

**Eden Health District
FY25 Financial Results
January 31, 2025**

Financial Highlights

Eden Health District had a cash gain of \$203,722 for January which was favorable to the budget by \$1,970. The variance is primarily due to favorable utility expense by \$8,213 and favorable tenant reimbursements by \$3,502 which were offset with unfavorable valet parking expense by \$6,701. The details by buildings and cost centers are below.

Dublin Gateway had a cash gain of \$223,456 and was favorable to the budget by \$4,564. The variance was primarily due to favorable tenant reimbursements by \$3,511 and favorable utility expense by \$6,810 which was offset with unfavorable billable PG&E usage by \$2,420 and valet parking expense by \$6,701. Billable utility usage was unfavorable to the budget due to PAMF opening their 2nd 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 \$64,306 and was favorable to the budget by \$1,700. The variance was primarily due to favorable utility expense by \$1,403 and favorable general repairs by \$702.

Community Services expenses were \$41,647 in January and were favorable to the budget by \$536. Sponsorship expense to date is \$6,500 leaving a remaining balance of \$18,500 for future sponsorship awards.

District Office expenses for January were \$67,000 and were favorable by \$781. The variance was primarily due to favorable investment fees by \$962.

Eden Health District had a net gain of \$54,448 for January, which was favorable to the budget by \$1,971. Net assets were lower by \$625,474 compared to June 30, 2024.

Eden Township Healthcare District
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2025

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	314,768	314,994	(227)	2,194,725	2,194,952	(227)
CAM Reimbursement	151,165	151,165	-	1,058,156	1,058,156	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	275,876	275,876	-
Other Income/Tenant Reimbursements	6,563	3,061	3,502	55,724	30,631	25,093
Total operating revenues	<u>511,907</u>	<u>508,632</u>	<u>3,275</u>	<u>3,584,480</u>	<u>3,559,614</u>	<u>24,866</u>
Operating expenses						
Salaries & Benefits	52,654	52,782	128	341,670	346,307	4,637
Consulting	500	500	-	27,900	28,500	600
Community Education	2,064	2,600	536	13,166	17,000	3,834
Legal Fees	67	-	(67)	891	750	(141)
Audit/Tax Preparation Fees	1,814	1,820	6	12,664	12,740	76
Management Fees	28,173	28,572	399	197,193	197,447	255
Utilities (Gas, Electric & Water)	22,176	30,389	8,213	226,107	217,323	(8,784)
Repairs & Maintenance	117,052	111,682	(5,370)	799,016	729,032	(69,983)
Investment Fees	1,208	2,170	962	9,772	13,334	3,562
Insurance	8,068	7,791	(277)	55,207	54,538	(669)
Purchased Services	3,838	3,761	(77)	30,012	29,587	(426)
Election Expense	-	-	-	-	-	-
Other Direct Costs	9,147	9,088	(59)	63,203	62,440	(763)
Property Taxes/Franchise Taxes	20,961	20,879	(83)	146,729	145,740	(989)
Grants/Sponsorships to service providers	39,583	39,583	-	1,533,583	283,583	(1,250,000)
Amortization	11,615	11,615	0	81,303	81,305	2
Depreciation	138,897	138,898	0	971,280	971,279	(1)
Total operating expenses	<u>457,818</u>	<u>462,129</u>	<u>4,311</u>	<u>4,509,694</u>	<u>3,190,905</u>	<u>(1,318,790)</u>
Operating profit/(loss)	<u>\$54,089</u>	<u>\$46,503</u>	<u>\$7,586</u>	<u>(\$925,215)</u>	<u>\$368,709</u>	<u>(\$1,293,924)</u>
Nonoperating revenues (expenses):						
Interest income	24,767	30,378	(5,611)	143,463	169,691	(26,228)
Interest expense	(25,485)	(25,481)	(4)	(179,632)	(179,628)	(4)
Net incr/(decr) in fair value of investments	5,238	5,238	-	50,884	50,884	(0)
Realized gain/(loss)	(161)	(161)	-	22,158	22,158	0
Other Income	-	-	-	250,000	-	250,000
Net nonoperating revenues (expenses)	<u>4,359</u>	<u>9,974</u>	<u>(5,615)</u>	<u>286,874</u>	<u>63,105</u>	<u>223,769</u>
Net profit/(loss)	<u>\$ 58,448</u>	<u>\$ 56,477</u>	<u>\$ 1,971</u>	<u>\$ (638,341)</u>	<u>\$ 431,814</u>	<u>\$ (1,070,155)</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
January 31, 2025

