

Eden Health District
FY26 Financial Results
(July 1, 2025 – June 30, 2026)
July 31, 2025

Financial Highlights

July is the first month of fiscal year 2026 and Eden Health District had a cash gain of \$236,921. The gain was favorable to the budget by \$3,668 and was primarily due to favorable tenant reimbursements by \$2,434, favorable utility expense by \$7,232, and favorable community communications expense by \$818. These favorable variances were offset with unfavorable repairs and maintenance by \$6,242. Details for each building are below.

Dublin Gateway had a cash gain of \$238,221 which was favorable to the budget by \$1,203. The variance was primarily due to favorable utility expense of \$6,521 and favorable tenant reimbursements of \$2,240. These favorable variances were offset with unfavorable billable electricity expense by \$2,980 and unfavorable valet parking expense by \$3,554.

Eden's Medical Building had a cash gain of \$70,892 which was favorable to the budget by \$1,602. The variance was primarily attributable to favorable utility expense by \$711 and favorable general repairs and maintenance expense by \$630.

Community Services expenses were \$34,765 and were favorable to the budget by \$818. The variance was attributable to lower than budgeted community communications expense for July.

District Office operating expenses were \$64,584 and were unfavorable to the budget by \$50.

Eden Health District had a net gain of \$73,199 for July 2025 (1st month of fiscal year 2026) which was favorable to the budget by \$3,667. Net assets were higher by \$1,102,528 compared to fiscal year end 2025 which was June 30, 2025.

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

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	321,141	321,141	-	640,355	640,355	-
CAM Reimbursement	163,915	163,915	-	327,830	327,830	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	94,466	94,466	-
Other Income/Tenant Reimbursements	8,486	9,410	(924)	17,810	16,299	1,510
Total operating revenues	<u>540,775</u>	<u>541,699</u>	<u>(924)</u>	<u>1,080,461</u>	<u>1,078,950</u>	<u>1,510</u>
Operating expenses						
Salaries & Benefits	51,760	51,871	111	102,034	102,250	216
Consulting	2,500	3,000	500	5,500	6,000	500
Community Education	2,334	2,250	(84)	3,766	4,500	734
Legal Fees	-	-	-	-	-	-
Audit/Tax Preparation Fees	1,811	1,820	9	3,623	3,640	18
Management Fees	28,517	28,295	(222)	57,046	56,579	(467)
Utilities (Gas, Electric & Water)	33,527	33,067	(461)	65,804	72,576	6,771
Repairs & Maintenance	114,433	114,007	(427)	227,038	220,369	(6,669)
Investment Fees	1,119	1,225	106	2,231	2,450	219
Insurance	8,304	8,304	0	16,607	16,608	1
Purchased Services	4,249	4,259	10	8,097	8,117	20
Election Expense	-	-	-	-	-	-
Other Direct Costs	9,004	9,390	386	19,073	18,798	(275)
Property Taxes/Franchise Taxes	21,381	21,381	-	42,761	42,761	-
Grants/Sponsorships to service providers	30,833	30,833	-	61,667	61,667	-
Amortization	11,650	11,650	0	23,300	23,300	0
Depreciation	145,636	145,635	(0)	291,271	291,270	(1)
Total operating expenses	<u>467,057</u>	<u>466,986</u>	<u>(71)</u>	<u>929,817</u>	<u>930,885</u>	<u>1,068</u>
Operating profit/(loss)	<u>\$73,718</u>	<u>\$74,713</u>	<u>(\$995)</u>	<u>\$150,644</u>	<u>\$148,065</u>	<u>\$2,578</u>
Nonoperating revenues (expenses):						
Interest income	27,449	25,600	1,849	54,743	52,800	1,943
Interest expense	(24,484)	(24,484)	0	(49,110)	(49,110)	0
Net incr/(decr) in fair value of investments	16,975	16,975	-	10,539	10,539	-
Realized gain/(loss)	(53)	(53)	-	(190)	(190)	-
Other Income	-	-	-	0	-	-
Net nonoperating revenues (expenses)	<u>19,887</u>	<u>18,038</u>	<u>1,849</u>	<u>15,982</u>	<u>14,039</u>	<u>1,943</u>
Net profit/(loss)	<u>\$ 93,605</u>	<u>\$ 92,751</u>	<u>\$ 854</u>	<u>\$ 166,626</u>	<u>\$ 162,104</u>	<u>\$ 4,521</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
August 31, 2025

