

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

Financial Highlights

Eden Health District had a cash gain of \$148,967 for December and was favorable to the budget by \$6,815. The variance was primarily due to favorable interest income of \$6,866, favorable repairs and maintenance expense of \$1,477, favorable consulting expense of \$500, favorable investment fees of \$480 and favorable election expense of \$2,091. Favorable election expense in December was due to the reimbursement of the printing and translation cost for the candidate statement associated with the District's Zone 4 board member elected in November 2024. The favorable expenses were offset with unfavorable utility expense of \$3,443 and unfavorable rental income by \$1,820. The details of each building are below.

Dublin Gateway had a cash gain of \$255,062 which was unfavorable to the budget by \$1,567. The variance was primarily due to unfavorable utilities by \$1,816 which was offset with lower general repairs and maintenance expenses of \$554.

Eden Medical Building had a cash gain of \$66,645 which was unfavorable to the budget by \$1,803. The variance was primarily due to unfavorable rental income of \$1,699, unfavorable utility expense of \$1,627 and unfavorable parking expense of \$361. These unfavorable expenses were offset with favorable maintenance personnel expense of \$1,260 and favorable management fees of \$431.

Rental income was unfavorable in December 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 \$145,592. The expenses were slightly unfavorable to the budget by \$9. In December the District utilized their FY26 budgeted emergency grant funds of \$50,000 and \$60,000 of their budgeted contingency funds to support La Familia's emergency grant request to facilitate the opening of a FQHC Lookalike clinic on the grounds of St. Rose Hospital in Hayward. The funds were used for essential infrastructure needs related to the final preparation of the FQHC Lookalike Clinic.

District Office operating expenses were \$61,856 and were favorable to the budget by \$3,227. The variance was due to favorable election expense of \$2,091, favorable board consulting expense of \$500 and favorable investment fees of \$480.

Eden Health District had a net loss of \$6,534 for December 2025, which was favorable to the budget by \$6,815. Net assets for December 2025 are higher by \$1,561,461 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
December 31, 2025

	DECEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 322,516	\$ 324,336	\$ (1,820)	\$ 1,930,740	\$ 1,936,404	\$ (5,664)
CAM Reimbursement	163,915	163,915	-	983,490	983,490	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	283,398	283,398	-
Other Income/Tenant Reimbursements	7,784	7,701	84	51,845	51,384	461
Total operating revenues	<u>541,448</u>	<u>543,184</u>	<u>(1,736)</u>	<u>3,249,473</u>	<u>3,254,676</u>	<u>(5,203)</u>
Operating expenses						
Salaries & Benefits	49,512	49,600	88	301,921	302,500	579
Consulting	2,500	3,000	500	28,900	30,500	1,600
Community Education	2,259	2,250	(9)	13,618	13,500	(118)
Legal Fees	469	469	-	721	721	-
Audit/Tax Preparation Fees	1,812	1,820	9	11,618	11,670	52
Management Fees	28,251	28,358	107	170,875	169,982	(893)
Utilities (Gas, Electric & Water)	31,103	27,661	(3,443)	192,848	202,177	9,329
Repairs & Maintenance	104,459	105,936	1,477	738,386	729,867	(8,519)
Investment Fees	745	1,225	480	6,143	7,350	1,207
Insurance	8,167	8,304	136	49,685	49,823	138
Purchased Services	3,554	3,859	305	22,706	23,551	845
Other Direct Costs	10,194	10,170	(24)	59,244	58,667	(577)
Election Expense	(2,091)	-	2,091	(2,091)	-	2,091
Property Taxes/Franchise Taxes	21,514	21,381	(134)	129,087	128,283	(803)
Grants/Sponsorships to service providers	140,833	140,833	0	300,499	300,500	1
Amortization	11,611	11,611	-	69,784	69,823	40
Depreciation	144,343	144,343	(0)	868,934	869,222	288
Total operating expenses	<u>559,236</u>	<u>560,820</u>	<u>1,584</u>	<u>2,962,877</u>	<u>2,968,135</u>	<u>5,258</u>
Operating profit/(loss)	<u>(\$17,788)</u>	<u>(\$17,635)</u>	<u>(\$153)</u>	<u>\$286,596</u>	<u>\$286,541</u>	<u>\$55</u>
Nonoperating revenues (expenses):						
Interest income	34,626	27,760	6,866	181,612	165,120	16,492
Interest expense	(23,908)	(23,908)	0	(144,062)	(144,048)	(14)
Net incr/(decr) in fair value of investments	454	454	0	18,579	18,579	0
Realized gain/(loss)	(19)	(19)	-	(921)	(921)	0
Other Income	101	0	101	101	-	101
Net nonoperating revenues (expenses)	<u>11,254</u>	<u>4,287</u>	<u>6,967</u>	<u>55,310</u>	<u>38,730</u>	<u>16,579</u>
Net profit/(loss)	<u>\$ (6,534)</u>	<u>\$ (13,348)</u>	<u>\$ 6,815</u>	<u>\$ 341,906</u>	<u>\$ 325,272</u>	<u>\$ 16,634</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
December 31, 2025

	DECEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 256,046	\$ 256,046	\$ -	\$ 1,530,859	\$ 1,530,859	\$ -
CAM Reimbursement	128,297	128,297	-	769,784	769,784	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	283,398	283,398	-
Other Income/Tenant Reimbursements	7,141	7,179	(38)	48,390	48,255	135
Total operating revenues	<u>438,718</u>	<u>438,755</u>	<u>(38)</u>	<u>2,632,431</u>	<u>2,632,296</u>	<u>135</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,181	(324)	147,032	145,086	(1,945)
Utilities (Gas, Electric & Water)	21,096	19,280	(1,816)	132,009	143,960	11,950
Repairs & Maintenance	86,336	86,989	654	620,509	606,057	(14,453)
Insurance	2,915	2,915	0	17,488	17,490	2
Other Direct Costs	3,383	3,472	89	20,894	20,883	(11)
Property Taxes/Franchise Tax	21,514	21,381	(134)	129,087	128,283	(803)
Amortization	9,813	9,813	-	58,879	58,879	-
Depreciation	104,983	104,983	(0)	629,901	629,898	(3)
Total operating expenses	<u>274,545</u>	<u>273,014</u>	<u>(1,531)</u>	<u>1,755,799</u>	<u>1,750,537</u>	<u>(5,263)</u>
Operating profit/(loss)	<u>164,173</u>	<u>165,741</u>	<u>(1,568)</u>	<u>876,632</u>	<u>881,759</u>	<u>(5,127)</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(23,908)	(23,908)	0	(144,063)	(144,048)	(15)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(23,908)</u>	<u>(23,908)</u>	<u>0</u>	<u>(144,063)</u>	<u>(144,048)</u>	<u>(15)</u>
Net profit/(loss)	<u>\$ 140,265</u>	<u>\$ 141,833</u>	<u>\$ (1,568)</u>	<u>\$ 732,569</u>	<u>\$ 737,712</u>	<u>\$ (5,143)</u>

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

	DECEMBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	A	\$ 399,881	\$ 405,545	\$ (5,664)
CAM Reimbursement	35,618	35,618	-		213,706	213,706	-
Other Income/Tenant Reimbursements	643	522	121		3,455	3,129	326
Total operating revenues	<u>\$102,730</u>	<u>\$104,429</u>	<u>(\$1,699)</u>		<u>\$617,042</u>	<u>\$622,380</u>	<u>(\$5,338)</u>
Operating expenses							
Legal Fees	-	-	-		-	-	-
Management Fees	3,746	4,177	431		23,843	24,895	1,052
Utilities (Gas, Electric & Water)	10,008	8,380	(1,627)		60,838	58,217	(2,621)
Repairs & Maintenance	17,472	18,295	823	B	113,967	119,899	5,932
Insurance	1,311	1,447	136		8,547	8,683	136
Other Direct Costs	3,549	3,681	132		21,187	21,845	658
Amortization	1,798	1,798	-		10,904	10,944	40
Depreciation	39,360	39,360	-		239,034	239,324	291
Total operating expenses	<u>77,243</u>	<u>77,139</u>	<u>(104)</u>		<u>478,320</u>	<u>483,808</u>	<u>5,488</u>
Operating profit/(loss)	<u>25,487</u>	<u>\$27,290</u>	<u>(\$1,803)</u>		<u>138,722</u>	<u>\$138,572</u>	<u>\$149</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>\$ 25,487</u>	<u>\$ 27,290</u>	<u>\$ (1,803)</u>		<u>\$ 138,722</u>	<u>\$ 138,572</u>	<u>\$ 149</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 lower than budgeted maintenance personnel expense.

