

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

Financial Highlights

Eden Health District had a cash gain of \$154,728 for January and was unfavorable to the budget by \$40,445. The variance was primarily due to unfavorable consulting expense for the Mello Roos project by \$45,000, unfavorable valet parking of \$21,871 and unfavorable IT project expense of \$5,472. These unfavorable expenses were offset with favorable parking lot repairs by \$32,021. The details of each building are below.

Dublin Gateway had a cash gain of \$230,998 which was favorable to the budget by \$18,645. The variance was primarily due to favorable parking lot re-paving and striping expense by \$32,021 which was offset with unfavorable valet parking expense of \$16,873.

Eden Medical Building had a cash gain of \$58,388 which was unfavorable to the budget by \$6,959. The variance was primarily due to unfavorable valet parking expense of \$5,220 and unfavorable rental income of \$1,820.

Rental income was unfavorable in January 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 \$36,248. The expenses were slightly unfavorable to the budget by \$165.

District Office operating expenses were \$123,486 and were unfavorable to the budget by \$50,467. The variance was primarily due to unfavorable consulting expense of \$45,000 for the Mello Roos project, and unfavorable IT expense of \$5,472 due to the upgrade of the Districts server to accommodate Windows 11.

Eden Health District had a net loss of \$2,412 for January 2026, which was unfavorable to the budget by \$40,670. Net assets for January 2026 are higher by \$1,568,078 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
January 31, 2026

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	322,516	324,336	(1,820)	2,253,256	2,260,740	(7,484)
CAM Reimbursement	163,915	163,915	-	1,147,405	1,147,405	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	330,631	330,631	-
Other Income/Tenant Reimbursements	6,872	7,225	(353)	58,717	58,609	108
Total operating revenues	<u>540,535</u>	<u>542,709</u>	<u>(2,173)</u>	<u>3,790,009</u>	<u>3,797,385</u>	<u>(7,376)</u>
Operating expenses						
Salaries & Benefits	51,987	51,200	(787)	353,908	353,700	(208)
Consulting	55,500	10,500	(45,000)	84,400	41,000	(43,400)
Community Education	2,415	2,250	(165)	16,033	15,750	(283)
Legal Fees	101	-	(101)	821	721	(101)
Audit/Tax Preparation Fees	1,811	1,820	9	13,429	13,490	61
Management Fees	28,893	28,760	(133)	199,768	198,741	(1,027)
Utilities (Gas, Electric & Water)	24,877	26,270	1,393	217,725	228,447	10,722
Repairs & Maintenance	141,464	153,878	12,414	879,850	883,745	3,895
Investment Fees	790	1,225	435	6,933	8,575	1,642
Insurance	8,395	8,534	139	58,081	58,358	277
Purchased Services	9,062	3,882	(5,180)	31,768	27,433	(4,336)
Other Direct Costs	8,972	9,314	342	68,216	67,981	(235)
Election Expense	-	-	-	(2,091)	-	2,091
Property Taxes/Franchise Taxes	21,514	21,381	(134)	150,601	149,664	(937)
Grants/Sponsorships to service providers	31,333	31,333	0	331,832	331,833	1
Amortization	11,611	11,611	(0)	81,395	81,434	39
Depreciation	144,567	144,343	(224)	1,013,502	1,013,565	64
Total operating expenses	<u>543,293</u>	<u>506,301</u>	<u>(36,992)</u>	<u>3,506,169</u>	<u>3,474,436</u>	<u>(31,733)</u>
Operating profit/(loss)	<u>(\$2,757)</u>	<u>\$36,408</u>	<u>(\$39,166)</u>	<u>\$283,839</u>	<u>\$322,949</u>	<u>(\$39,110)</u>
Nonoperating revenues (expenses):						
Interest income	25,201	26,700	(1,499)	206,813	191,820	14,993
Interest expense	(23,768)	(23,763)	(5)	(167,830)	(167,811)	(20)
Net incr/(decr) in fair value of investments	(961)	(961)	-	17,618	17,618	0
Realized gain/(loss)	(126)	(126)	-	(1,047)	(1,047)	0
Other Income	-	-	-	101	-	101
Net nonoperating revenues (expenses)	<u>346</u>	<u>1,850</u>	<u>(1,504)</u>	<u>55,655</u>	<u>40,581</u>	<u>15,075</u>
Net profit/(loss)	<u>\$ (2,412)</u>	<u>\$ 38,258</u>	<u>\$ (40,670)</u>	<u>\$ 339,495</u>	<u>\$ 363,530</u>	<u>\$ (24,035)</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
January 31, 2026