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	254,428	254,428	-	507,209	507,209	-
CAM Reimbursement	128,297	128,297	-	256,595	256,595	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	94,466	94,466	-
Other Income/Tenant Reimbursements	8,059	8,889	(829)	16,667	15,256	1,411
Total operating revenues	<u>\$438,018</u>	<u>\$438,847</u>	<u>(\$829)</u>	<u>\$874,937</u>	<u>\$873,526</u>	<u>\$1,411</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,181	(324)	49,011	48,362	(648)
Utilities (Gas, Electric & Water)	21,872	22,870	998	44,175	51,694	7,519
Repairs & Maintenance	91,004	91,305	301	189,989	183,418	(6,571)
Insurance	2,915	2,915	0	5,829	5,830	1
Other Direct Costs	3,290	3,447	157	7,274	7,070	(204)
Property Taxes/Franchise Tax	21,381	21,381	-	42,761	42,761	-
Amortization	9,813	9,813	-	19,626	19,626	-
Depreciation	104,983	104,983	(0)	209,967	209,966	(1)
Total operating expenses	<u>279,764</u>	<u>280,896</u>	<u>1,132</u>	<u>568,633</u>	<u>568,727</u>	<u>94</u>
Operating profit/(loss)	<u>\$158,254</u>	<u>\$157,952</u>	<u>\$303</u>	<u>\$306,304</u>	<u>\$304,799</u>	<u>\$1,506</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(24,484)	(24,484)	0	(49,110)	(49,110)	0
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(24,484)</u>	<u>(24,484)</u>	<u>0</u>	<u>(49,110)</u>	<u>(49,110)</u>	<u>0</u>
Net profit/(loss)	<u>\$133,770</u>	<u>\$133,468</u>	<u>\$303</u>	<u>\$257,195</u>	<u>\$255,689</u>	<u>\$1,506</u>

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

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,713	\$ 66,713	\$ -	\$ 133,146	\$ 133,146	\$ -
CAM Reimbursement	35,618	35,618	-	71,235	71,235	-
Other Income/Tenant Reimbursements	427	522	(95)	1,142	1,043	99
Total operating revenues	<u>\$102,757</u>	<u>\$102,852</u>	<u>(\$95)</u>	<u>\$205,523</u>	<u>\$205,424</u>	<u>\$99</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,011	4,114	103	8,036	8,217	181
Utilities (Gas, Electric & Water)	11,655	10,196	(1,459)	21,629	20,882	(748)
Repairs & Maintenance	22,777	22,049	(728)	35,745	35,647	(98)
Insurance	1,447	1,447	-	2,894	2,894	-
Other Direct Costs	3,524	3,666	143	6,984	7,115	130
Amortization	1,837	1,837	0	3,674	3,674	0
Depreciation	40,652	40,652	-	81,304	81,304	(0)
Total operating expenses	<u>85,904</u>	<u>83,962</u>	<u>(1,942)</u>	<u>160,267</u>	<u>159,733</u>	<u>(533)</u>
Operating profit/(loss)	<u>\$16,854</u>	<u>\$18,890</u>	<u>\$2,036</u>	<u>\$45,257</u>	<u>\$45,691</u>	<u>(\$434)</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>\$16,854</u>	<u>\$18,890</u>	<u>(\$2,036)</u>	<u>\$45,257</u>	<u>\$45,691</u>	<u>(\$434)</u>

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

	AUGUST			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	2,500	2,500	-	5,000	5,000	-
Community Communciations/Education	2,334	2,250	(84)	3,766	4,500	734
Grants/Sponsorships to service providers	30,833	30,833	-	61,667	61,667	-
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>35,667</u>	<u>35,583</u>	<u>(84)</u>	<u>70,433</u>	<u>71,167</u>	<u>734</u>
Operating profit/(loss)	<u>(\$35,667)</u>	<u>(\$35,583)</u>	<u>(\$84)</u>	<u>(\$70,433)</u>	<u>(\$71,167)</u>	<u>\$734</u>
Nonoperating revenues (expenses):						
Interest expense	0	0	0	0	0	0
Net incr/(decr) in fair value of investments	0	0	0	0	0	0
Realized gain/(loss)	0	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>(\$35,667)</u>	<u>(\$35,583)</u>	<u>(\$84)</u>	<u>(\$70,433)</u>	<u>(\$71,167)</u>	<u>\$734</u>

