

**Eden Health District**  
**FY25 Financial Results**  
**February 28, 2025**

**Financial Highlights**

Eden Health District had a cash gain of \$215,453 for February which was unfavorable to the budget by \$10,136. The variance is primarily due to unfavorable repairs and maintenance by \$10,987, and unfavorable interest income by \$6,743 which was offset with favorable tenant reimbursements by \$4,009, favorable utility expense by \$2,339 and favorable investment fees by \$958. The details by buildings and cost centers are below.

**Dublin Gateway** had a cash gain of \$233,073 and was unfavorable to the budget by \$4,078. The variance was primarily due to unfavorable valet parking by \$11,431 which was offset with favorable utilities by \$2,247 and favorable tenant reimbursements by \$3,532. Billable utility usage was favorable to the budget due to PAMF opening their 2<sup>nd</sup> floor operations on Saturdays. The additional billable utility usage for Saturday operations was not included in the FY25 budget which resulted in the variance.

**Eden's Medical Building** had a cash gain of \$67,345 and was unfavorable to the budget by \$724. The variance was primarily due to unfavorable general repairs.

**Community Services** expenses were \$41,887 in February and were favorable to the budget by \$696. Sponsorship expense to date as of February 28, 2025 is \$6,500 and another \$2,000 will be recognized in March for the Rosales Sisters Scholarship (\$1,000) and the San Leandro Education Foundation (\$1,000) which will leave a remaining balance of \$16,500 for future sponsorship awards.

**District Office** expenses for February were \$66,637 and were favorable by \$713. The variance was primarily due to favorable investment fees by \$958.

Eden Health District had a net gain of \$82,902 for February, which was unfavorable to the budget by \$10,136. Net assets were lower by \$555,437 compared to June 30, 2024.

**Eden Township Healthcare District**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**February 28, 2025**

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	314,992	315,219	(227)	2,509,717	2,510,170	(454)
CAM Reimbursement	151,165	151,165	-	1,209,321	1,209,321	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	315,287	315,287	-
Other Income/Tenant Reimbursements	7,170	3,161	4,009	62,893	33,792	29,101
<b>Total operating revenues</b>	<u>512,738</u>	<u>508,956</u>	<u>3,782</u>	<u>4,097,217</u>	<u>4,068,570</u>	<u>28,648</u>
<b>Operating expenses</b>						
Salaries & Benefits	52,260	52,260	-	393,930	398,567	4,637
Consulting	500	500	-	28,400	29,000	600
Community Education	2,304	3,000	696	15,470	20,000	4,530
Legal Fees	-	-	-	891	750	(141)
Audit/Tax Preparation Fees	1,814	1,820	6	14,478	14,560	82
Management Fees	28,162	28,572	410	225,354	226,019	665
Utilities (Gas, Electric & Water)	24,222	26,561	2,339	250,329	243,883	(6,445)
Repairs & Maintenance	105,796	94,809	(10,987)	904,812	823,842	(80,970)
Investment Fees	1,212	2,170	958	10,984	15,503	4,520
Insurance	8,068	7,791	(277)	63,275	62,329	(946)
Purchased Services	3,838	3,781	(57)	33,850	33,368	(483)
Election Expense	-	-	-	-	-	-
Other Direct Costs	9,225	9,054	(171)	72,428	71,494	(934)
Property Taxes/Franchise Taxes	20,961	20,879	(83)	167,691	166,619	(1,072)
Grants/Sponsorships to service providers	39,583	39,583	-	1,573,166	323,166	(1,250,000)
Amortization	11,615	11,615	0	92,917	92,920	3
Depreciation	138,898	138,898	0	1,110,178	1,110,177	(1)
<b>Total operating expenses</b>	<u>448,458</u>	<u>441,293</u>	<u>(7,166)</u>	<u>4,958,153</u>	<u>3,632,197</u>	<u>(1,325,956)</u>
<b>Operating profit/(loss)</b>	<u>\$64,279</u>	<u>\$67,663</u>	<u>(\$3,384)</u>	<u>(\$860,935)</u>	<u>\$436,372</u>	<u>(\$1,297,308)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest income	23,635	30,378	(6,743)	167,098	200,069	(32,971)
Interest expense	(22,898)	(22,889)	(9)	(202,529)	(202,517)	(12)
Net incr/(decr) in fair value of investments	17,962	17,962	-	68,846	68,846	(0)
Realized gain/(loss)	(76)	(76)	-	22,082	22,082	0
Other Income	-	-	-	250,000	-	250,000
<b>Net nonoperating revenues (expenses)</b>	<u>18,623</u>	<u>25,375</u>	<u>(6,752)</u>	<u>305,497</u>	<u>88,480</u>	<u>217,017</u>
<b>Net profit/(loss)</b>	<u>\$ 82,902</u>	<u>\$ 93,038</u>	<u>\$ (10,136)</u>	<u>\$ (555,439)</u>	<u>\$ 524,852</u>	<u>\$ (1,080,291)</u>

