	62,020	62,020	62,020	62,020	248,082	243,218	(4,864)
Interest Expense	77,692	76,449	73,564	73,126	300,831	321,236	20,405 (D)
Amortization	29,852	29,925	29,925	29,925	119,627	119,627	0
Depreciation	288,339	288,339	288,339	284,572	1,149,589	1,195,585	45,996 (E)
Total Expenses	896,569	883,766	863,567	846,278	3,490,180	3,497,084	6,905
Net Profit/(Loss)	\$334,193	\$351,205	\$370,279	\$394,416	1,450,092	1,312,419	137,673
Cash Basis Gain/(Loss)	\$652,384	\$669,469	\$688,543	\$708,913	\$2,719,309	\$2,627,631	\$91,678

- A) Income is higher due to annual increases from existing tenants. Management fees increased accordingly.
- B) Variance is due to an increase of \$32,397 or 3% for general repairs and maintenance, \$16,617 for valet parking, \$6,581 for HVAC repairs and \$5,000 for interior painting. These increases were offset with lower roof repairs by \$20,443, lower expense for security system upgrades by \$10,258 and lower elevator repairs by \$4,749. All expenses are billable through CAM.
- C) Increase is due to a 4% increase in utility expense for FY25.
- D) Decrease in interest expense is due to a higher portion of the loan payment applied toward principal in FY25.
- E) Variance due to the retirement of fully amortized lease fees and depreciated capital assets.

Budget FY2025
Trended Income Statement

EDEN MEDICAL BUILDING

	BUDGET Q1'FY25	BUDGET Q2'FY25	BUDGET Q3'FY25	BUDGET Q4'FY25	FY25 BUDGET Eden Medical Bldg	ESTIMATED FY24 ACTUALS Eden Medical Bldg	FY25 Budget vs FY24 Estimated Actual Fav/(Unfav)
Revenues							
Rental	\$195,476	\$199,209	\$199,218	\$199,651	\$793,553	\$770,094	\$23,460 (A)
CAM Reimbursement	98,918	98,918	98,918	98,918	395,671	372,451	23,220 (B)
Other Income/Tenant Reimb	1,097	1,097	1,097	1,097	4,389	6,745	(2,356)
Interest Income	0	0	0	0	0	0	0
Total Revenues	<u>\$295,491</u>	<u>\$299,224</u>	<u>\$299,233</u>	<u>\$299,666</u>	<u>\$1,193,613</u>	<u>\$1,149,290</u>	<u>\$44,324</u>
Expenses							
Management Fees	11,820	11,969	11,969	11,987	47,745	45,635	(2,109)
Utilities	31,080	24,996	24,937	23,894	104,907	98,204	(6,703)
Repairs & Maintenance	60,820	50,293	54,705	53,765	219,582	244,201	24,619 (B)
Insurance	4,049	4,049	4,049	4,049	16,196	12,326	(3,870)
Other Direct Cost	9,714	9,729	10,171	10,216	39,830	40,747	916
Amortization	5,510	5,511	5,511	5,511	22,043	22,043	0
Depreciation	121,956	121,956	121,956	121,956	487,825	487,141	(684)
Total Expenses	<u>\$244,949</u>	<u>\$228,503</u>	<u>\$233,298</u>	<u>\$231,378</u>	<u>\$938,127</u>	<u>\$950,297</u>	<u>\$12,170</u>
Net Profit/(Loss)	<u>\$50,543</u>	<u>\$70,721</u>	<u>\$65,935</u>	<u>\$68,288</u>	<u>\$255,486</u>	<u>\$198,993</u>	<u>\$56,494</u>
Cash Gain/(Loss)	<u>\$178,009</u>	<u>\$198,188</u>	<u>\$193,402</u>	<u>\$195,755</u>	<u>\$765,354</u>	<u>\$708,177</u>	<u>\$57,177</u>

A) Income is higher due to annual increases from existing tenants. Management fees increased accordingly.

B) Variance is primarily due to a reduction in interior painting expense by \$36,500. Parking space rental also decreased by \$4,000 due to the reduction of five (5) rental spaces. These reductions were offset with an increase in general repairs and maintenance by \$11,164 and irrigation repairs and pruning expense by \$4,717. All expenses are billable through CAM.

Budget FY2025
Trended Income Statement

COMMUNITY SERVICES

	BUDGET Q1'FY25	BUDGET Q2'FY25	BUDGET Q3'FY25	BUDGET Q4'FY25	FY25 BUDGET Community Services	ESTIMATED FY24 ACTUALS Community Services	FY25 Budget vs FY24 Estimated Actual Fav/(Unfav)
Expenses							
Consulting	6,250	6,250	6,250	6,250	25,000	0	(25,000) (A)
Community Education	12,650	12,650	12,650	12,650	50,600	38,026	(12,574) (B)
Sponsorships	6,250	6,250	6,250	6,250	25,000	10,250	(14,750) (C)
Grants to service providers	118,750	118,750	118,750	118,750	475,000	100,000	(375,000) (C)
Total Expenses	<u>143,900</u>	<u>143,900</u>	<u>143,900</u>	<u>143,900</u>	575,600	148,276	(427,324)
Net Profit/(Loss)	<u>(\$143,900)</u>	<u>(\$143,900)</u>	<u>(\$143,900)</u>	<u>(\$143,900)</u>	(\$575,600)	(\$148,276)	<u>(\$427,324)</u>
Cash Basis Gain/(Loss)	<u>(\$143,900)</u>	<u>(\$143,900)</u>	<u>(\$143,900)</u>	<u>(\$143,900)</u>	(\$575,600)	(\$148,276)	<u>(\$427,324)</u>

A) Expense is higher in FY25 due to the assistance of a grant administrator.

