

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

Financial Highlights

Eden Health District had a cash gain of \$201,363 for March which was favorable to the budget by \$217. The primary categories with variances were unfavorable repairs and maintenance expense by \$6,627, and unfavorable interest income by \$4,297 which were offset with favorable utility expense by \$6,869, favorable tenant reimbursements by \$3,096 and favorable investment fees by \$948. The details by buildings and cost centers are below.

Dublin Gateway had a cash gain of \$228,055 and was favorable to the budget by \$815. The variance was primarily due to unfavorable valet parking by \$6,364 and unfavorable billable utility expense by \$2,996 which was offset with favorable tenant reimbursements by \$2,996, favorable utility expense by \$6,071 and favorable general repairs and maintenance by \$1,146. Billable utility usage was unfavorable to the budget due to the opening of PAMF's 2nd floor operations on Saturdays. The additional billable utility usage for Saturday operations was not included in the FY25 budget which resulted in the unfavorable variance in expense which was offset with a favorable variance in tenant reimbursements.

Eden's Medical Building had a cash gain of \$69,164 and was unfavorable to the budget by \$1,947. The variance was primarily due to favorable general repairs by \$1,439 and favorable utility expense by \$798.

Community Services expenses were \$42,105 in March and were favorable to the budget by \$496.

District Office expenses for March were \$79,770 and were favorable by \$1,256. The variance was primarily due to favorable investment fees by \$948.

Eden Health District had a net gain of \$55,805 for March, which was favorable to the budget by \$217. Net assets were lower by \$499,631 compared to June 30, 2024.

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

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	316,302	316,529	(227)	2,826,019	2,826,699	(680)
CAM Reimbursement	151,165	151,165	-	1,360,486	1,360,486	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	354,697	354,697	-
Other Income/Tenant Reimbursements	7,249	4,153	3,096	70,142	37,944	32,197
Total operating revenues	<u>514,127</u>	<u>511,257</u>	<u>2,869</u>	<u>4,611,344</u>	<u>4,579,827</u>	<u>31,517</u>
Operating expenses						
Salaries & Benefits	64,368	64,282	(86)	458,298	462,849	4,551
Consulting	500	500	-	28,900	29,500	600
Community Education	2,522	3,018	496	17,992	23,018	5,026
Legal Fees	-	375	375	891	1,125	234
Audit/Tax Preparation Fees	1,814	1,820	6	16,293	16,380	87
Management Fees	28,185	28,171	(14)	253,539	253,387	(152)
Utilities (Gas, Electric & Water)	23,426	30,296	6,869	273,755	274,179	424
Repairs & Maintenance	108,802	102,175	(6,627)	1,013,614	926,017	(87,597)
Investment Fees	1,222	2,170	948	12,206	17,673	5,467
Insurance	8,068	7,791	(277)	71,344	70,120	(1,224)
Purchased Services	3,838	3,756	(82)	37,689	37,124	(565)
Election Expense	-	-	-	-	-	-
Other Direct Costs	10,289	10,418	130	82,716	81,912	(804)
Property Taxes/Franchise Taxes	20,961	20,879	(83)	188,652	187,498	(1,154)
Grants/Sponsorships to service providers	39,583	39,583	-	1,612,749	362,749	(1,250,000)
Amortization	11,615	11,615	0	104,532	104,535	3
Depreciation	138,898	138,898	(0)	1,249,075	1,249,075	(1)
Total operating expenses	<u>464,091</u>	<u>465,746</u>	<u>1,655</u>	<u>5,422,244</u>	<u>4,097,141</u>	<u>(1,325,104)</u>
Operating profit/(loss)	<u>\$50,035</u>	<u>\$45,512</u>	<u>\$4,524</u>	<u>(\$810,900)</u>	<u>\$482,686</u>	<u>(\$1,293,586)</u>
Nonoperating revenues (expenses):						
Interest income	26,081	30,378	(4,297)	193,179	230,447	(37,268)
Interest expense	(25,204)	(25,194)	(10)	(227,733)	(227,711)	(22)
Net incr/(decr) in fair value of investments	4,954	4,954	-	73,800	73,800	(0)
Realized gain/(loss)	(62)	(62)	-	22,020	22,020	0
Other Income	-	-	-	250,000	-	250,000
Net nonoperating revenues (expenses)	<u>5,769</u>	<u>10,076</u>	<u>(4,307)</u>	<u>311,266</u>	<u>98,556</u>	<u>212,710</u>
Net profit/(loss)	<u>\$ 55,805</u>	<u>\$ 55,588</u>	<u>\$ 217</u>	<u>\$ (499,634)</u>	<u>\$ 581,242</u>	<u>\$ (1,080,877)</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
March 31, 2025