Variance explanations can be found on pages 2,3,4, and 5.

**Dublin Gateway**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**February 28, 2025**

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	248,813	248,813	-	\$ 1,983,672	\$ 1,983,672	\$ -
CAM Reimbursement	118,192	118,192	-	945,540	945,540	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	315,287	315,287	-
Other Income/Tenant Reimbursements	6,327	2,795	3,532	57,992	30,866	27,126
Total operating revenues	<u>\$412,743</u>	<u>\$409,211</u>	<u>\$3,532</u>	<u>\$3,302,490</u>	<u>\$3,275,364</u>	<u>\$27,126</u>
<b>Operating expenses</b>						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,181	24,582	401	193,450	194,251	802
Utilities (Gas, Electric & Water)	16,318	18,565	2,247	178,383	173,012	(5,371)
Repairs & Maintenance	89,189	78,975	(10,214)	763,058	683,024	(80,034)
Insurance	2,881	2,706	(175)	22,197	21,651	(546)
Other Direct Costs	3,241	3,464	223	26,785	27,736	951
Property Taxes/Franchise Tax	20,961	20,879	(83)	167,691	166,619	(1,072)
Amortization	9,778	9,778	0	78,222	78,224	2
Depreciation	97,950	97,950	0	782,595	782,596	1
Total operating expenses	<u>264,500</u>	<u>256,900</u>	<u>(7,600)</u>	<u>2,212,381</u>	<u>2,127,114</u>	<u>(85,267)</u>
<b>Operating profit/(loss)</b>	<u>\$148,243</u>	<u>\$152,312</u>	<u>(\$4,069)</u>	<u>\$1,090,109</u>	<u>\$1,148,250</u>	<u>(\$58,141)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest Income	-	-	-	-	-	-
Interest expense	(22,898)	(22,889)	(9)	(202,530)	(202,517)	(13)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(22,898)</u>	<u>(22,889)</u>	<u>(9)</u>	<u>(202,530)</u>	<u>(202,517)</u>	<u>(13)</u>
<b>Net profit/(loss)</b>	<u>\$125,345</u>	<u>\$129,423</u>	<u>(\$4,077)</u>	<u>\$887,579</u>	<u>\$945,733</u>	<u>(\$58,155)</u>

A) Variance is due to higher than budgeted billable tenant reimbursements for utility usage.

B) Variance is primarily due to unfavorable valet parking by \$11,431.