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	248,588	248,588	\$ -	\$ 1,734,859	\$ 1,734,859	\$ -
CAM Reimbursement	118,192	118,192	-	827,347	827,347	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	275,876	275,876	-
Other Income/Tenant Reimbursements	6,207	2,696	3,511	51,665	28,071	23,594
Total operating revenues	<u>\$412,399</u>	<u>\$408,887</u>	<u>\$3,511</u>	<u>\$2,889,747</u>	<u>\$2,866,153</u>	<u>\$23,594</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,181	24,582	401	169,268	169,669	400
Utilities (Gas, Electric & Water)	14,250	21,061	6,810	162,064	154,447	(7,618)
Repairs & Maintenance	97,942	91,821	(6,121)	673,869	604,049	(69,820)
Insurance	2,881	2,706	(175)	19,316	18,945	(371)
Other Direct Costs	3,241	3,464	223	23,543	24,272	729
Property Taxes/Franchise Tax	20,961	20,879	(83)	146,729	145,740	(989)
Amortization	9,778	9,778	0	68,444	68,446	2
Depreciation	97,950	97,950	0	684,645	684,646	1
Total operating expenses	<u>271,185</u>	<u>272,242</u>	<u>1,057</u>	<u>1,947,881</u>	<u>1,870,214</u>	<u>(77,667)</u>
Operating profit/(loss)	<u>\$141,214</u>	<u>\$136,646</u>	<u>\$4,568</u>	<u>\$941,866</u>	<u>\$995,939</u>	<u>(\$54,073)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(25,485)	(25,481)	(4)	(179,633)	(179,628)	(5)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(25,485)</u>	<u>(25,481)</u>	<u>(4)</u>	<u>(179,633)</u>	<u>(179,628)</u>	<u>(5)</u>
Net profit/(loss)	<u>\$115,729</u>	<u>\$111,165</u>	<u>\$4,564</u>	<u>\$762,234</u>	<u>\$816,311</u>	<u>(\$54,077)</u>

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

B) Variance is mainly due to unfavorable valet parking by \$6,701 and higher billable tenant utility usage by \$2,420.

Eden Medical Building
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2025

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,179	\$ 66,406	\$ (227)	\$ 459,866	\$ 460,093	\$ (227)
CAM Reimbursement	32,973	32,973	-	230,808	230,808	-
Other Income/Tenant Reimbursements	356	366	(10)	4,059	2,560	1,499
Total operating revenues	<u>\$99,508</u>	<u>\$99,744</u>	<u>(\$236)</u>	<u>\$694,733</u>	<u>\$693,461</u>	<u>\$1,272</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	3,992	3,990	(2)	27,924	27,778	(146)
Utilities (Gas, Electric & Water)	7,925	9,328	1,403	64,043	62,876	(1,167)
Repairs & Maintenance	18,459	19,161	702	120,874	120,663	(211)
Insurance	1,433	1,350	(84)	9,612	9,448	(164)
Other Direct Costs	3,392	3,310	(82)	24,165	22,877	(1,287)
Amortization	1,837	1,837	0	12,858	12,859	1
Depreciation	40,652	40,652	-	284,564	284,564	(0)
Total operating expenses	<u>77,691</u>	<u>79,627</u>	<u>1,937</u>	<u>544,040</u>	<u>541,066</u>	<u>(2,975)</u>
Operating profit/(loss)	<u>\$21,817</u>	<u>\$20,117</u>	<u>\$1,700</u>	<u>\$150,693</u>	<u>\$152,395</u>	<u>(\$1,703)</u>
Nonoperating revenues (expenses):						
Interest income	-	-	-	-	-	-
Interest expense	-	-	0	0	0	0
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>
Net profit/(loss)	<u>\$21,817</u>	<u>\$20,117</u>	<u>\$1,700</u>	<u>\$150,693</u>	<u>\$152,395</u>	<u>(\$1,703)</u>

A

A) Variance is due to favorable general repairs.

Community Services
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2025

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
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>
Operating expenses						
Consulting	-	-	-	25,000	25,000	-
Community Communciations/Education	2,064	2,600	536	13,166	17,000	3,834
Grants/Sponsorships to service providers	39,583	39,583	-	1,533,583	283,583	(1,250,000)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>41,647</u>	<u>42,183</u>	<u>536</u>	<u>1,571,749</u>	<u>325,583</u>	<u>(1,246,166)</u>
Operating profit/(loss)	<u>(\$41,647)</u>	<u>(\$42,183)</u>	<u>\$536</u>	<u>(\$1,571,749)</u>	<u>(\$325,583)</u>	<u>(\$1,246,166)</u>
Nonoperating revenues (expenses):						
Interest expense	0	-	0	0	0	0
Net incr/(decr) in fair value of investments	0	-	0	0	0	0
Realized gain/(loss)	0	-	0	0	0	0
Net nonoperating revenues (expenses)	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
Net profit/(loss)	<u>(\$41,647)</u>	<u>(\$42,183)</u>	<u>\$536</u>	<u>(\$1,571,749)</u>	<u>(\$325,583)</u>	<u>(\$1,246,166)</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
January 31, 2025

