

Eden Health District
FY26 Financial Results
(July 1, 2025 – June 30, 2026)
February 28, 2026

Financial Highlights

Eden Health District had a cash gain of \$267,883 for February. The gain was favorable to the budget by \$19,277. The favorable variance was primarily due to income of \$34,500 to be received from Alameda Health Systems for their contribution to the Mello Roos project. Interest income was also favorable in February by \$5,759. These favorable expenses were offset with unfavorable Mello Roos consulting expense of \$8,900. The details by building are below.

Dublin Gateway had a cash gain of \$249,019 which was unfavorable to the budget by \$7,782. The variance was primarily due to unfavorable utility expenses by \$5,264 and unfavorable repairs and maintenance expenses of \$2,587. Unfavorable repairs and maintenance were mainly due to unfavorable valet parking.

Eden Medical Building had a cash gain of \$68,760 which was unfavorable to the budget by \$4,717. The variance was primarily due to unfavorable repairs and maintenance expense by \$3,621 and unfavorable rental income of \$1,820. Unfavorable repairs and maintenance were mainly due to unfavorable valet parking.

Community Services expenses were \$40,853. The expenses were unfavorable to the budget by \$270.

District Office operating expenses were \$75,483 and were unfavorable to the budget by \$8,900. The variance was primarily due to unfavorable consulting expense related to the Mello Roos project.

Eden Health District had a net gain of \$115,773 for February 2026, which was favorable to the budget by \$18,980. Net assets for February 2026 are higher by \$1,683,850 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
February 28, 2026

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	322,356	324,176	(1,820)	2,575,612	2,584,916	(9,304)
CAM Reimbursement	163,915	163,915	-	1,311,320	1,311,320	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	377,864	377,864	-
Other Income/Tenant Reimbursements	7,205	7,355	(150)	65,922	65,964	(42)
Total operating revenues	540,709	542,679	(1,970)	4,330,718	4,340,064	(9,346)
Operating expenses						
Salaries & Benefits	52,789	52,700	(89)	406,697	406,400	(297)
Consulting	16,900	8,000	(8,900)	101,300	49,000	(52,300)
Community Education	2,520	2,250	(270)	18,553	18,000	(553)
Legal Fees	-	-	-	821	721	(101)
Audit/Tax Preparation Fees	1,811	1,820	9	15,240	15,310	70
Management Fees	28,352	28,760	408	228,120	227,501	(619)
Utilities (Gas, Electric & Water)	32,151	27,241	(4,911)	249,876	255,688	5,812
Repairs & Maintenance	108,954	102,742	(6,212)	988,804	986,487	(2,317)
Investment Fees	799	1,225	427	7,731	9,800	2,069
Insurance	8,395	8,534	139	66,476	66,892	416
Purchased Services	3,599	3,882	283	35,367	31,314	(4,053)
Other Direct Costs	9,311	9,554	243	77,526	77,535	8
Election Expense	-	-	-	(2,091)	-	2,091
Property Taxes/Franchise Taxes	21,514	21,381	(134)	172,116	171,045	(1,071)
Grants/Sponsorships to service providers	30,833	30,833	0	362,665	362,666	1
Amortization	11,908	11,611	(297)	93,303	93,046	(258)
Depreciation	144,567	144,568	0	1,158,069	1,158,133	64
Total operating expenses	474,403	455,100	(19,304)	3,980,573	3,929,536	(51,037)
Operating profit/(loss)	\$66,306	\$87,579	(\$21,273)	\$350,145	\$410,528	(\$60,383)
Nonoperating revenues (expenses):						
Interest income	31,684	25,925	5,759	238,497	217,745	20,752
Interest expense	(21,338)	(21,333)	(5)	(189,168)	(189,143)	(25)
Net incr/(decr) in fair value of investments	4,366	4,366	-	21,984	21,984	0
Realized gain/(loss)	256	256	-	(791)	(791)	0
Other Income	34,500	-	34,500	34,601	-	34,601
Net nonoperating revenues (expenses)	49,468	9,214	40,254	105,123	49,795	55,328
Net profit/(loss)	\$ 115,773	\$ 96,793	\$ 18,980	\$ 455,268	\$ 460,323	\$ (5,055)