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	250,123	250,123	\$ -	\$ 2,233,795	\$ 2,233,795	-
CAM Reimbursement	118,192	118,192	-	1,063,732	1,063,732	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	354,697	354,697	-
Other Income/Tenant Reimbursements	6,782	3,787	2,996	64,774	34,653	30,121
Total operating revenues	<u>\$414,509</u>	<u>\$411,513</u>	<u>\$2,996</u>	<u>\$3,716,999</u>	<u>\$3,686,877</u>	<u>\$30,121</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,181	24,181	(0)	217,631	217,629	(1)
Utilities (Gas, Electric & Water)	14,611	20,682	6,071	192,994	193,694	700
Repairs & Maintenance	95,381	87,167	(8,214) A	858,439	770,191	(88,248)
Insurance	2,881	2,706	(175)	25,078	24,358	(720)
Other Direct Costs	3,235	3,464	229	30,019	31,200	1,181
Property Taxes/Franchise Tax	20,961	20,879	(83)	188,652	187,498	(1,154)
Amortization	9,778	9,778	0	88,000	88,002	2
Depreciation	97,950	97,950	0	880,545	880,546	1
Total operating expenses	<u>268,977</u>	<u>266,807</u>	<u>(2,170)</u>	<u>2,481,358</u>	<u>2,393,118</u>	<u>(88,240)</u>
Operating profit/(loss)	<u>\$145,531</u>	<u>\$144,706</u>	<u>\$826</u>	<u>\$1,235,640</u>	<u>\$1,293,759</u>	<u>(\$58,119)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(25,204)	(25,194)	(10)	(227,734)	(227,711)	(23)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(25,204)</u>	<u>(25,194)</u>	<u>(10)</u>	<u>(227,734)</u>	<u>(227,711)</u>	<u>(23)</u>
Net profit/(loss)	<u>\$120,327</u>	<u>\$119,512</u>	<u>\$816</u>	<u>\$1,007,906</u>	<u>\$1,066,048</u>	<u>(\$58,142)</u>

A) Variance is primarily due to unfavorable valet parking by \$6,364 and unfavorable billable utility expense by \$2,996 which was offset with favorable general repairs and maintenance by \$1,146.

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

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,179	\$ 66,406	\$ (227)	\$ 592,225	\$ 592,905	\$ (680)
CAM Reimbursement	32,973	32,973	-	296,753	296,753	-
Other Income/Tenant Reimbursements	466	366	101	5,368	3,292	2,076
Total operating revenues	<u>\$99,618</u>	<u>\$99,744</u>	<u>(\$126)</u>	<u>\$894,346</u>	<u>\$892,950</u>	<u>\$1,396</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,004	3,990	(14)	35,909	35,758	(151)
Utilities (Gas, Electric & Water)	8,815	9,613	798	80,761	80,485	(276)
Repairs & Maintenance	12,770	14,209	1,439	149,600	149,905	306
Insurance	1,433	1,350	(84)	12,479	12,147	(332)
Other Direct Costs	3,432	3,365	(66)	30,973	29,549	(1,424)
Amortization	1,837	1,837	0	16,532	16,533	1
Depreciation	40,652	40,652	-	365,869	365,869	(0)
Total operating expenses	<u>72,943</u>	<u>75,016</u>	<u>2,073</u>	<u>692,122</u>	<u>690,246</u>	<u>(1,876)</u>
Operating profit/(loss)	<u>\$26,676</u>	<u>\$24,729</u>	<u>\$1,947</u>	<u>\$202,224</u>	<u>\$202,704</u>	<u>(\$480)</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>\$26,676</u>	<u>\$24,729</u>	<u>\$1,947</u>	<u>\$202,224</u>	<u>\$202,704</u>	<u>(\$480)</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
March 31, 2025

	MARCH			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	2,522	3,018	496	17,992	23,018	5,026
Grants/Sponsorships to service providers	39,583	39,583	-	1,612,749	362,749	(1,250,000)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>42,105</u>	<u>42,601</u>	<u>496</u>	<u>1,655,741</u>	<u>410,767</u>	<u>(1,244,974)</u>
Operating profit/(loss)	<u>(\$42,105)</u>	<u>(\$42,601)</u>	<u>\$496</u>	<u>(\$1,655,741)</u>	<u>(\$410,767)</u>	<u>(\$1,244,974)</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>(\$42,105)</u>	<u>(\$42,601)</u>	<u>\$496</u>	<u>(\$1,655,741)</u>	<u>(410,767)</u>	<u>(\$1,244,974)</u>

District Office
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
March 31, 2025

