

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

Financial Highlights

Eden Health District had a cash gain of \$234,700 for September. The gain was favorable to the budget by \$5,214 and was primarily due to favorable repairs and maintenance by \$4,208 and favorable interest income of \$1,421. The details of each building are below.

Dublin Gateway had a cash gain of \$246,929 which was favorable to the budget by \$2,798. The variance was primarily due to favorable HVAC repairs by \$2,275, favorable maintenance personnel expense by \$1,052 and favorable fire, life & safety expense by \$551. These favorable expenses were offset with unfavorable valet parking expenses by \$2,028.

Eden's Medical Building had a cash gain of \$63,155 which was favorable to the budget by \$781. The variance was primarily due to favorable maintenance personnel expense.

Community Services expenses were \$40,265 and were unfavorable to the budget by \$181.

District Office operating expenses were \$64,098 and were favorable to the budget by \$396.

Eden Health District had a net gain of \$79,780 for September 2025, which was favorable to the budget by \$5,214. Net assets for September 2025 are higher by \$1,466,099 compared to fiscal year end 2025 (June 30, 2025).

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

	SEPTEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	322,847	323,052	(205)	963,202	963,407	(205)
CAM Reimbursement	163,915	163,915	-	491,745	491,745	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	141,699	141,699	-
Other Income/Tenant Reimbursements	10,025	9,555	470	27,834	25,854	1,980
Total operating revenues	<u>544,020</u>	<u>543,754</u>	<u>265</u>	<u>1,624,480</u>	<u>1,622,705</u>	<u>1,776</u>
Operating expenses						
Salaries & Benefits	49,010	49,200	190	151,044	151,450	406
Consulting	2,900	3,000	100	8,400	9,000	600
Community Education	2,431	2,250	(181)	6,197	6,750	553
Legal Fees	134	134	-	134	134	-
Audit/Tax Preparation Fees	1,811	1,820	9	5,434	5,460	26
Management Fees	28,510	28,328	(181)	85,556	84,907	(648)
Utilities (Gas, Electric & Water)	36,536	36,151	(385)	102,340	108,726	6,386
Repairs & Maintenance	112,753	116,961	4,208	339,790	337,330	(2,460)
Investment Fees	1,078	1,225	147	3,309	3,675	366
Insurance	8,304	8,304	0	24,911	24,912	1
Purchased Services	3,849	3,859	10	11,946	11,976	30
Election Expense	-	-	-	-	-	-
Other Direct Costs	10,307	10,326	19	29,380	29,124	(256)
Property Taxes/Franchise Taxes	21,782	21,381	(402)	64,543	64,142	(402)
Grants/Sponsorships to service providers	35,333	35,333	-	97,000	97,000	-
Amortization	11,650	11,650	1	34,950	34,951	1
Depreciation	144,634	144,633	(1)	435,905	435,903	(2)
Total operating expenses	<u>471,021</u>	<u>474,554</u>	<u>3,533</u>	<u>1,400,838</u>	<u>1,405,439</u>	<u>4,601</u>
Operating profit/(loss)	<u>\$72,998</u>	<u>\$69,200</u>	<u>\$3,798</u>	<u>\$223,642</u>	<u>\$217,265</u>	<u>\$6,377</u>
Nonoperating revenues (expenses):						
Interest income	29,021	27,600	1,421	83,764	80,400	3,364
Interest expense	(23,561)	(23,556)	(5)	(72,671)	(72,666)	(5)
Net incr/(decr) in fair value of investments	1,363	1,363	-	11,902	11,902	-
Realized gain/(loss)	(42)	(42)	-	(232)	(232)	-
Other Income	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>6,781</u>	<u>5,365</u>	<u>1,416</u>	<u>22,763</u>	<u>19,404</u>	<u>3,359</u>
Net profit/(loss)	<u>\$ 79,780</u>	<u>\$ 74,565</u>	<u>\$ 5,214</u>	<u>\$ 246,404</u>	<u>\$ 236,670</u>	<u>\$ 9,736</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
September 30, 2025

	SEPTEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	255,512	255,512	-	762,721	762,721	-
CAM Reimbursement	128,297	128,297	-	384,892	384,892	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	141,699	141,699	-
Other Income/Tenant Reimbursements	9,140	9,033	107	25,808	24,289	1,518
Total operating revenues	\$440,182	\$440,075	\$107	\$1,315,120	\$1,313,601	\$1,518
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,181	(324)	73,516	72,543	(973)
Utilities (Gas, Electric & Water)	25,961	26,187	226	70,136	77,881	7,745
Repairs & Maintenance	90,999	94,277	3,279	280,988	277,695	(3,293)
Insurance	2,915	2,915	0	8,744	8,745	1
Other Direct Costs	3,530	3,447	(83)	10,804	10,517	(287)
Property Taxes/Franchise Tax	21,782	21,381	(402)	64,543	64,142	(402)
Amortization	9,813	9,813	-	29,440	29,440	-
Depreciation	104,983	104,983	(0)	314,950	314,949	(1)
Total operating expenses	284,489	287,185	2,696	853,122	855,912	2,790
Operating profit/(loss)	\$155,694	\$152,891	\$2,803	\$461,998	\$457,690	\$4,308
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(23,561)	(23,556)	(5)	(72,671)	(72,666)	(5)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	(23,561)	(23,556)	(5)	(72,671)	(72,666)	(5)
Net profit/(loss)	\$132,133	\$129,335	\$2,798	\$389,327	\$385,024	\$4,303

A) Favorable variance due to lower than budgeted HVAC expense by \$2,275, lower maintenance personnel expense by \$1,052, lower fire, life & safety expense by \$551 and was offset with higher than budgeted valet parking services by \$2,028.

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

	SEPTEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 67,335	\$ 67,540	\$ (205)	\$ 200,481	\$ 200,686	\$ (205)
CAM Reimbursement	35,618	35,618	-	106,853	106,853	-
Other Income/Tenant Reimbursements	884	522	363	2,027	1,565	462
Total operating revenues	<u>\$103,837</u>	<u>\$103,679</u>	<u>\$158</u>	<u>\$309,361</u>	<u>\$309,103</u>	<u>\$257</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,004	4,147	143	12,040	12,364	324
Utilities (Gas, Electric & Water)	10,575	9,963	(611)	32,204	30,845	(1,359)
Repairs & Maintenance	21,102	22,031	929	56,847	57,679	831
Insurance	1,447	1,447	-	4,341	4,341	-
Other Direct Costs	3,554	3,716	162	10,538	10,831	293
Amortization	1,836	1,837	1	5,510	5,511	1
Depreciation	39,650	39,650	(0)	120,954	120,954	(0)
Total operating expenses	<u>82,169</u>	<u>82,792</u>	<u>623</u>	<u>242,436</u>	<u>242,526</u>	<u>90</u>
Operating profit/(loss)	<u>\$21,668</u>	<u>\$20,887</u>	<u>\$781</u>	<u>\$66,925</u>	<u>\$66,578</u>	<u>\$347</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>\$21,668</u>	<u>\$20,887</u>	<u>\$781</u>	<u>\$66,925</u>	<u>\$66,578</u>	<u>\$347</u>

A

A) Favorable variance primarily due to lower than budgeted maintenance personnel expense.

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

	SEPTEMBER			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	-	7,500	7,500	-
Community Communciations/Education	2,431	2,250	(181)	6,197	6,750	553
Grants/Sponsorships to service providers	35,333	35,333	-	97,000	97,000	-
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>40,265</u>	<u>40,083</u>	<u>(181)</u>	<u>110,697</u>	<u>111,250</u>	<u>553</u>
Operating profit/(loss)	<u>(\$40,265)</u>	<u>(\$40,083)</u>	<u>(\$181)</u>	<u>(\$110,697)</u>	<u>(\$111,250)</u>	<u>\$553</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>(\$40,265)</u>	<u>(\$40,083)</u>	<u>(\$181)</u>	<u>(\$110,697)</u>	<u>(\$111,250)</u>	<u>\$553</u>