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 24,767	\$ 30,378	\$ (5,611)	\$ 143,463	\$ 169,691	\$ (26,228)
Total operating revenues	<u>\$ 24,767</u>	<u>\$ 30,378</u>	<u>(\$5,611)</u>	<u>\$143,463</u>	<u>\$169,691</u>	<u>(\$26,228)</u>
Operating expenses						
Salaries & Benefits	52,654	52,782	128	341,670	346,307	4,637
Consulting	500	500	-	2,900	3,500	600
Legal Fees	67	-	(67)	891	750	(141)
Audit Fees	1,814	1,820	6	12,664	12,740	76
Repairs & Maintenance	652	700	48	4,272	4,320	48
Investment Fees	1,208	2,170	962	9,772	13,334	3,562
Insurance	3,754	3,735	(19)	26,279	26,145	(134)
Purchased Services	3,838	3,761	(77)	30,012	29,587	(426)
Election Expense	-	-	-	-	-	-
Other Direct Costs	2,513	2,314	(200)	15,495	15,291	(204)
Depreciation	296	296	-	2,070	2,069	(1)
Total operating expenses	<u>67,295</u>	<u>68,077</u>	<u>781</u>	<u>446,025</u>	<u>454,042</u>	<u>8,018</u>
Operating profit/(loss)	<u>(\$42,528)</u>	<u>(\$37,699)</u>	<u>(\$4,830)</u>	<u>(\$302,562)</u>	<u>(\$284,351)</u>	<u>(\$18,210)</u>
Nonoperating revenues (expenses):						
Interest expense	-	0	0	0	0	0
Net incr/(decr) in fair value of investments	5,238	5,238	0	50,884	50,884	(0)
Realized gain/(loss)	(161)	(161)	0	22,158	22,158	0
Other Income	-	0	0	250,000	0	250,000
Net nonoperating revenues (expenses)	<u>\$5,077</u>	<u>\$5,077</u>	<u>\$0</u>	<u>\$323,042</u>	<u>\$73,042</u>	<u>\$250,000</u>
Net profit/(loss)	<u>(\$37,451)</u>	<u>(\$32,622)</u>	<u>(\$4,830)</u>	<u>\$20,481</u>	<u>(\$211,309)</u>	<u>\$231,790</u>

Eden Township Healthcare District
Combining Statement of Net Assets
January 31, 2025
(With Comparative Totals as of June 30, 2024)

	District Office January 31, 2025	Dublin Gateway LP January 31, 2025	Eden Medical Building January 31, 2025	Eden Healthcare District January 31, 2025	Eden Healthcare District June 30, 2024
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 3,453,884	\$ 142,348	\$ 5,723	\$ 3,601,955	\$ 619,780
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	3,180	721	3,901	1,538,496
Prepaid Expenses	66,080	19,267	18,259	103,606	46,044
Interest Receivable	29,761	-	-	29,761	37,609
Total current assets	<u>3,549,725</u>	<u>164,795</u>	<u>24,703</u>	<u>3,739,223</u>	<u>2,241,929</u>
Investments	4,140,652	-	-	4,140,652	5,485,036
Deposit	-	-	-	-	-
Other	-	258,859	64,020	322,879	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	592	11,987,578	3,105,305	15,093,475	16,039,670
Total assets	<u>\$ 7,690,969</u>	<u>\$ 23,411,232</u>	<u>\$ 5,199,110</u>	<u>\$ 36,301,311</u>	<u>\$ 37,158,639</u>
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 124,188	\$ 127,752	\$ 22,056	\$ 273,996	\$ 273,711
Taxes payable	-	-	-	-	-
Interest payable	-	25,485	-	25,485	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	55,822	360	56,182	57,680
Grants payable	149,583	-	-	149,583	50,000
Total current liabilities	<u>273,771</u>	<u>323,562</u>	<u>75,236</u>	<u>672,569</u>	<u>574,314</u>
Notes Payable (PG&E Loan)	-	22,575	25,299	47,874	30,086
Loan payable (Building Loan)	-	9,054,907	-	9,054,907	9,402,805
Total non-current liabilities	<u>-</u>	<u>9,077,482</u>	<u>25,299</u>	<u>9,102,781</u>	<u>9,432,891</u>
Total liabilities	<u>273,771</u>	<u>9,401,044</u>	<u>100,535</u>	<u>9,775,350</u>	<u>10,007,205</u>
Net assets					
Invested in cap assets, net of debt	592	13,910,095	5,110,387	19,021,074	19,641,946
Restricted	-	-	-	-	-
Unrestricted	7,416,606	100,094	(11,813)	7,504,887	7,509,489
Total net assets	<u>7,417,198</u>	<u>14,010,189</u>	<u>5,098,574</u>	<u>26,525,961</u>	<u>27,151,435</u>
Total liabilities & net assets	<u>\$ 7,690,969</u>	<u>\$ 23,411,232</u>	<u>\$ 5,199,110</u>	<u>\$ 36,301,311</u>	<u>\$ 37,158,639</u>