**Eden Medical Building**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**February 28, 2025**

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	\$ 66,179	\$ 66,406	\$ (227)	\$ 526,045	\$ 526,499	\$ (454)
CAM Reimbursement	32,973	32,973	-	263,781	263,781	-
Other Income/Tenant Reimbursements	843	366	477	4,901	2,926	1,976
Total operating revenues	<u>\$99,995</u>	<u>\$99,744</u>	<u>\$250</u>	<u>\$794,728</u>	<u>\$793,205</u>	<u>\$1,522</u>
<b>Operating expenses</b>						
Legal Fees	-	-	-	-	-	-
Management Fees	3,981	3,990	9	31,905	31,768	(137)
Utilities (Gas, Electric & Water)	7,903	7,996	92	71,946	70,872	(1,074)
Repairs & Maintenance	15,956	15,034	(921)	136,830	135,697	(1,133)
Insurance	1,433	1,350	(84)	11,045	10,797	(248)
Other Direct Costs	3,377	3,306	(71)	27,542	26,184	(1,358)
Amortization	1,837	1,837	0	14,695	14,696	1
Depreciation	40,652	40,652	-	325,217	325,216	(0)
Total operating expenses	<u>75,139</u>	<u>74,165</u>	<u>(974)</u>	<u>619,179</u>	<u>615,230</u>	<u>(3,949)</u>
<b>Operating profit/(loss)</b>	<u>\$24,856</u>	<u>\$25,580</u>	<u>(\$724)</u>	<u>\$175,548</u>	<u>\$177,975</u>	<u>(\$2,427)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest income	-	-	-	-	-	-
Interest expense	-	-	-	-	-	-
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net profit/(loss)</b>	<u>\$24,856</u>	<u>\$25,580</u>	<u>(\$724)</u>	<u>\$175,548</u>	<u>\$177,975</u>	<u>(\$2,427)</u>

A) Variance is due to unfavorable general repairs.

**Community Services**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**February 28, 2025**

	FEBRUARY				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
<b>Operating revenues</b>							
Rental income	\$ -	\$ -	\$ -		\$ -	\$ -	\$ -
Interest income	-	-	-		-	-	-
Total operating revenues	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<b>Operating expenses</b>							
Consulting	-	-	-	25,000	25,000	-	
Community Communciations/Education	2,304	3,000	696	15,470	20,000	4,530	
Grants/Sponsorships to service providers	39,583	39,583	-	1,573,166	323,166	(1,250,000)	
Amortization	-	-	-	-	-	-	
Depreciation	-	-	-	-	-	-	
Total operating expenses	<u>41,887</u>	<u>42,583</u>	<u>696</u>	<u>1,613,636</u>	<u>368,166</u>	<u>(1,245,470)</u>	
<b>Operating profit/(loss)</b>	<u>(\$41,887)</u>	<u>(\$42,583)</u>	<u>\$696</u>	<u>(\$1,613,636)</u>	<u>(\$368,166)</u>	<u>(\$1,245,470)</u>	
<b>Nonoperating revenues (expenses):</b>							
Interest expense	-	-	-	-	-	-	
Net incr/(decr) in fair value of investments	-	-	-	-	-	-	
Realized gain/(loss)	-	-	-	-	-	-	
Net nonoperating revenues (expenses)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
<b>Net profit/(loss)</b>	<u>(\$41,887)</u>	<u>(\$42,583)</u>	<u>\$696</u>	<u>(\$1,613,636)</u>	<u>(\$368,166)</u>	<u>(\$1,245,470)</u>	

A) Favorable variance due to lower than budgeted community communication expense.

**District Office**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**February 28, 2025**

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Interest income	\$ 23,635	\$ 30,378	\$ (6,743)	\$ 167,098	\$ 200,069	\$ (32,971)
Total operating revenues	<u>\$23,635</u>	<u>\$30,378</u>	<u>(\$6,743)</u>	<u>\$167,098</u>	<u>\$200,069</u>	<u>(\$32,971)</u>
<b>Operating expenses</b>						
Salaries & Benefits	52,260	52,260	-	393,930	398,567	4,637
Consulting	500	500	-	3,400	4,000	600
Legal Fees	-	-	-	891	750	(141)
Audit Fees	1,814	1,820	6	14,478	14,560	82
Repairs & Maintenance	652	800	148	4,924	5,120	197
Investment Fees	1,212	2,170	958	10,984	15,503	4,520
Insurance	3,754	3,735	(19)	30,033	29,880	(153)
Purchased Services	3,838	3,781	(57)	33,850	33,368	(483)
Election Expense	-	-	-	-	-	-
Other Direct Costs	2,607	2,284	(323)	18,102	17,575	(527)
Depreciation	296	296	(0)	2,366	2,364	(2)
Total operating expenses	<u>66,933</u>	<u>67,645</u>	<u>712</u>	<u>512,957</u>	<u>521,687</u>	<u>8,730</u>
<b>Operating profit/(loss)</b>	<u>(\$43,298)</u>	<u>(\$37,267)</u>	<u>(\$6,031)</u>	<u>(\$345,859)</u>	<u>(\$321,618)</u>	<u>(\$24,241)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest expense	-	-	-	-	-	-
Net incr/(decr) in fair value of investments	17,962	17,962	-	68,846	68,846	(0)
Realized gain/(loss)	(76)	(76)	-	22,082	22,082	0
Other Income	-	0	-	250,000	0	250,000
Net nonoperating revenues (expenses)	<u>17,886</u>	<u>17,886</u>	<u>-</u>	<u>340,928</u>	<u>90,928</u>	<u>250,000</u>
<b>Net profit/(loss)</b>	<u>(\$25,412)</u>	<u>(\$19,381)</u>	<u>(\$6,031)</u>	<u>(\$4,931)</u>	<u>(\$230,690)</u>	<u>\$225,759</u>