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

	SEPTEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 29,021	\$ 27,600	\$ 1,421	\$ 83,764	\$ 80,400	\$ 3,364
Total operating revenues	<u>\$ 29,021</u>	<u>\$27,600</u>	<u>\$1,421</u>	<u>\$83,764</u>	<u>\$80,400</u>	<u>\$3,364</u>
Operating expenses						
Salaries & Benefits	49,010	49,200	190	151,044	151,450	406
Consulting	400	500	100	900	1,500	600
Legal Fees	134	134	-	134	134	-
Audit Fees	1,811	1,820	9	5,434	5,460	26
Repairs & Maintenance	652	652	0	1,955	1,956	1
Investment Fees	1,078	1,225	147	3,309	3,675	366
Insurance	3,942	3,942	-	11,825	11,825	-
Purchased Services	3,849	3,859	10	11,946	11,976	30
Other Direct Costs	3,223	3,163	(61)	8,037	7,776	(261)
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>64,098</u>	<u>64,494</u>	<u>396</u>	<u>194,584</u>	<u>195,752</u>	<u>1,168</u>
Operating profit/(loss)	<u>(\$35,077)</u>	<u>(\$36,894)</u>	<u>\$1,817</u>	<u>(\$110,820)</u>	<u>(\$115,352)</u>	<u>\$4,532</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	1,363	1,363	0	11,902	11,902	0
Realized gain/(loss)	(42)	(42)	0	(232)	(232)	0
Other Income	0	0	0	0	0	0
Net nonoperating revenues (expenses)	<u>\$1,321</u>	<u>\$1,321</u>	<u>\$0</u>	<u>\$11,670</u>	<u>\$11,670</u>	<u>\$0</u>
Net profit/(loss)	<u>(\$33,756)</u>	<u>(\$35,573)</u>	<u>\$1,817</u>	<u>(\$99,150)</u>	<u>(\$103,682)</u>	<u>\$4,532</u>

A

A) Favorable net profit due to favorable interest income for September.

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

	District Office September 30, 2025	Dublin Gateway LP September 30, 2025	Eden Medical Building September 30, 2025	Eden Healthcare District September 30, 2025	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 4,928,964	\$ 141,850	\$ 5,000	\$ 5,075,814	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	1,500,000	142,306	4,153	1,646,459	1,538,496
Prepaid Expenses	56,483	28,085	10,533	95,100	46,044
Interest Receivable	35,252	-	-	35,252	37,609
Total current assets	6,520,699	312,240	19,686	6,852,625	2,412,343
Investments	3,697,433	-	-	3,697,433	5,317,996
Deposit	-	-	-	-	-
Other	-	227,213	72,991	300,204	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,327,885	2,791,411	14,119,296	16,039,670
Total assets	\$ 10,218,132	\$ 22,867,338	\$ 4,889,169	\$ 37,974,639	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 109,097	\$ 129,600	\$ 18,437	\$ 257,133	\$ 269,221
Taxes payable	-	64,543	-	64,543	-
Interest payable	-	23,561	-	23,561	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	59,510	360	59,870	57,680
Grants payable	92,500	-	-	92,500	50,000
Total current liabilities	201,597	391,716	71,617	664,930	569,824
Notes Payable (PG&E Loan)	-	18,562	19,829	38,391	30,086
Loan payable (Building Loan)	-	8,645,920	-	8,645,920	9,402,804
Total non-current liabilities	-	8,664,482	19,829	8,684,311	9,432,890
Total liabilities	201,597	9,056,198	91,446	9,349,241	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,663,402	4,796,493	18,459,895	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,016,534	147,740	1,230	10,165,504	7,517,352
Total net assets	10,016,534	13,811,142	4,797,729	28,625,399	27,159,300
Total liabilities & net assets	\$ 10,218,132	\$ 22,867,338	\$ 4,889,169	\$ 37,974,639	\$ 37,162,013