

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

Financial Highlights

Eden Health District had a cash gain of \$223,609 for October and was unfavorable to the budget by \$6,303. The variance was primarily due to unfavorable repairs and maintenance expense by \$8,032, unfavorable rental income by \$1,820, unfavorable tenant reimbursements by \$1,064 and unfavorable community communications by \$743. These unfavorable variances were offset with favorable utilities by \$3,984 and favorable interest income of \$1,746. The details of each building are below.

Dublin Gateway had a cash gain of \$239,946 which was unfavorable to the budget by \$7,368. The variance was primarily due to unfavorable valet parking by \$11,308 which was offset with favorable utility expenses by \$3,464 and favorable general repairs and maintenance expenses by \$847.

Eden's Medical Building had a cash gain of \$58,925 which was favorable to the budget by \$367. The variance was primarily due to favorable parking expense by \$1,242 and favorable utility expenses by \$520 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 October 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 \$37,326 and were unfavorable to the budget by \$743.

District Office operating expenses were \$67,508 and were favorable to the budget by \$306.

Eden Health District had a net gain of \$68,958 for October 2025, which was unfavorable to the budget by \$5,974. Net assets for October 2025 are higher by \$1,535,055 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
October 31, 2025

	OCTOBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	322,507	324,326	(1,820)	1,285,709	1,287,733	(2,024)
CAM Reimbursement	163,915	163,915	-	655,660	655,660	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	188,932	188,932	-
Other Income/Tenant Reimbursements	8,460	9,524	(1,064)	36,295	35,378	916
Total operating revenues	<u>542,115</u>	<u>544,998</u>	<u>(2,883)</u>	<u>\$ 2,166,595</u>	<u>2,167,703</u>	<u>(1,108)</u>
Operating expenses						
Salaries & Benefits	51,577	51,350	(227)	202,621	202,800	179
Consulting	3,000	3,000	-	11,400	12,000	600
Community Education	2,993	2,250	(743)	9,190	9,000	(190)
Legal Fees	-	-	-	134	134	-
Audit/Tax Preparation Fees	2,561	2,570	9	7,995	8,030	35
Management Fees	28,472	28,358	(114)	114,028	113,265	(763)
Utilities (Gas, Electric & Water)	32,106	36,090	3,984	134,447	144,817	10,370
Repairs & Maintenance	126,308	118,276	(8,032)	466,098	455,606	(10,492)
Investment Fees	1,080	1,225	145	4,389	4,900	511
Insurance	8,304	8,304	0	33,214	33,215	1
Purchased Services	3,647	3,859	211	15,593	15,834	241
Election Expense	-	-	-	-	-	-
Other Direct Costs	10,485	10,219	(266)	39,865	39,343	(522)
Property Taxes/Franchise Taxes	21,514	21,381	(134)	86,058	85,522	(536)
Grants/Sponsorships to service providers	31,833	31,833	0	128,833	128,833	0
Amortization	11,611	11,650	39	46,561	46,601	40
Depreciation	144,343	144,633	290	580,248	580,536	288
Total operating expenses	<u>479,835</u>	<u>474,998</u>	<u>(4,837)</u>	<u>1,880,674</u>	<u>1,880,438</u>	<u>(236)</u>
Operating profit/(loss)	<u>\$62,280</u>	<u>\$70,000</u>	<u>(\$7,721)</u>	<u>\$285,922</u>	<u>\$287,266</u>	<u>(\$1,344)</u>
Nonoperating revenues (expenses):						
Interest income	29,446	27,700	1,746	113,210	108,100	5,110
Interest expense	(24,197)	(24,197)	0	(96,867)	(96,863)	(5)
Net incr/(decr) in fair value of investments	1,304	1,304	-	13,206	13,206	-
Realized gain/(loss)	125	125	-	(107)	(107)	-
Other Income	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>6,678</u>	<u>4,932</u>	<u>1,746</u>	<u>29,442</u>	<u>24,336</u>	<u>5,105</u>
Net profit/(loss)	<u>\$ 68,958</u>	<u>\$ 74,932</u>	<u>\$ (5,974)</u>	<u>\$ 315,363</u>	<u>\$ 311,602</u>	<u>\$ 3,761</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
October 31, 2025

	OCTOBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	256,046	256,046	-	1,018,767	1,018,767	-
CAM Reimbursement	128,297	128,297	-	513,189	513,189	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	188,932	188,932	-
Other Income/Tenant Reimbursements	8,057	9,003	(946)	33,865	33,292	573
Total operating revenues	<u>\$439,634</u>	<u>\$440,579</u>	<u>(\$946)</u>	<u>\$1,754,753</u>	<u>\$1,754,181</u>	<u>\$573</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,181	(324)	98,021	96,724	(1,297)
Utilities (Gas, Electric & Water)	22,565	26,029	3,464	92,701	103,910	11,209
Repairs & Maintenance	100,630	91,116	(9,515)	381,618	368,811	(12,808)
Insurance	2,915	2,915	0	11,659	11,660	1
Other Direct Costs	3,361	3,447	86	14,165	13,964	(201)
Property Taxes/Franchise Tax	21,514	21,381	(134)	86,058	85,522	(536)
Amortization	9,813	9,813	-	39,253	39,253	-
Depreciation	104,983	104,983	(0)	419,934	419,932	(2)
Total operating expenses	<u>290,288</u>	<u>283,865</u>	<u>(6,423)</u>	<u>1,143,409</u>	<u>1,139,777</u>	<u>(3,633)</u>
Operating profit/(loss)	<u>\$149,346</u>	<u>\$156,714</u>	<u>(\$7,368)</u>	<u>\$611,344</u>	<u>\$614,404</u>	<u>(\$3,060)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(24,197)	(24,197)	0	(96,867)	(96,863)	(5)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(24,197)</u>	<u>(24,197)</u>	<u>0</u>	<u>(96,867)</u>	<u>(96,863)</u>	<u>(5)</u>
Net profit/(loss)	<u>\$125,149</u>	<u>\$132,517</u>	<u>(\$7,368)</u>	<u>\$514,477</u>	<u>\$517,541</u>	<u>(\$3,065)</u>

A) Unfavorable variance due to lower than budgeted bill back for after hours utility usage by \$946.

B) Unfavorable variance due to higher than budgeted valet parking by \$11,308 which was offset with lower billable after hour utility usage by \$946 and lower general repairs and maintenance by \$847.

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

	OCTOBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	\$ 66,461	\$ 68,280	\$ (1,820)	A	\$ 266,942	\$ 268,966	\$ (2,024)
CAM Reimbursement	35,618	35,618	-		142,470	142,470	-
Other Income/Tenant Reimbursements	403	522	(118)		2,430	2,086	343
Total operating revenues	<u>\$102,482</u>	<u>\$104,419</u>	<u>(\$1,938)</u>		<u>\$411,842</u>	<u>\$413,523</u>	<u>(\$1,681)</u>
Operating expenses							
Legal Fees	-	-	-		-	-	-
Management Fees	3,967	4,177	210		16,007	16,541	534
Utilities (Gas, Electric & Water)	9,541	10,061	520		41,745	40,906	(839)
Repairs & Maintenance	25,026	26,510	1,484	B	81,873	84,188	2,315
Insurance	1,447	1,447	-		5,788	5,788	-
Other Direct Costs	3,575	3,666	91		14,113	14,498	384
Amortization	1,798	1,837	39		7,308	7,348	40
Depreciation	39,360	39,650	290		160,314	160,604	290
Total operating expenses	<u>84,714</u>	<u>87,348</u>	<u>2,634</u>		<u>327,150</u>	<u>329,874</u>	<u>2,724</u>
Operating profit/(loss)	<u>\$17,767</u>	<u>\$17,071</u>	<u>\$696</u>		<u>\$84,692</u>	<u>\$83,649</u>	<u>\$1,043</u>
Nonoperating revenues (expenses):							
Interest income	-	-	-		-	-	-
Interest expense	-	-	0		0	0	0
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>\$17,767</u>	<u>\$17,071</u>	<u>\$696</u>		<u>\$84,692</u>	<u>\$83,649</u>	<u>\$1,043</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
October 31, 2025

	OCTOBER				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	-		10,000	10,000	-
Community Communciations/Education	2,993	2,250	(743)	A	9,190	9,000	(190)
Grants/Sponsorships to service providers	31,833	31,833	0		128,833	128,833	0
Amortization	-	-	-		-	-	-
Depreciation	-	-	-		-	-	-
Total operating expenses	<u>37,326</u>	<u>36,583</u>	<u>(743)</u>		<u>148,023</u>	<u>147,833</u>	<u>(190)</u>
Operating profit/(loss)	<u>(\$37,326)</u>	<u>(\$36,583)</u>	<u>(\$743)</u>		<u>(\$148,023)</u>	<u>(\$147,833)</u>	<u>(\$190)</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>(\$37,326)</u>	<u>(\$36,583)</u>	<u>(\$743)</u>		<u>(\$148,023)</u>	<u>(\$147,833)</u>	<u>(\$190)</u>

A) Unfavorable variance due to five (5) weeks of billing in October compared to four (4) weeks budgeted.

