

Eden Health District
FY25 Financial Results
(Fiscal Year runs from July 1 – June 30)
May 31, 2025

Financial Highlights

Eden Health District had a cash gain of \$192,638 for May which was unfavorable to the budget by \$20,949. The variance was due to unfavorable repairs and maintenance by \$10,992, unfavorable utilities by \$4,334 and unfavorable interest income by \$6,741. The details by buildings and cost centers are below.

Dublin Gateway had a cash gain of \$211,714 and was unfavorable to the budget by \$16,083. The variance was primarily due to unfavorable valet parking by \$16,564, unfavorable HVAC repairs by \$3,856 and unfavorable utilities by \$4,947. These unfavorable expenses were offset with favorable window cleaning expense by \$3,636, favorable landscape supplies and pruning expense by \$2,998 and favorable tenant reimbursements by \$2,615.

Eden's Medical Building had a cash gain of \$63,100 and was favorable to the budget by \$2,436. The variance was primarily due to favorable HVAC repairs by \$1,667 and favorable general repairs by \$1,100.

Community Services expenses were \$41,612 in May and were favorable to the budget by \$471.

District Office expenses were \$63,389 in May and were unfavorable to the budget by \$1,032. The unfavorable variance was due to the unbudgeted purchase of a new laptop for staff for \$2,305 which was offset with favorable investment fees by \$1,133

Eden Health District had a net gain of \$24,688 for May, which was unfavorable to the budget by \$20,949. Net assets were lower by \$604,779 compared to June 30, 2024.

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

	MAY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	317,556	317,782	(226)	3,460,204	3,461,337	(1,133)
CAM Reimbursement	151,165	151,165	-	1,662,816	1,662,816	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	433,519	433,519	-
Other Income/Tenant Reimbursements	6,479	3,829	2,650	83,151	45,734	37,417
Total operating revenues	<u>514,611</u>	<u>512,187</u>	<u>2,423</u>	<u>5,639,690</u>	<u>5,603,406</u>	<u>36,284</u>
Operating expenses						
Salaries & Benefits	45,656	45,656	-	553,844	558,505	4,661
Consulting	400	500	100	29,800	30,500	700
Community Education	2,029	2,500	471	22,579	28,018	5,439
Legal Fees	1,039	375	(664)	1,963	1,500	(463)
Audit/Tax Preparation Fees	1,814	1,820	6	19,921	20,020	99
Management Fees	28,805	28,504	(301)	310,504	310,386	(119)
Utilities (Gas, Electric & Water)	33,589	29,255	(4,334)	329,783	329,463	(320)
Repairs & Maintenance	119,461	108,469	(10,992)	1,248,463	1,150,258	(98,205)
Investment Fees	1,168	2,301	1,133	14,543	22,275	7,732
Insurance	8,068	7,791	(277)	87,481	85,702	(1,779)
Purchased Services	3,838	4,036	198	46,045	44,915	(1,129)
Election Expense	-	-	-	187,412	350,000	162,588
Other Direct Costs	13,475	11,588	(1,887)	105,744	103,349	(2,395)
Property Taxes/Franchise Taxes	20,961	20,879	(83)	230,575	229,255	(1,320)
Grants/Sponsorships to service providers	39,583	39,583	-	1,699,417	449,417	(1,250,000)
Amortization	11,650	11,650	(0)	127,797	127,800	3
Depreciation	146,507	146,506	(0)	1,543,054	1,543,053	(1)
Total operating expenses	<u>478,044</u>	<u>461,413</u>	<u>(16,631)</u>	<u>6,558,924</u>	<u>5,384,415</u>	<u>(1,174,509)</u>
Operating profit/(loss)	<u>\$36,567</u>	<u>\$50,774</u>	<u>(\$14,208)</u>	<u>(\$919,235)</u>	<u>\$218,990</u>	<u>(\$1,138,225)</u>
Nonoperating revenues (expenses):						
Interest income	23,637	30,378	(6,741)	242,564	291,203	(48,639)
Interest expense	(24,911)	(24,910)	(1)	(276,890)	(276,867)	(23)
Net incr/(decr) in fair value of investments	(9,793)	(9,793)	-	77,511	77,511	-
Realized gain/(loss)	(812)	(812)	-	21,295	21,295	(0)
Other Income	-	-	-	250,000	-	250,000
Net nonoperating revenues (expenses)	<u>(11,879)</u>	<u>(5,137)</u>	<u>(6,742)</u>	<u>314,480</u>	<u>113,142</u>	<u>201,338</u>
Net profit/(loss)	<u>\$ 24,688</u>	<u>\$ 45,637</u>	<u>\$ (20,949)</u>	<u>\$ (604,755)</u>	<u>\$ 332,132</u>	<u>\$ (936,887)</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
May 31, 2025