**Eden Township Healthcare District**  
**Combining Statement of Net Assets**  
**February 28, 2025**  
(With Comparative Totals as of June 30, 2024)

	District Office February 28, 2025	Dublin Gateway LP February 28, 2025	Eden Medical Building February 28, 2025	Eden Healthcare District February 28, 2025	Eden Healthcare District June 30, 2024
<b>Assets</b>					
Current assets:					
Cash, equivalents and deposits	\$ 3,629,758	\$ 79,989	\$ 3,920	\$ 3,713,667	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	12,534	1,198	13,732	1,538,496
Prepaid Expenses	54,064	36,497	15,712	106,273	46,044
Interest Receivable	34,362	-	-	34,362	37,609
<b>Total current assets</b>	<b>3,718,184</b>	<b>129,020</b>	<b>20,831</b>	<b>3,868,035</b>	<b>2,412,343</b>
Investments	4,165,003	-	-	4,165,003	5,317,996
Deposit	-	-	-	-	-
Other	-	249,082	62,183	311,264	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	297	11,889,628	3,064,653	14,954,578	16,039,670
<b>Total assets</b>	<b>\$ 7,883,484</b>	<b>\$ 23,267,729</b>	<b>\$ 5,152,749</b>	<b>\$ 36,303,962</b>	<b>\$ 37,162,013</b>
<b>Liabilities and net assets</b>					
Current liabilities:					
Accts payable and accrd liab	\$ 96,255	\$ 126,979	\$ 16,063	\$ 239,297	\$ 269,221
Taxes payable	-	41,923	-	41,923	-
Interest payable	-	22,898	-	22,898	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	-	360	360	57,680
Grants payable	179,167	-	-	179,167	50,000
<b>Total current liabilities</b>	<b>275,422</b>	<b>306,302</b>	<b>69,243</b>	<b>650,967</b>	<b>569,824</b>
Notes Payable (PG&E Loan)	-	22,073	24,615	46,689	30,086
Loan payable (Building Loan)	-	9,002,443	-	9,002,443	9,402,804
<b>Total non-current liabilities</b>	<b>-</b>	<b>9,024,517</b>	<b>24,615</b>	<b>9,049,132</b>	<b>9,432,890</b>
<b>Total liabilities</b>	<b>275,422</b>	<b>9,330,818</b>	<b>93,859</b>	<b>9,700,099</b>	<b>10,002,714</b>
<b>Net assets</b>					
Invested in cap assets, net of debt	297	13,865,110	5,069,735	18,935,142	19,641,948
Restricted	-	-	-	-	-
Unrestricted	7,607,765	71,801	(10,845)	7,668,721	7,517,352
<b>Total net assets</b>	<b>7,608,062</b>	<b>13,936,911</b>	<b>5,058,890</b>	<b>26,603,863</b>	<b>27,159,300</b>
<b>Total liabilities &amp; net assets</b>	<b>\$ 7,883,484</b>	<b>\$ 23,267,729</b>	<b>\$ 5,152,749</b>	<b>\$ 36,303,962</b>	<b>\$ 37,162,013</b>