

Eden Health District
FY25 Financial Results
(Fiscal Year runs from July 1 – June 30)
April 30, 2025

Financial Highlights

Eden Health District had a cash gain of \$15,776 for April which was favorable to the budget by \$162,640. The variance was due to favorable election expense of \$162,588. The election was held in November 2024, and two board seats were available. Only one (1) of the two (2) available seats were contested, which resulted in the variance. The details by buildings and cost centers are below.

Dublin Gateway had a cash gain of \$231,535 and was favorable to the budget by \$4,632. The variance was primarily due to favorable owner association fees of \$8,574 which were offset with unfavorable valet parking by \$6,365 and unfavorable HVAC repairs by \$3,968. Owner association fees were favorable due to the refund of overestimated fees for 2024.

Eden's Medical Building had a cash gain of \$60,556 and was favorable to the budget by \$1,374. The variance was primarily due to favorable general repairs by \$1,593.

Community Services expenses were \$49,641 in April and were unfavorable to the budget by \$58.

District Office expenses were \$252,508 in April and were favorable to the budget by \$161,321. The variance was due to favorable election expense for the election held in November 2024. The election budget was \$350,000 and was for two (2) available board seats, one seat for zone 2 and one seat for zone 4. Only the seat for zone 4 was contested which resulted in the favorable variance. The election cost for zone 4 was \$187,412.

Eden Health District had a net loss of \$129,807 for April, which was favorable to the budget by \$162,639. Net assets were lower by \$629,464 compared to June 30, 2024.

Eden Township Healthcare District
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
April 30, 2025

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	316,629	316,855	(227)	3,142,648	3,143,555	(907)
CAM Reimbursement	151,165	151,165	-	1,511,651	1,511,651	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	394,108	394,108	-
Other Income/Tenant Reimbursements	6,530	3,960	2,570	76,672	41,905	34,768
Total operating revenues	<u>513,735</u>	<u>511,391</u>	<u>2,343</u>	<u>5,125,079</u>	<u>5,091,218</u>	<u>33,861</u>
Operating expenses						
Salaries & Benefits	49,890	50,000	110	508,188	512,849	4,661
Consulting	500	500	-	29,400	30,000	600
Community Education	2,558	2,500	(58)	20,550	25,518	4,968
Legal Fees	33	-	(33)	924	1,125	201
Audit/Tax Preparation Fees	1,814	1,820	6	18,107	18,200	93
Management Fees	28,160	28,495	335	281,699	281,882	183
Utilities (Gas, Electric & Water)	22,439	26,029	3,590	296,194	300,208	4,014
Repairs & Maintenance	115,389	115,772	383	1,129,003	1,041,789	(87,214)
Investment Fees	1,169	-	(1,169)	13,375	17,673	4,298
Insurance	8,068	7,791	(277)	79,412	77,911	(1,501)
Purchased Services	4,518	3,756	(762)	42,207	40,880	(1,327)
Election Expense	187,412	350,000	162,588	187,412	350,000	162,588
Other Direct Costs	9,553	9,848	295	92,269	91,761	(509)
Property Taxes/Franchise Taxes	20,961	20,879	(83)	209,613	208,376	(1,237)
Grants/Sponsorships to service providers	47,083	47,083	-	1,659,832	409,832	(1,250,000)
Amortization	11,615	11,615	(0)	116,147	116,150	3
Depreciation	147,473	147,472	(0)	1,396,548	1,396,547	(1)
Total operating expenses	<u>658,635</u>	<u>823,560</u>	<u>164,925</u>	<u>6,080,879</u>	<u>4,920,700</u>	<u>(1,160,179)</u>
Operating profit/(loss)	<u>(\$144,900)</u>	<u>(\$312,168)</u>	<u>\$167,269</u>	<u>(\$955,800)</u>	<u>\$170,518</u>	<u>(\$1,126,318)</u>
Nonoperating revenues (expenses):						
Interest income	25,748	30,378	(4,630)	218,927	260,825	(41,898)
Interest expense	(24,246)	(24,246)	0	(251,979)	(251,957)	(22)
Net incr/(decr) in fair value of investments	13,504	13,504	0	87,304	87,304	-
Realized gain/(loss)	86	86	0	22,107	22,106	1
Other Income	-	-	-	250,000	-	250,000
Net nonoperating revenues (expenses)	<u>15,093</u>	<u>19,722</u>	<u>(4,629)</u>	<u>326,359</u>	<u>118,278</u>	<u>208,081</u>
Net profit/(loss)	<u>\$ (129,807)</u>	<u>\$ (292,446)</u>	<u>\$ 162,639</u>	<u>\$ (629,441)</u>	<u>\$ 288,796</u>	<u>\$ (918,237)</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
April 30, 2025