	MAY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	251,160	251,160	\$ -	\$ 2,735,404	\$ 2,735,404	-
CAM Reimbursement	118,192	118,192	-	1,300,117	1,300,117	-
PAMF's Bldg 4050 Reimbursements	39,411	39,411	-	433,519	433,519	-
Other Income/Tenant Reimbursements	6,079	3,463	2,615	77,148	41,711	35,438
Total operating revenues	<u>\$414,842</u>	<u>\$412,227</u>	<u>\$2,615</u>	<u>\$4,546,189</u>	<u>\$4,510,751</u>	<u>\$35,438</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,505	(0)	266,641	266,640	(2)
Utilities (Gas, Electric & Water)	25,106	20,160	(4,947)	232,798	232,174	(624)
Repairs & Maintenance	99,842	86,006	(13,836) A	1,050,462	946,821	(103,641)
Insurance	2,881	2,706	(175)	30,840	29,771	(1,070)
Other Direct Costs	4,921	5,264	343	38,282	39,928	1,646
Property Taxes/Franchise Tax	20,961	20,879	(83)	230,575	229,255	(1,320)
Amortization	9,813	9,813	(0)	107,591	107,593	2
Depreciation	105,854	105,854	(0)	1,093,220	1,093,220	0
Total operating expenses	<u>293,885</u>	<u>275,187</u>	<u>(18,698)</u>	<u>3,050,409</u>	<u>2,945,401</u>	<u>(105,008)</u>
Operating profit/(loss)	<u>\$120,957</u>	<u>\$137,040</u>	<u>(\$16,082)</u>	<u>\$1,495,780</u>	<u>\$1,565,350</u>	<u>(\$69,570)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(24,911)	(24,910)	(1)	(276,891)	(276,867)	(24)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(24,911)</u>	<u>(24,910)</u>	<u>(1)</u>	<u>(276,891)</u>	<u>(276,867)</u>	<u>(24)</u>
Net profit/(loss)	<u>\$96,046</u>	<u>\$112,130</u>	<u>(\$16,083)</u>	<u>\$1,218,889</u>	<u>\$1,288,483</u>	<u>(\$69,594)</u>

A) Variance is primarily due to unfavorable valet parking of \$16,564 and unfavorable HVAC repairs of \$3,856 which was offset with favorable window cleaning by \$3,636 and favorable landscape supplies and pruning expense by \$2,998.

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

	MAY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,396	\$ 66,622	\$ (226)	\$ 724,800	\$ 725,933	\$ (1,133)
CAM Reimbursement	32,973	32,973	-	362,699	362,699	-
Other Income/Tenant Reimbursements	400	366	35	6,003	4,023	1,980
Total operating revenues	<u>\$99,769</u>	<u>\$99,961</u>	<u>(\$192)</u>	<u>\$1,093,501</u>	<u>\$1,092,655</u>	<u>\$847</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,300	3,998	(301)	43,863	43,746	(117)
Utilities (Gas, Electric & Water)	8,483	9,096	613	96,985	97,289	304
Repairs & Maintenance	18,967	21,463	2,496	191,123	195,517	4,394
Insurance	1,433	1,350	(84)	15,345	14,846	(499)
Other Direct Costs	3,486	3,390	(96)	37,904	36,305	(1,599)
Amortization	1,837	1,837	0	20,206	20,207	1
Depreciation	40,652	40,652	-	447,173	447,173	(0)
Total operating expenses	<u>79,158</u>	<u>81,786</u>	<u>2,628</u>	<u>852,599</u>	<u>855,083</u>	<u>2,484</u>
Operating profit/(loss)	<u>\$20,611</u>	<u>\$18,175</u>	<u>\$2,436</u>	<u>\$240,902</u>	<u>\$237,571</u>	<u>\$3,331</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>\$20,611</u>	<u>\$18,175</u>	<u>\$2,436</u>	<u>\$240,902</u>	<u>\$237,571</u>	<u>\$3,331</u>

A

A) Variance is primarily due to favorable HVAC repairs by \$1,667 and favorable general repairs by \$1,100.

