

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

Financial Highlights

Eden Health District had a cash gain of \$184,018 for November and was favorable to the budget by \$5,964. The variance was primarily due to favorable interest income of \$4,516 and favorable repairs and maintenance expense by \$2,402, which was offset with unfavorable rental income by \$1,820. The details of each building are below.

Dublin Gateway had a cash gain of \$192,625 which was unfavorable to the budget by \$509. The variance was primarily due to unfavorable valet parking expense by \$2,001 and unfavorable irrigation repairs by \$1,163 which were offset with lower utilities by \$2,557 and lower general repairs and maintenance expenses by \$865.

Eden's Medical Building had a cash gain of \$69,700 which was favorable to the budget by \$908. The variance was primarily due to favorable parking expense by \$2,500 which was offset with unfavorable rental income by \$1,820.

In May 2019 the District entered into an agreement with Sutter to lease 25 parking spaces at the hospital across the street for a five (5) year term. The parking spaces were used by the EMB tenant employees, and the monthly rate was \$3,125. In January 2024 Sutter reduced the number of rental spaces to 20 and decided to terminate the agreement for all spaces effective October 17, 2025. The termination was due to multiple construction projects underway by Sutter and an overall increased need for additional parking. All efforts to find additional parking spaces to rent in the area were exhausted and a valet parking system was implemented on October 20, 2025, as a result. The new valet parking system will cost \$7,800 per month and due to the large increase 50% will be billed back to the tenants and 50% will be absorbed by the District for the rest of FY26.

Rental income was unfavorable in November primarily due to negotiations of a new lease term with the tenant who resides in the Districts old office space and the suite across the hall. The tenant did not plan to renew the lease of the old District office but did want to renew the lease for their suite across the hall for another five (5) years. Since the Districts old office space was small and would be difficult to lease to another tenant, the Districts old office space was offered and accepted for a reduction of \$1,360 per month with a term of seven (7) years for both suites rather than five (5). The additional variance was due to a lower CPI rate than budgeted for the annual increase associated with another tenant's suite in the building.

Community Services expenses were \$35,502 and were favorable to the budget by \$81.

District Office operating expenses were \$75,787 and were favorable to the budget by \$968.

Eden Health District had a net gain of \$32,982 for November 2025, which was favorable to the budget by \$5,964. Net assets for November 2025 are higher by \$1,567,987 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
November 30, 2025

	NOVEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	322,516	324,336	(1,820)	1,608,224	1,612,069	(3,844)
CAM Reimbursement	163,915	163,915	-	819,575	819,575	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	236,165	236,165	-
Other Income/Tenant Reimbursements	7,766	8,305	(539)	44,061	43,684	377
Total operating revenues	<u>541,430</u>	<u>543,789</u>	<u>(2,359)</u>	<u>2,708,025</u>	<u>2,711,492</u>	<u>(3,467)</u>
Operating expenses						
Salaries & Benefits	49,788	50,100	312	252,409	252,900	491
Consulting	15,000	15,500	500	26,400	27,500	1,100
Community Education	2,169	2,250	81	11,359	11,250	(109)
Legal Fees	118	118	-	252	252	-
Audit/Tax Preparation Fees	1,811	1,820	9	9,806	9,850	44
Management Fees	28,596	28,358	(238)	142,624	141,623	(1,001)
Utilities (Gas, Electric & Water)	27,298	29,700	2,402	161,744	174,517	12,772
Repairs & Maintenance	167,829	168,324	496	633,927	623,930	(9,997)
Investment Fees	1,009	1,225	216	5,398	6,125	727
Insurance	8,304	8,304	0	41,518	41,519	1
Purchased Services	3,654	3,859	205	19,152	19,693	540
Election Expense	-	-	-	-	-	-
Other Direct Costs	9,185	9,153	(32)	49,050	48,497	(553)
Property Taxes/Franchise Taxes	21,514	21,381	(134)	107,572	106,903	(670)
Grants/Sponsorships to service providers	30,833	30,833	-	159,666	159,666	0
Amortization	11,611	11,611	(0)	58,172	58,212	40
Depreciation	144,343	144,343	(0)	724,591	724,879	288
Total operating expenses	<u>523,061</u>	<u>526,878</u>	<u>3,817</u>	<u>2,403,641</u>	<u>2,407,316</u>	<u>3,675</u>
Operating profit/(loss)	<u>\$18,369</u>	<u>\$16,911</u>	<u>\$1,458</u>	<u>\$304,385</u>	<u>\$304,177</u>	<u>\$208</u>
Nonoperating revenues (expenses):						
Interest income	33,776	29,260	4,516	146,986	137,360	9,626
Interest expense	(23,287)	(23,277)	(10)	(120,154)	(120,140)	(15)
Net incr/(decr) in fair value of investments	4,919	4,919	-	18,125	18,125	-
Realized gain/(loss)	(795)	(795)	0	(902)	(902)	0
Other Income	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>14,614</u>	<u>10,107</u>	<u>4,506</u>	<u>44,055</u>	<u>34,443</u>	<u>9,612</u>
Net profit/(loss)	<u>\$ 32,982</u>	<u>\$ 27,018</u>	<u>\$ 5,964</u>	<u>\$ 348,440</u>	<u>\$ 338,620</u>	<u>\$ 9,820</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
November 30, 2025

	NOVEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	256,046	256,046	\$ -	\$ 1,274,813	\$ 1,274,813	\$ -
CAM Reimbursement	128,297	128,297	-	641,487	641,487	0
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	236,165	236,165	0
Other Income/Tenant Reimbursements	7,384	7,784	(400)	41,249	41,076	173
Total operating revenues	<u>\$438,960</u>	<u>\$439,360</u>	<u>(\$400)</u>	<u>\$2,193,714</u>	<u>\$2,193,541</u>	<u>\$173</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,181	(324)	122,526	120,905	(1,621)
Utilities (Gas, Electric & Water)	18,213	20,770	2,557	110,914	124,680	13,766
Repairs & Maintenance	152,555	150,257	(2,299) A	534,174	519,067	(15,106)
Insurance	2,915	2,915	0	14,574	14,575	2
Other Direct Costs	3,346	3,447	101	17,511	17,411	(100)
Property Taxes/Franchise Tax	21,514	21,381	(134)	107,572	106,903	(670)
Amortization	9,813	9,813	-	49,066	49,066	0
Depreciation	104,983	104,983	(0)	524,917	524,915	(2)
Total operating expenses	<u>337,845</u>	<u>337,746</u>	<u>(99)</u>	<u>1,481,255</u>	<u>1,477,522</u>	<u>(3,732)</u>
Operating profit/(loss)	<u>\$101,115</u>	<u>\$101,614</u>	<u>(\$499)</u>	<u>\$712,459</u>	<u>\$716,018</u>	<u>(\$3,559)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(23,287)	(23,277)	(10)	(120,154)	(120,140)	(15)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(23,287)</u>	<u>(23,277)</u>	<u>(10)</u>	<u>(120,154)</u>	<u>(120,140)</u>	<u>(15)</u>
Net profit/(loss)	<u>\$77,828</u>	<u>\$78,337</u>	<u>(\$509)</u>	<u>\$592,305</u>	<u>\$595,879</u>	<u>(\$3,574)</u>

A) Unfavorable variance due to higher than budgeted valet parking by \$2,001 and irrigation repairs by \$1,163 which was offset with lower repairs and maintenance expense by \$865.

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

	NOVEMBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	A	\$ 333,412	\$ 337,256	\$ (3,844)
CAM Reimbursement	35,618	35,618	-		178,088	178,088	-
Other Income/Tenant Reimbursements	382	522	(139)		2,812	2,608	204
Total operating revenues	<u>\$102,470</u>	<u>\$104,429</u>	<u>(\$1,959)</u>		<u>\$514,312</u>	<u>\$517,952</u>	<u>(\$3,640)</u>
Operating expenses							
Legal Fees	-	-	-		-	-	-
Management Fees	4,091	4,177	86		20,098	20,718	621
Utilities (Gas, Electric & Water)	9,085	8,930	(155)		50,831	49,837	(994)
Repairs & Maintenance	14,622	17,416	2,795	B	96,495	101,604	5,110
Insurance	1,447	1,447	-		7,236	7,236	-
Other Direct Costs	3,525	3,666	141		17,639	18,164	525
Amortization	1,798	1,798	(0)		9,106	9,146	40
Depreciation	39,360	39,360	0		199,674	199,964	291
Total operating expenses	<u>73,927</u>	<u>76,795</u>	<u>2,868</u>		<u>401,077</u>	<u>406,669</u>	<u>5,592</u>
Operating profit/(loss)	<u>\$28,542</u>	<u>\$27,634</u>	<u>\$908</u>		<u>\$113,235</u>	<u>\$111,283</u>	<u>\$1,952</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>\$28,542</u>	<u>\$27,634</u>	<u>\$908</u>		<u>\$113,235</u>	<u>\$111,283</u>	<u>\$1,952</u>

A) Unfavorable variance primarily due to negotiations with the existing tenant occupying the District's old office space to a lower lease rate. The negotiation resulted in a reduction of \$1,360 per month for a term of 7 years rather than 5 years. Additional variance due to a lower actual CIP rate than budgeted for one of the tenants annual increase.