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	250,449	250,449	\$ -	\$ 2,484,244	\$ 2,484,244	-
CAM Reimbursement	118,192	118,192	-	1,181,925	1,181,925	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	394,108	394,108	-
Other Income/Tenant Reimbursements	6,295	3,594	2,701	71,069	38,247	32,822
Total operating revenues	<u>\$414,348</u>	<u>\$411,647</u>	<u>\$2,701</u>	<u>\$4,131,346</u>	<u>\$4,098,524</u>	<u>\$32,822</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,505	(0)	242,136	242,135	(2)
Utilities (Gas, Electric & Water)	14,697	18,320	3,623	207,691	212,014	4,323
Repairs & Maintenance	92,181	90,623	(1,558) A	950,620	860,815	(89,806)
Insurance	2,881	2,706	(175)	27,959	27,064	(895)
Other Direct Costs	3,341	3,464	123	33,360	34,664	1,304
Property Taxes/Franchise Tax	20,961	20,879	(83)	209,613	208,376	(1,237)
Amortization	9,778	9,778	(0)	97,778	97,780	2
Depreciation	106,820	106,820	(0)	987,365	987,366	1
Total operating expenses	<u>275,166</u>	<u>277,096</u>	<u>1,930</u>	<u>2,756,524</u>	<u>2,670,214</u>	<u>(86,310)</u>
Operating profit/(loss)	<u>\$139,182</u>	<u>\$134,551</u>	<u>\$4,631</u>	<u>\$1,374,822</u>	<u>\$1,428,310</u>	<u>(\$53,488)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(24,246)	(24,246)	0	(251,980)	(251,957)	(23)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(24,246)</u>	<u>(24,246)</u>	<u>0</u>	<u>(251,980)</u>	<u>(251,957)</u>	<u>(23)</u>
Net profit/(loss)	<u>\$114,936</u>	<u>\$110,305</u>	<u>\$4,631</u>	<u>\$1,122,842</u>	<u>\$1,176,353</u>	<u>(\$53,511)</u>

A) Variance is primarily due to unfavorable valet parking of \$6,365 and unfavorable HVAC repairs of \$3,968 which was offset with favorable owners association dues by \$8,574.

Eden Medical Building
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
April 30, 2025

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,179	\$ 66,406	\$ (227)	\$ 658,404	\$ 659,311	\$ (907)
CAM Reimbursement	32,973	32,973	-	329,726	329,726	-
Other Income/Tenant Reimbursements	235	366	(131)	5,603	3,657	1,945
Total operating revenues	<u>\$99,387</u>	<u>\$99,744</u>	<u>(\$357)</u>	<u>\$993,733</u>	<u>\$992,694</u>	<u>\$1,039</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	3,655	3,990	335	39,563	39,748	185
Utilities (Gas, Electric & Water)	7,742	7,709	(33)	88,503	88,193	(309)
Repairs & Maintenance	22,556	24,149	1,593	172,156	174,054	1,899
Insurance	1,433	1,350	(84)	13,912	13,497	(415)
Other Direct Costs	3,445	3,365	(79)	34,418	32,915	(1,503)
Amortization	1,837	1,837	0	18,369	18,370	1
Depreciation	40,652	40,652	-	406,521	406,521	(0)
Total operating expenses	<u>81,319</u>	<u>83,051</u>	<u>1,732</u>	<u>773,441</u>	<u>773,297</u>	<u>(144)</u>
Operating profit/(loss)	<u>\$18,068</u>	<u>\$16,693</u>	<u>\$1,374</u>	<u>\$220,292</u>	<u>\$219,397</u>	<u>\$895</u>
Nonoperating revenues (expenses):						
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>
Net profit/(loss)	<u>\$18,068</u>	<u>\$16,693</u>	<u>\$1,374</u>	<u>\$220,292</u>	<u>\$219,397</u>	<u>\$895</u>

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A) Variance is primarily due to favorable general repairs.