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 26,081	\$ 30,378	\$ (4,297)	\$ 193,179	\$ 230,447	\$ (37,268)
Total operating revenues	<u>\$26,081</u>	<u>\$30,378</u>	<u>(\$4,297)</u>	<u>\$193,179</u>	<u>\$230,447</u>	<u>(\$37,268)</u>
Operating expenses						
Salaries & Benefits	64,368	64,282	(86)	458,298	462,849	4,551
Consulting	500	500	-	3,900	4,500	600
Legal Fees	-	375	375	891	1,125	234
Audit Fees	1,814	1,820	6	16,293	16,380	87
Repairs & Maintenance	652	800	148	5,575	5,920	345
Investment Fees	1,222	2,170	948	12,206	17,673	5,467
Insurance	3,754	3,735	(19)	33,787	33,615	(172)
Purchased Services	3,838	3,756	(82)	37,689	37,124	(565)
Election Expense	-	-	-	-	-	-
Other Direct Costs	3,622	3,589	(34)	21,724	21,163	(561)
Depreciation	296	296	(0)	2,662	2,660	(2)
Total operating expenses	<u>80,066</u>	<u>81,322</u>	<u>1,255</u>	<u>593,024</u>	<u>603,009</u>	<u>9,986</u>
Operating profit/(loss)	<u>(\$53,985)</u>	<u>(\$50,944)</u>	<u>(\$3,042)</u>	<u>(\$399,845)</u>	<u>(\$372,562)</u>	<u>(\$27,282)</u>
Nonoperating revenues (expenses):						
Interest expense	-	0	0	0	0	0
Net incr/(decr) in fair value of investments	4,954	4,954	0	73,800	73,800	(0)
Realized gain/(loss)	(62)	(62)	0	22,020	22,020	0
Other Income	-	0	0	250,000	0	250,000
Net nonoperating revenues (expenses)	<u>\$4,892</u>	<u>\$4,892</u>	<u>\$0</u>	<u>\$345,820</u>	<u>\$95,820</u>	<u>\$250,000</u>
Net profit/(loss)	<u>(\$49,093)</u>	<u>(\$46,052)</u>	<u>(\$3,042)</u>	<u>(\$54,024)</u>	<u>(\$276,742)</u>	<u>\$222,718</u>

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A) Variance is primarily due to unfavorable interest income which was offset with favorable investment fees.

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

	District Office March 31, 2025	Dublin Gateway LP March 31, 2025	Eden Medical Building March 31, 2025	Eden Healthcare District March 31, 2025	Eden Healthcare District June 30, 2024
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 3,708,543	\$ 136,866	\$ 4,329	\$ 3,849,738	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	10,815	721	11,536	1,538,496
Prepaid Expenses	44,613	95,651	13,865	154,128	46,044
Interest Receivable	38,656	-	-	38,656	37,609
Total current assets	<u>3,791,812</u>	<u>243,332</u>	<u>18,915</u>	<u>4,054,058</u>	<u>2,412,343</u>
Investments	4,177,248	-	-	4,177,248	5,317,996
Deposit	-	-	-	-	-
Other	-	239,304	60,346	299,650	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,806,086	3,024,001	14,830,087	16,039,670
Total assets	<u>\$ 7,969,060</u>	<u>\$ 23,288,721</u>	<u>\$ 5,108,344</u>	<u>\$ 36,366,125</u>	<u>\$ 37,162,013</u>
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 100,283	\$ 124,634	\$ 15,207	\$ 240,123	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	25,204	-	25,204	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	56,908	360	57,268	57,680
Grants payable	218,750	-	-	218,750	50,000
Total current liabilities	<u>319,033</u>	<u>321,247</u>	<u>68,387</u>	<u>708,667</u>	<u>569,824</u>
Notes Payable (PG&E Loan)	-	21,572	23,932	45,503	30,086
Loan payable (Building Loan)	-	8,952,286	-	8,952,286	9,402,804
Total non-current liabilities	<u>-</u>	<u>8,973,857</u>	<u>23,932</u>	<u>8,997,789</u>	<u>9,432,890</u>
Total liabilities	<u>319,033</u>	<u>9,295,105</u>	<u>92,319</u>	<u>9,706,456</u>	<u>10,002,714</u>
Net assets					
Invested in cap assets, net of debt	-	13,832,227	5,029,083	18,861,311	19,641,948
Restricted	-	-	-	-	-
Unrestricted	7,650,027	161,389	(13,058)	7,798,358	7,517,352
Total net assets	<u>7,650,027</u>	<u>13,993,616</u>	<u>5,016,025</u>	<u>26,659,669</u>	<u>27,159,300</u>
Total liabilities & net assets	<u>\$ 7,969,060</u>	<u>\$ 23,288,721</u>	<u>\$ 5,108,344</u>	<u>\$ 36,366,125</u>	<u>\$ 37,162,013</u>