B) Expense is higher by \$20,000 for the mental health forum which is offset with a reduction of \$7,426 due to fewer publications of the Stay Well bulletin.

C) Variance due to a higher award of grants and sponsorships in FY25.

Budget FY2025
Trended Income Statement

DISTRICT OFFICE

	BUDGET Q1'FY25	BUDGET Q2'FY25	BUDGET Q3'FY25	BUDGET Q4'FY25	FY25 BUDGET District Office	ESTIMATED FY24 ACTUALS District Office	FY25 Budget vs FY24 Estimated Actual Fav/(Unfav)
Revenue							
Interest Income	80,361	80,361	80,362	80,362	\$321,446	\$147,520	\$173,926 (A)
Baywood Court/Other Income	0	0	0	1,500,000	1,500,000	1,587,000	(87,000) (B)
Total Revenue	\$80,361	\$80,361	\$80,362	\$1,580,362	\$1,821,446	\$1,734,520	\$86,926
Expenses							
Salaries & Benefits	154,545	154,545	154,545	156,098	619,733	615,180	(4,553)
Consulting	19,500	19,500	20,650	19,500	79,150	121,382	42,232 (C)
Legal Fees	375	375	375	375	1,500	716	(784)
Audit Fees/Tax preparation	5,460	5,460	7,260	5,460	23,640	22,680	(960) (D)
Repairs & Maintenance	3,000	3,000	3,000	3,000	12,000	5,887	(6,113) (D)
Investment Fees	5,049	6,115	6,509	6,903	24,576	14,115	(10,461) (E)
Directors and Officers Ins	10,755	10,755	10,755	10,755	43,020	42,904	(116)
Purchased Services	11,278	11,278	12,158	14,278	48,992	45,551	(3,441) (F)
Other Direct Cost	6,856	7,106	6,986	7,446	28,394	27,198	(1,196)
Election Expense	87,500	87,500	87,500	87,500	350,000	0	(350,000) (G)
Sutter Interest	0	0	0	0	0	34,160	34,160 (H)
Depreciation	887	887	887	887	3,546	3,547	0
Total Expenses	305,205	306,521	310,625	312,202	1,234,551	933,319	(301,232)
Cash Basis Gain/(Loss)	<u>(\$223,957)</u>	<u>(\$225,273)</u>	<u>(\$229,376)</u>	<u>\$1,269,047</u>	<u>\$590,441</u>	<u>\$804,747</u>	<u>(\$214,306)</u>

- A) Higher interest income is due to a higher investment balance in FY25 compared to FY24.
- B) Revenue was higher in FY24 due to funds received from key stakeholders who participated in the St. Rose Hospital study.
- C) Expense was higher in FY24 due to the St. Rose Hospital study. FY25 includes \$72K for contingency expense.
- D) Variance is primarily due to an increase in EHD's accounting system maintenance fees.
- E) Higher investment fees are due to a higher investment balance in FY25 compared to FY24.
- F) Variance is due to contingency expense for ad hoc IT services.
- G) Variance is due to the election of new board members in FY25.
- H) Interest expense is \$0 in FY25 due to the payoff of the damages award settlement to Sutter in FY24.

EDEN HEALTH DISTRICT
Capital Forecast by Building

DUBLIN GATEWAY	FY25	FY26	FY27	FY28	FY29	Dublin Gateway
Roof Replacement	16,000			472,000		488,000
HVAC Equipment Replacement	25,000		26,000			51,000
Building Envelope/Windows	16,500				58,000	74,500
Painting (Interior & Exterior)			85,000			85,000
Parking Lot- Asphalt Reseal/Restripe		85,000				85,000
Total Dublin Gateway	\$ 57,500	\$ 85,000	\$ 111,000	\$ 472,000	\$ 58,000	\$ 783,500

EDEN MEDICAL BUILDING	FY25	FY26	FY27	FY28	FY29	Eden Medical Building
HVAC Equipment Replacement	16,000		85,000			101,000
Building Envelope Repairs	12,500			15,000		27,500
Exterior Painting		80,000				80,000
Parking Lot - Asphalt Reseal/Repairs			22,000			22,000
Total Eden Medical Building	\$ 28,500	\$ 80,000	\$ 107,000	\$ 15,000	\$ -	\$ 230,500

CONSOLIDATED CAPITAL NEEDS	FY25	FY26	FY27	FY28	FY29	Eden Health Distict
Dublin Gateway	57,500	85,000	111,000	472,000	58,000	725,500
Eden Medical Building	28,500	80,000	107,000	15,000	0	230,500
Total Capital Expense	\$ 86,000	\$ 165,000	\$ 218,000	\$ 487,000	\$ 58,000	\$ 956,000