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

	MAY			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	2,029	2,500	471	22,579	28,018	5,439
Grants/Sponsorships to service providers	39,583	39,583	-	1,699,417	449,417	(1,250,000)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>41,612</u>	<u>42,083</u>	<u>471</u>	<u>1,746,996</u>	<u>502,435</u>	<u>(1,244,561)</u>
Operating profit/(loss)	<u>(\$41,612)</u>	<u>(\$42,083)</u>	<u>\$471</u>	<u>(\$1,746,996)</u>	<u>(\$502,435)</u>	<u>(\$1,244,561)</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>(\$41,612)</u>	<u>(\$42,083)</u>	<u>\$471</u>	<u>(\$1,746,996)</u>	<u>(\$502,435)</u>	<u>(\$1,244,561)</u>

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

	MAY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 23,637	\$ 30,378	\$ (6,741)	\$ 242,564	\$ 291,203	\$ (48,639)
Total operating revenues	<u>\$23,637</u>	<u>\$30,378</u>	<u>(\$6,741)</u>	<u>\$242,564</u>	<u>\$291,203</u>	<u>(\$48,639)</u>
Operating expenses						
Salaries & Benefits	45,656	45,656	-	553,844	558,505	4,661
Consulting	400	500	100	4,800	5,500	700
Legal Fees	1,039	375	(664)	1,963	1,500	(463)
Audit Fees	1,814	1,820	6	19,921	20,020	99
Repairs & Maintenance	652	1,000	348	6,879	7,920	1,042
Investment Fees	1,168	2,301	1,133	14,543	22,275	7,732
Insurance	3,754	3,735	(19)	41,295	41,085	(210)
Purchased Services	3,838	4,036	198	46,045	44,915	(1,129)
Election Expense	-	-	-	187,412	350,000	162,588
Other Direct Costs	5,067	2,934	(2,134)	29,558	27,116	(2,443)
Depreciation	-	-	-	2,662	2,660	(0)
Total operating expenses	<u>63,389</u>	<u>62,357</u>	<u>(1,032)</u>	<u>908,920</u>	<u>1,081,496</u>	<u>172,578</u>
Operating profit/(loss)	<u>(\$39,752)</u>	<u>(\$31,979)</u>	<u>(\$7,773)</u>	<u>(\$666,356)</u>	<u>(\$790,293)</u>	<u>\$123,937</u>
Nonoperating revenues (expenses):						
Interest expense	0	0	0	0	0	0
Net incr/(decr) in fair value of investments	(9,793)	(9,793)	0	77,511	77,511	0
Realized gain/(loss)	(812)	(812)	0	21,295	21,294	1
Other Income	0	0	0	250,000	0	250,000
Net nonoperating revenues (expenses)	<u>(\$10,605)</u>	<u>(\$10,605)</u>	<u>\$0</u>	<u>\$348,806</u>	<u>\$98,805</u>	<u>\$250,001</u>
Net profit/(loss)	<u>(\$50,357)</u>	<u>(\$42,584)</u>	<u>(\$7,773)</u>	<u>(\$317,551)</u>	<u>(\$691,488)</u>	<u>\$373,938</u>

A) Unfavorable variance is due to the purchase of a new laptop for Barbara Adranly which wasn't budgeted in FY25.

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

	District Office May 31, 2025	Dublin Gateway LP May 31, 2025	Eden Medical Building May 31, 2025	Eden Healthcare District May 31, 2025	Eden Healthcare District June 30, 2024
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 4,169,813	\$ 139,017	\$ 5,033	\$ 4,313,863	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	6,319	1,020	7,339	1,538,496
Prepaid Expenses	20,891	51,367	9,816	82,074	46,044
Interest Receivable	47,237	-	-	47,237	37,609
Total current assets	4,237,941	196,703	15,869	4,450,513	2,412,343
Investments	4,004,324	-	-	4,004,324	5,317,996
Deposit	-	-	-	-	-
Other	-	219,714	56,672	276,386	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,747,819	2,942,697	14,690,516	16,039,670
Total assets	\$ 8,242,265	\$ 23,164,236	\$ 5,020,320	\$ 36,426,821	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 282,803	\$ 129,272	\$ 18,954	\$ 431,029	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	24,911	-	24,911	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	56,908	360	57,268	57,680
Grants payable	297,917	-	-	297,917	50,000
Total current liabilities	580,720	325,593	72,134	978,447	569,824
Notes Payable (PG&E Loan)	-	20,568	22,564	43,132	30,086
Loan payable (Building Loan)	-	8,850,720	-	8,850,720	9,402,804
Total non-current liabilities	-	8,871,288	22,564	8,893,852	9,432,890
Total liabilities	580,720	9,196,881	94,698	9,872,299	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,876,530	4,947,779	18,824,309	19,641,948
Restricted	-	-	-	-	-
Unrestricted	7,661,545	90,825	(22,157)	7,730,213	7,517,352
Total net assets	7,661,545	13,967,355	4,925,622	26,554,522	27,159,300
Total liabilities & net assets	\$ 8,242,265	\$ 23,164,236	\$ 5,020,320	\$ 36,426,821	\$ 37,162,013