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

	DECEMBER			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	-	15,000	15,000	-
Community Communciations/Education	2,259	2,250	(9)	13,618	13,500	(118)
Grants/Sponsorships to service providers	140,833	140,833	0	300,499	300,500	1
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>145,592</u>	<u>145,583</u>	<u>(9)</u>	<u>329,117</u>	<u>329,000</u>	<u>(118)</u>
Operating profit/(loss)	<u>(\$145,592)</u>	<u>(\$145,583)</u>	<u>(9)</u>	<u>(\$329,117)</u>	<u>(\$329,000)</u>	<u>(118)</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>\$ (145,592)</u>	<u>\$ (145,583)</u>	<u>\$ (9)</u>	<u>\$ (329,117)</u>	<u>\$ (329,000)</u>	<u>\$ (118)</u>

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

	DECEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 34,626	\$ 27,760	\$ 6,866	\$ 181,612	\$ 165,120	\$ 16,492
Total operating revenues	<u>\$ 34,626</u>	<u>\$ 27,760</u>	<u>\$6,866</u>	<u>\$181,612</u>	<u>\$165,120</u>	<u>\$16,492</u>
Operating expenses						
Salaries & Benefits	49,512	49,600	88	301,921	302,500	579
Consulting	-	500	500	13,900	15,500	1,600
Legal Fees	469	469	-	721	721	-
Audit Fees	1,812	1,820	9	11,618	11,670	52
Repairs & Maintenance	652	652	0	3,910	3,911	1
Investment Fees	745	1,225	480	6,143	7,350	1,207
Insurance	3,942	3,942	-	23,651	23,651	-
Purchased Services	3,554	3,859	305	22,706	23,551	845
Other Direct Costs	3,262	3,017	(246)	17,162	15,938	(1,224)
Election Expense	(2,091)	-	2,091	(2,091)	-	2,091
Total operating expenses	<u>61,856</u>	<u>65,083</u>	<u>3,227</u>	<u>399,640</u>	<u>404,791</u>	<u>5,152</u>
Operating profit/(loss)	<u>(\$27,230)</u>	<u>(\$37,323)</u>	<u>\$10,093</u>	<u>(\$218,028)</u>	<u>(\$239,671)</u>	<u>\$21,644</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	454	454	0	18,579	18,579	0
Realized gain/(loss)	(19)	(19)	0	(921)	(921)	0
Other Income	101	0	101	101	0	101
Net nonoperating revenues (expenses)	<u>\$536</u>	<u>\$435</u>	<u>\$101</u>	<u>\$17,759</u>	<u>\$17,658</u>	<u>\$101</u>
Net profit/(loss)	<u>\$ (26,694)</u>	<u>\$ (36,888)</u>	<u>\$10,194</u>	<u>\$ (200,268)</u>	<u>\$ (222,013)</u>	<u>\$21,745</u>

A

A) Favorable variance due to Directors contribution to printing cost of election material.

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

	District Office December 31, 2025	Dublin Gateway LP December 31, 2025	Eden Medical Building December 31, 2025	Eden Healthcare District December 31, 2025	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 7,551,021	\$ 139,543	\$ 2,073	\$ 7,692,636	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	61,503	16,753	78,256	1,538,496
Prepaid Expenses	73,447	16,735	11,882	102,064	46,044
Interest Receivable	26,396	-	-	26,396	37,609
Total current assets	7,650,864	217,781	30,707	7,899,352	2,412,343
Investments	2,729,299	-	-	2,729,299	5,317,996
Deposit	-	-	-	-	-
Other	-	344,343	67,597	411,940	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	11,012,935	2,673,332	13,686,267	16,039,670
Total assets	\$ 10,380,163	\$ 22,575,059	\$ 4,776,718	\$ 37,731,940	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 87,563	\$ 115,395	\$ 16,305	\$ 219,264	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	23,908	-	23,908	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	58,587	360	58,947	57,680
Grants payable	15,000	-	-	15,000	50,000
Total current liabilities	102,563	312,392	69,486	484,441	569,824
Notes Payable (PG&E Loan)	-	17,057	18,461	35,518	30,086
Loan payable (Building Loan)	-	8,491,227	-	8,491,227	9,402,804
Total non-current liabilities	-	8,508,284	18,461	8,526,745	9,432,890
Total liabilities	102,563	8,820,676	87,947	9,011,186	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,504,650	4,678,414	18,183,064	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,277,599	249,735	10,357	10,537,691	7,517,352
Total net assets	10,277,599	13,754,385	4,688,777	28,720,761	27,159,300
Total liabilities & net assets	\$ 10,380,163	\$ 22,575,059	\$ 4,776,718	\$ 37,731,940	\$ 37,162,013