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
February 28, 2026

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	255,886	255,886	-	\$ 2,042,791	\$ 2,042,791	\$ -
CAM Reimbursement	128,297	128,297	-	1,026,379	1,026,379	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	377,864	377,864	-
Other Income/Tenant Reimbursements	6,869	6,833	36	61,775	61,792	(16)
Total operating revenues	\$438,286	\$438,250	\$36	\$3,508,810	\$3,508,826	(\$16)
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,582	77	196,042	194,251	(1,791)
Utilities (Gas, Electric & Water)	24,113	18,849	(5,264)	172,829	180,707	7,878
Repairs & Maintenance	91,351	88,764	(2,587)	826,057	826,608	551
Insurance	3,044	3,069	25	23,577	23,628	51
Other Direct Costs	3,401	3,471	70	27,653	27,800	147
Property Taxes/Franchise Tax	21,514	21,381	(134)	172,116	171,045	(1,071)
Amortization	10,110	9,813	(297)	78,803	78,506	(297)
Depreciation	104,983	104,983	(0)	839,868	839,864	(4)
Total operating expenses	283,022	274,912	(8,110)	2,336,945	2,342,409	5,464
Operating profit/(loss)	\$155,264	\$163,338	(\$8,074)	\$1,171,865	\$1,166,417	\$5,448
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(21,338)	(21,333)	(5)	(189,169)	(189,143)	(26)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	(21,338)	(21,333)	(5)	(189,169)	(189,143)	(26)
Net profit/(loss)	\$133,925	\$142,005	(\$8,080)	\$982,696	\$977,274	\$5,422

A) Variance primarily due to unfavorable valet parking.

Eden Medical Building
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
February 28, 2026

	FEBRUARY			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	\$ 532,820	\$ 542,125	\$ (9,304)
CAM Reimbursement	35,618	35,618	-	284,941	284,941	-
Other Income/Tenant Reimbursements	336	522	(185)	4,147	4,173	(26)
Total operating revenues	<u>\$102,423</u>	<u>\$104,429</u>	<u>(\$2,005)</u>	<u>\$821,908</u>	<u>\$831,238</u>	<u>(\$9,330)</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	3,847	4,177	331	32,078	33,250	1,172
Utilities (Gas, Electric & Water)	8,039	8,392	354	77,046	74,980	(2,066)
Repairs & Maintenance	16,899	13,278	(3,621)	157,429	154,520	(2,909)
Insurance	1,409	1,524	115	11,365	11,730	365
Other Direct Costs	3,470	3,581	111	28,182	29,093	911
Amortization	1,798	1,798	(0)	14,501	14,540	39
Depreciation	39,584	39,584	0	318,201	318,268	67
Total operating expenses	<u>75,045</u>	<u>72,334</u>	<u>(2,711)</u>	<u>638,802</u>	<u>636,381</u>	<u>(2,421)</u>
Operating profit/(loss)	<u>\$27,378</u>	<u>\$32,095</u>	<u>(\$4,717)</u>	<u>\$183,106</u>	<u>\$194,857</u>	<u>(\$11,751)</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>\$27,378</u>	<u>\$32,095</u>	<u>(\$4,717)</u>	<u>\$183,106</u>	<u>\$194,857</u>	<u>(\$11,751)</u>

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A) Variance is primarily due to unfavorable valet parking expense.

Community Services
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
February 28, 2026

	FEBRUARY				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	7,500	7,500	-		25,000	25,000	-
Community Communciations/Education	2,520	2,250	(270)	A	18,553	18,000	(553)
Grants/Sponsorships to service providers	30,833	30,833	0		362,665	362,665	0
Amortization	-	-	-		-	-	-
Depreciation	-	-	-		-	-	-
Total operating expenses	<u>40,853</u>	<u>40,583</u>	<u>(270)</u>		<u>406,218</u>	<u>405,665</u>	<u>(553)</u>
Operating profit/(loss)	<u>(\$40,853)</u>	<u>(\$40,583)</u>	<u>(\$270)</u>		<u>(\$406,218)</u>	<u>(\$405,665)</u>	<u>(\$553)</u>
Nonoperating revenues (expenses):							
Interest expense	-	-	-		-	-	-
Net incr/(decr) in fair value of investments	-	-	-		-	-	-
Realized gain/(loss)	-	-	-		-	-	-
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>(\$40,853)</u>	<u>(\$40,583)</u>	<u>(\$270)</u>		<u>(\$406,218)</u>	<u>(\$405,665)</u>	<u>(\$553)</u>