B) Favorable variance primarily due to the cancellation of the lease with Sutter Hospital for additional parking spaces.

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

	NOVEMBER			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	-	12,500	12,500	-
Community Communciations/Education	2,169	2,250	81	11,359	11,250	(109)
Grants/Sponsorships to service providers	30,833	30,833	-	159,666	159,666	0
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>35,502</u>	<u>35,583</u>	<u>81</u>	<u>183,525</u>	<u>183,416</u>	<u>(109)</u>
Operating profit/(loss)	<u>(\$35,502)</u>	<u>(\$35,583)</u>	<u>\$81</u>	<u>(\$183,525)</u>	<u>(\$183,416)</u>	<u>(\$109)</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>(\$35,502)</u>	<u>(\$35,583)</u>	<u>\$81</u>	<u>(\$183,525)</u>	<u>(\$183,416)</u>	<u>(\$109)</u>

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

	NOVEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 33,776	\$ 29,260	\$ 4,516	\$ 146,986	\$ 137,360	\$ 9,626
Total operating revenues	<u>\$ 33,776</u>	<u>\$ 29,260</u>	<u>\$ 4,516</u>	<u>\$146,986</u>	<u>\$137,360</u>	<u>\$9,626</u>
Operating expenses						
Salaries & Benefits	49,788	50,100	312	252,409	252,900	491
Consulting	12,500	13,000	500	13,900	15,000	1,100
Legal Fees	118	118	-	252	252	-
Audit Fees	1,811	1,820	9	9,806	9,850	44
Repairs & Maintenance	652	652	-	3,258	3,259	0
Investment Fees	1,009	1,225	216	5,398	6,125	727
Insurance	3,942	3,942	-	19,709	19,709	-
Purchased Services	3,654	3,859	205	19,152	19,693	540
Other Direct Costs	2,314	2,040	(274)	13,900	12,921	(978)
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>75,787</u>	<u>76,754</u>	<u>968</u>	<u>337,784</u>	<u>339,708</u>	<u>1,925</u>
Operating profit/(loss)	<u>(\$42,011)</u>	<u>(\$47,494)</u>	<u>\$5,484</u>	<u>(\$190,798)</u>	<u>(\$202,348)</u>	<u>\$11,551</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	4,919	4,919	0	18,125	18,125	0
Realized gain/(loss)	(795)	(795)	0	(902)	(902)	0
Other Income	0	0	0	0	0	0
Net nonoperating revenues (expenses)	<u>\$4,124</u>	<u>\$4,124</u>	<u>\$0</u>	<u>\$17,223</u>	<u>\$17,223</u>	<u>\$0</u>
Net profit/(loss)	<u>(\$37,886)</u>	<u>(\$43,370)</u>	<u>\$5,484</u>	<u>(\$173,574)</u>	<u>(\$185,125)</u>	<u>\$11,551</u>

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

	District Office November 30, 2025	Dublin Gateway LP November 30, 2025	Eden Medical Building November 30, 2025	Eden Healthcare District November 30, 2025	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 6,831,341	\$ 247,045	\$ 4,538	\$ 7,082,924	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	136,812	7,664	144,476	1,538,496
Prepaid Expenses	75,938	43,442	7,521	126,901	46,044
Interest Receivable	43,334	-	-	43,334	37,609
Total current assets	6,950,613	427,299	19,723	7,397,635	2,412,343
Investments	3,458,846	-	-	3,458,846	5,317,996
Deposit	-	-	-	-	-
Other	-	207,587	69,395	276,981	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,117,918	2,712,692	13,830,610	16,039,670
Total assets	\$ 10,409,459	\$ 22,752,804	\$ 4,806,891	\$ 37,969,155	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 106,157	\$ 129,366	\$ 21,216	\$ 256,739	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	23,287	-	23,287	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	61,293	360	61,653	57,680
Grants payable	154,167	-	-	154,167	50,000
Total current liabilities	260,324	328,447	74,397	663,167	569,824
Notes Payable (PG&E Loan)	-	17,558	18,461	36,020	30,086
Loan payable (Building Loan)	-	8,542,681	-	8,542,681	9,402,804
Total non-current liabilities	-	8,560,239	18,461	8,578,701	9,432,890
Total liabilities	260,324	8,888,686	92,858	9,241,868	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,557,678	4,717,774	18,275,452	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,149,134	306,442	(3,741)	10,451,835	7,517,352
Total net assets	10,149,134	13,864,120	4,714,039	28,727,287	27,159,300
Total liabilities & net assets	\$ 10,409,459	\$ 22,752,804	\$ 4,806,891	\$ 37,969,155	\$ 37,162,013