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

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 27,449	\$ 25,600	\$ 1,849	\$ 54,743	\$ 52,800	\$ 1,943
Total operating revenues	<u>\$ 27,449</u>	<u>\$25,600</u>	<u>\$1,849</u>	<u>\$54,743</u>	<u>\$52,800</u>	<u>\$1,943</u>
Operating expenses						
Salaries & Benefits	51,760	51,871	111	102,034	102,250	216
Consulting	-	500	500	500	1,000	500
Legal Fees	-	-	-	-	-	-
Audit Fees	1,811	1,820	9	3,623	3,640	18
Repairs & Maintenance	652	652	0	1,303	1,304	1
Investment Fees	1,119	1,225	106	2,231	2,450	219
Insurance	3,942	3,942	-	7,884	7,884	-
Purchased Services	4,249	4,259	10	8,097	8,117	20
Other Direct Costs	2,191	2,277	86	4,814	4,613	(201)
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>65,723</u>	<u>66,545</u>	<u>822</u>	<u>130,485</u>	<u>131,258</u>	<u>773</u>
Operating profit/(loss)	<u>(\$38,274)</u>	<u>(\$40,945)</u>	<u>\$2,671</u>	<u>(\$75,742)</u>	<u>(\$78,458)</u>	<u>\$2,716</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	16,975	16,975	0	10,539	10,539	0
Realized gain/(loss)	(53)	(53)	0	(190)	(190)	0
Other Income	0	0	0	0	0	0
Net nonoperating revenues (expenses)	<u>\$16,922</u>	<u>\$16,922</u>	<u>\$0</u>	<u>\$10,349</u>	<u>\$10,349</u>	<u>\$0</u>
Net profit/(loss)	<u>(\$21,352)</u>	<u>(\$24,023)</u>	<u>\$2,671</u>	<u>(\$65,393)</u>	<u>(\$68,109)</u>	<u>\$2,716</u>

A) Favorable consulting is due to the board meeting in August being cancelled.

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

	District Office August 31, 2025	Dublin Gateway LP August 31, 2025	Eden Medical Building August 31, 2025	Eden Healthcare District August 31, 2025	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 4,569,537	\$ 149,401	\$ 14,292	\$ 4,733,230	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	1,500,000	117,930	6,808	1,624,738	1,538,496
Prepaid Expenses	55,569	33,277	11,862	100,708	46,044
Interest Receivable	32,153	-	-	32,153	37,609
Total current assets	6,157,259	300,608	32,963	6,490,830	2,412,343
Investments	3,835,447	-	-	3,835,447	5,317,996
Deposit	-	-	-	-	-
Other	-	237,026	60,653	297,679	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,432,869	2,830,741	14,263,610	16,039,670
Total assets	\$ 9,992,706	\$ 22,970,503	\$ 4,929,439	\$ 37,892,648	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 90,320	\$ 133,527	\$ 29,690	\$ 253,537	\$ 269,221
Taxes payable	-	42,761	-	42,761	-
Interest payable	-	24,484	-	24,484	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	59,599	360	59,959	57,680
Grants payable	61,667	-	-	61,667	50,000
Total current liabilities	151,987	374,873	82,870	609,731	569,824
Notes Payable (PG&E Loan)	-	19,063	20,513	39,576	30,086
Loan payable (Building Loan)	-	8,697,721	-	8,697,721	9,402,804
Total non-current liabilities	-	8,716,784	20,513	8,737,297	9,432,890
Total liabilities	151,987	9,091,657	103,383	9,347,028	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,716,084	4,835,823	18,551,906	19,641,948
Restricted	-	-	-	-	-
Unrestricted	9,840,718	162,764	(9,767)	9,993,715	7,517,352
Total net assets	9,840,718	13,878,848	4,826,062	28,545,621	27,159,300
Total liabilities & net assets	\$ 9,992,706	\$ 22,970,503	\$ 4,929,439	\$ 37,892,648	\$ 37,162,013