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	256,046	256,046	\$ -	\$ 1,786,905	\$ 1,786,905	\$ -
CAM Reimbursement	128,297	128,297	-	898,082	898,082	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	330,631	330,631	-
Other Income/Tenant Reimbursements	6,516	6,704	(187)	54,907	54,958	(52)
Total operating revenues	\$438,093	\$438,280	(\$187)	\$3,070,524	\$3,070,576	(\$52)
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,582	77	171,537	169,669	(1,868)
Utilities (Gas, Electric & Water)	16,707	17,899	1,192	148,717	161,859	13,142
Repairs & Maintenance	114,197	131,787	17,590	734,706	737,844	3,138
Insurance	3,044	3,069	25	20,533	20,559	26
Other Direct Costs	3,358	3,446	88	24,252	24,329	77
Property Taxes/Franchise Tax	21,514	21,381	(134)	150,601	149,664	(937)
Amortization	9,813	9,813	(0)	68,693	68,692	(0)
Depreciation	104,983	104,983	(0)	734,884	734,881	(3)
Total operating expenses	298,123	316,960	18,837	2,053,923	2,067,497	13,574
Operating profit/(loss)	\$139,970	\$121,320	\$18,650	\$1,016,602	\$1,003,079	\$13,522
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(23,768)	(23,763)	(5)	(167,831)	(167,811)	(21)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	(23,768)	(23,763)	(5)	(167,831)	(167,811)	(21)
Net profit/(loss)	\$116,201	\$97,557	\$18,644	\$848,771	\$835,269	\$13,502

A) Variance due to favorable parking lot re-paving and striping expense by \$32,021 which was offset with unfavorable valet parking by \$16,873.
Remaining variance due to favorable general repairs and maintenance.

Eden Medical Building
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2026

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	\$ 466,351	\$ 473,835	\$ (7,484)
CAM Reimbursement	35,618	35,618	-	249,323	249,323	-
Other Income/Tenant Reimbursements	355	522	(166)	3,811	3,651	160
Total operating revenues	<u>\$102,443</u>	<u>\$104,429</u>	<u>(\$1,986)</u>	<u>\$719,485</u>	<u>\$726,809</u>	<u>(\$7,325)</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,388	4,177	(211)	28,231	29,072	841
Utilities (Gas, Electric & Water)	8,170	8,371	201	69,008	66,588	(2,420)
Repairs & Maintenance	26,563	21,343	(5,220)	140,530	141,243	712
Insurance	1,409	1,524	115	9,956	10,206	251
Other Direct Costs	3,524	3,666	142	24,712	25,512	800
Amortization	1,798	1,798	(0)	12,702	12,742	40
Depreciation	39,584	39,360	(224)	278,617	278,684	67
Total operating expenses	<u>85,436</u>	<u>80,239</u>	<u>(5,197)</u>	<u>563,756</u>	<u>564,047</u>	<u>291</u>
Operating profit/(loss)	<u>\$17,007</u>	<u>\$24,190</u>	<u>(\$7,183)</u>	<u>\$155,728</u>	<u>\$162,762</u>	<u>(\$7,034)</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>\$17,007</u>	<u>\$24,190</u>	<u>(\$7,183)</u>	<u>\$155,728</u>	<u>\$162,762</u>	<u>(\$7,034)</u>

A

A) Variance is primarily due to unfavorable valet parking expense by \$4,998.

Community Services
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2026

	JANUARY			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	-	17,500	17,500	-
Community Communciations/Education	2,415	2,250	(165)	16,033	15,750	(283)
Grants/Sponsorships to service providers	31,333	31,333	0	331,832	331,832	(0)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>36,248</u>	<u>36,083</u>	<u>(165)</u>	<u>365,365</u>	<u>365,082</u>	<u>(283)</u>
Operating profit/(loss)	<u>(\$36,248)</u>	<u>(\$36,083)</u>	<u>(\$165)</u>	<u>(\$365,365)</u>	<u>(\$365,082)</u>	<u>(\$283)</u>
Nonoperating revenues (expenses):						
Interest expense	0	-	0	0	0	0
Net incr/(decr) in fair value of investments	0	-	0	0	0	0
Realized gain/(loss)	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>(\$36,248)</u>	<u>(\$36,083)</u>	<u>(\$165)</u>	<u>(\$365,365)</u>	<u>(\$365,082)</u>	<u>(\$283)</u>