Community Services
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
April 30, 2025

	APRIL			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	2,558	2,500	(58)	20,550	25,518	4,968
Grants/Sponsorships to service providers	47,083	47,083	-	1,659,832	409,832	(1,250,000)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>49,641</u>	<u>49,583</u>	<u>(58)</u>	<u>1,705,382</u>	<u>460,350</u>	<u>(1,245,032)</u>
Operating profit/(loss)	<u>(\$49,641)</u>	<u>(\$49,583)</u>	<u>(\$58)</u>	<u>(\$1,705,382)</u>	<u>(\$460,350)</u>	<u>(\$1,245,032)</u>
Nonoperating revenues (expenses):						
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>
Net profit/(loss)	<u>(\$49,641)</u>	<u>(\$49,583)</u>	<u>(\$58)</u>	<u>(\$1,705,382)</u>	<u>(\$460,350)</u>	<u>(\$1,245,032)</u>

District Office
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
April 30, 2025

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 25,748	\$ 30,378	\$ (4,630)	\$ 218,927	\$ 260,825	\$ (41,898)
Total operating revenues	<u>\$ 25,748</u>	<u>\$30,378</u>	<u>(\$4,630)</u>	<u>\$218,927</u>	<u>\$260,825</u>	<u>(\$41,898)</u>
Operating expenses						
Salaries & Benefits	49,890	50,000	110	508,188	512,849	4,661
Consulting	500	500	-	4,400	5,000	600
Legal Fees	33	-	(33)	924	1,125	201
Audit Fees	1,814	1,820	6	18,107	18,200	93
Repairs & Maintenance	652	1,000	348	6,227	6,920	693
Investment Fees	1,169	-	(1,169)	13,375	17,673	4,298
Insurance	3,754	3,735	(19)	37,541	37,350	(191)
Purchased Services	4,518	3,756	(762)	42,207	40,880	(1,327)
Election Expense	187,412	350,000	162,588	187,412	350,000	162,588
Other Direct Costs	2,767	3,019	252	24,491	24,182	(309)
Depreciation	-	-	-	2,662	2,660	(2)
Total operating expenses	<u>252,508</u>	<u>413,830</u>	<u>161,321</u>	<u>845,532</u>	<u>1,016,839</u>	<u>171,307</u>
Operating profit/(loss)	<u>(\$226,760)</u>	<u>(\$383,452)</u>	<u>\$156,691</u>	<u>(\$626,605)</u>	<u>(\$756,014)</u>	<u>\$129,409</u>
Nonoperating revenues (expenses):						
Interest expense	0	0	0	0	0	0
Net incr/(decr) in fair value of investments	13,504	13,504	0	87,304	87,304	0
Realized gain/(loss)	86	86	0	22,107	22,106	1
Other Income	0	0	0	250,000	0	250,000
Net nonoperating revenues (expenses)	<u>\$13,591</u>	<u>\$13,590</u>	<u>\$1</u>	<u>\$359,411</u>	<u>\$109,410</u>	<u>\$250,001</u>
Net profit/(loss)	<u>(\$213,170)</u>	<u>(\$369,862)</u>	<u>\$156,692</u>	<u>(\$267,194)</u>	<u>(\$646,604)</u>	<u>\$379,410</u>

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A) Favorable variance is primarily due to lower than budgeted election expense.

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

	District Office April 30, 2025	Dublin Gateway LP April 30, 2025	Eden Medical Building April 30, 2025	Eden Healthcare District April 30, 2025	Eden Healthcare District June 30, 2024
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 3,944,419	\$ 137,799	\$ 5,036	\$ 4,087,253	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	10,805	8,743	19,548	1,538,496
Prepaid Expenses	31,207	86,102	12,363	129,672	46,044
Interest Receivable	47,272	-	-	47,272	37,609
Total current assets	4,022,898	234,705	26,142	4,283,745	2,412,343
Investments	4,006,591	-	-	4,006,591	5,317,996
Deposit	-	-	-	-	-
Other	-	229,527	58,509	288,035	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,853,674	2,983,349	14,837,023	16,039,670
Total assets	\$ 8,029,489	\$ 23,317,906	\$ 5,073,082	\$ 36,420,476	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 285,803	\$ 130,079	\$ 22,101	\$ 437,983	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	24,246	-	24,246	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	56,908	360	57,268	57,680
Grants payable	258,333	-	-	258,333	50,000
Total current liabilities	544,136	325,735	75,282	945,152	569,824
Notes Payable (PG&E Loan)	-	21,070	23,248	44,318	30,086
Loan payable (Building Loan)	-	8,901,170	-	8,901,170	9,402,804
Total non-current liabilities	-	8,922,240	23,248	8,945,488	9,432,890
Total liabilities	544,136	9,247,975	98,530	9,890,640	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,931,432	4,988,431	18,919,863	19,641,948
Restricted	-	-	-	-	-
Unrestricted	7,485,353	138,499	(13,879)	7,609,973	7,517,352
Total net assets	7,485,353	14,069,931	4,974,552	26,529,836	27,159,300
Total liabilities & net assets	\$ 8,029,489	\$ 23,317,906	\$ 5,073,082	\$ 36,420,477	\$ 37,162,013