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

	OCTOBER			A	YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Interest income	\$ 29,446	\$ 27,700	\$ 1,746		\$ 113,210	\$ 108,100	\$ 5,110
Total operating revenues	<u>\$ 29,446</u>	<u>\$27,700</u>	<u>\$1,746</u>		<u>\$113,210</u>	<u>\$108,100</u>	<u>\$5,110</u>
Operating expenses							
Salaries & Benefits	51,577	51,350	(227)		202,621	202,800	179
Consulting	500	500	-		1,400	2,000	600
Legal Fees	-	-	-		134	134	-
Audit Fees	2,561	2,570	9		7,995	8,030	35
Repairs & Maintenance	652	651	(1)		2,607	2,607	0
Investment Fees	1,080	1,225	145		4,389	4,900	511
Insurance	3,942	3,942	-		15,767	15,767	-
Purchased Services	3,647	3,859	211		15,593	15,834	241
Other Direct Costs	3,549	3,106	(443)		11,586	10,882	(704)
Depreciation	-	-	-		-	-	-
Total operating expenses	<u>67,508</u>	<u>67,202</u>	<u>(306)</u>		<u>262,091</u>	<u>262,954</u>	<u>863</u>
Operating profit/(loss)	<u>(\$38,062)</u>	<u>(\$39,502)</u>	<u>\$1,440</u>		<u>(\$148,881)</u>	<u>(\$154,854)</u>	<u>\$5,973</u>
Nonoperating revenues (expenses):							
Net incr/(decr) in fair value of investments	1,304	1,304	0		13,206	13,206	0
Realized gain/(loss)	125	125	0		(107)	(107)	0
Other Income	0	0	0		0	0	0
Net nonoperating revenues (expenses)	<u>\$1,429</u>	<u>\$1,429</u>	<u>\$0</u>		<u>\$13,099</u>	<u>\$13,099</u>	<u>\$0</u>
Net profit/(loss)	<u>(\$36,633)</u>	<u>(\$38,073)</u>	<u>\$1,440</u>	A	<u>(\$135,782)</u>	<u>(\$141,755)</u>	<u>\$5,973</u>

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

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

	District Office October 31, 2025	Dublin Gateway LP October 31, 2025	Eden Medical Building October 31, 2025	Eden Healthcare District October 31, 2025	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 6,590,307	\$ 232,432	\$ 7,625	\$ 6,830,364	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	135,580	7,536	143,116	1,538,496
Prepaid Expenses	62,211	27,121	9,549	98,881	46,044
Interest Receivable	41,957	-	-	41,957	37,609
Total current assets	<u>6,694,475</u>	<u>395,133</u>	<u>24,710</u>	<u>7,114,317</u>	<u>2,412,343</u>
Investments	3,702,784	-	-	3,702,784	5,317,996
Deposit	-	-	-	-	-
Other	-	217,400	71,193	288,593	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,222,902	2,752,051	13,974,953	16,039,670
Total assets	<u>\$ 10,397,259</u>	<u>\$ 22,835,434</u>	<u>\$ 4,853,035</u>	<u>\$ 38,085,729</u>	<u>\$ 37,162,013</u>
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 111,351	\$ 137,713	\$ 35,146	\$ 284,210	\$ 269,221
Taxes payable	-	86,058	-	86,058	-
Interest payable	-	24,197	-	24,197	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	73,860	433	74,293	57,680
Grants payable	123,333	-	-	123,333	50,000
Total current liabilities	<u>234,684</u>	<u>436,329</u>	<u>88,400</u>	<u>759,413</u>	<u>569,824</u>
Notes Payable (PG&E Loan)	-	18,060	19,145	37,205	30,086
Loan payable (Building Loan)	-	8,594,756	-	8,594,756	9,402,804
Total non-current liabilities	<u>-</u>	<u>8,612,816</u>	<u>19,145</u>	<u>8,631,961</u>	<u>9,432,890</u>
Total liabilities	<u>234,684</u>	<u>9,049,145</u>	<u>107,545</u>	<u>9,391,374</u>	<u>10,002,714</u>
Net assets					
Invested in cap assets, net of debt	-	13,610,085	4,757,133	18,367,218	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,162,574	176,206	(11,643)	10,327,137	7,517,352
Total net assets	<u>10,162,574</u>	<u>13,786,291</u>	<u>4,745,496</u>	<u>28,694,355</u>	<u>27,159,300</u>
Total liabilities & net assets	<u>\$ 10,397,259</u>	<u>\$ 22,835,434</u>	<u>\$ 4,853,035</u>	<u>\$ 38,085,729</u>	<u>\$ 37,162,013</u>