District Office
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
January 31, 2026

	JANUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 25,201	\$ 26,700	\$ (1,499)	\$ 206,813	\$ 191,820	\$ 14,993
Total operating revenues	<u>\$ 25,201</u>	<u>\$ 26,700</u>	<u>(\$1,499)</u>	<u>\$206,813</u>	<u>\$191,820</u>	<u>\$14,993</u>
Operating expenses						
Salaries & Benefits	51,987	51,200	(787)	353,908	353,700	(208)
Consulting	53,000	8,000	(45,000) A	66,900	23,500	(43,400)
Legal Fees	101	-	(101)	821	721	(101)
Audit Fees	1,811	1,820	9	13,429	13,490	61
Repairs & Maintenance	704	748	44	4,614	4,659	45
Investment Fees	790	1,225	435	6,933	8,575	1,642
Insurance	3,942	3,942	-	27,592	27,592	-
Purchased Services	9,062	3,882	(5,180) B	31,768	27,433	(4,336)
Other Direct Costs	2,089	2,202	112	19,252	18,140	(1,112)
Election Expense	-	-	-	(2,091)	-	2,091
Total operating expenses	<u>123,486</u>	<u>73,018</u>	<u>(50,467)</u>	<u>523,125</u>	<u>477,809</u>	<u>(45,316)</u>
Operating profit/(loss)	<u>(\$98,285)</u>	<u>(\$46,318)</u>	<u>(\$51,966)</u>	<u>(\$316,312)</u>	<u>(\$285,989)</u>	<u>(\$30,323)</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	(961)	(961)	0	17,618	17,618	0
Realized gain/(loss)	(126)	(126)	0	(1,047)	(1,047)	0
Other Income	-	0	0	101	0	101
Net nonoperating revenues (expenses)	<u>(\$1,087)</u>	<u>(\$1,087)</u>	<u>\$0</u>	<u>\$16,672</u>	<u>\$16,571</u>	<u>\$101</u>
Net profit/(loss)	<u>(\$99,372)</u>	<u>(\$47,405)</u>	<u>(\$51,966)</u>	<u>(\$299,640)</u>	<u>(\$269,418)</u>	<u>(\$30,221)</u>

A) Unfavorable variance associated with Mello Roos consulting.

B) Unfavorable variance due to unbudgeted server migration to support windows 11.

Eden Township Healthcare District
Combining Statement of Net Assets
January 31, 2026
(With Comparative Totals as of June 30, 2025)

	District Office January 31, 2026	Dublin Gateway LP January 31, 2026	Eden Medical Building January 31, 2026	Eden Healthcare District January 31, 2026	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 7,611,331	\$ 215,449	\$ 24,028	\$ 7,850,808	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	-	65,790	9,502	75,292	1,538,496
Prepaid Expenses	64,834	39,205	21,182	125,221	46,044
Interest Receivable	25,120	-	-	25,120	37,609
Total current assets	7,701,285	320,444	54,712	8,076,441	2,412,343
Investments	2,737,720	-	-	2,737,720	5,317,996
Deposit	-	-	-	-	-
Other	-	334,530	65,798	400,328	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	10,907,951	2,658,387	13,566,338	16,039,670
Total assets	\$ 10,439,005	\$ 22,562,925	\$ 4,783,979	\$ 37,785,909	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 92,164	\$ 167,779	\$ 37,928	\$ 297,871	\$ 269,221
Taxes payable	-	21,514	-	21,514	-
Interest payable	-	23,768	-	23,768	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	58,587	360	58,947	57,680
Grants payable	15,833	-	-	15,833	50,000
Total current liabilities	107,997	386,150	91,108	585,255	569,824
Notes Payable (PG&E Loan)	-	16,555	17,094	33,649	30,086
Loan payable (Building Loan)	-	8,439,634	-	8,439,634	9,402,804
Total non-current liabilities	-	8,456,189	17,094	8,473,283	9,432,890
Total liabilities	107,997	8,842,339	108,202	9,058,538	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,451,761	4,663,469	18,115,230	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,331,007	268,827	12,308	10,612,142	7,517,352
Total net assets	10,331,007	13,720,588	4,675,783	28,727,378	27,159,300
Total liabilities & net assets	\$ 10,439,005	\$ 22,562,925	\$ 4,783,979	\$ 37,785,909	\$ 37,162,013