District Office
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
February 28, 2026

	FEBRUARY				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Interest income	\$ 31,684	\$ 25,925	\$ 5,759		\$ 238,497	\$ 217,745	\$ 20,752
Total operating revenues	<u>\$31,684</u>	<u>\$25,925</u>	<u>\$5,759</u>		<u>\$238,497</u>	<u>\$217,745</u>	<u>\$20,752</u>
Operating expenses							
Salaries & Benefits	52,789	52,700	(89)		406,697	406,400	(297)
Consulting	9,400	500	(8,900)	A	76,300	24,000	(52,300)
Legal Fees	-	-	-		821	721	(101)
Audit Fees	1,811	1,820	9		15,240	15,310	70
Repairs & Maintenance	704	700	(4)		5,317	5,359	41
Investment Fees	799	1,225	427		7,731	9,800	2,069
Insurance	3,942	3,942	-		31,534	31,534	-
Purchased Services	3,599	3,882	283		35,367	31,314	(4,053)
Other Direct Costs	2,440	2,502	62		21,691	20,642	(1,050)
Election Expense	-	-	-		(2,091)	-	2,091
Total operating expenses	<u>75,483</u>	<u>67,270</u>	<u>(8,213)</u>		<u>598,608</u>	<u>545,079</u>	<u>(53,529)</u>
Operating profit/(loss)	<u>(\$43,799)</u>	<u>(\$41,345)</u>	<u>(\$2,454)</u>		<u>(\$360,111)</u>	<u>(\$327,334)</u>	<u>(\$32,777)</u>
Nonoperating revenues (expenses):							
Net incr/(decr) in fair value of investments	4,366	4,366	-		21,984	21,984	0
Realized gain/(loss)	256	256	-		(791)	(791)	0
Other Income	34,500	0	34,500	A	34,601	0	34,601
Net nonoperating revenues (expenses)	<u>39,122</u>	<u>4,622</u>	<u>34,500</u>		<u>55,794</u>	<u>21,193</u>	<u>34,601</u>
Net profit/(loss)	<u>(\$4,677)</u>	<u>(\$36,723)</u>	<u>\$32,046</u>		<u>(\$304,317)</u>	<u>(\$306,141)</u>	<u>\$1,824</u>

A) Favorable other income due to Alameda Health Systems contribution towards the Mello Roos project.
Consulting is unfavorable to the budget due to Mello Roos consulting expense.

Eden Township Healthcare District
Combining Statement of Net Assets
February 28, 2026
(With Comparative Totals as of June 30, 2025)

	District Office February 28, 2026	Dublin Gateway LP February 28, 2026	Eden Medical Building February 28, 2026	Eden Healthcare District February 28, 2026	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 8,127,507	\$ 160,203	\$ 7,330	\$ 8,295,039	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	34,500	63,314	15,761	113,575	1,538,496
Prepaid Expenses	53,857	33,853	18,119	105,829	46,044
Interest Receivable	23,789	-	-	23,789	37,609
Total current assets	8,239,653	257,369	41,210	8,538,233	2,412,343
Investments	2,469,073	-	-	2,469,073	5,317,996
Deposit	-	-	-	-	-
Other	-	324,420	64,000	388,420	386,922
Capital assets:					
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	10,802,968	2,618,804	13,421,772	16,039,670
Total assets	\$ 10,708,726	\$ 22,384,757	\$ 4,729,096	\$ 37,822,579	\$ 37,162,013
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 111,583	\$ 149,713	\$ 21,349	\$ 282,645	\$ 269,221
Taxes payable	-	43,029	-	43,029	-
Interest payable	-	21,338	-	21,338	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	-	360	360	57,680
Grants payable	46,667	-	-	46,667	50,000
Total current liabilities	158,250	328,582	74,530	561,362	569,824
Notes Payable (PG&E Loan)	-	16,053	16,410	32,463	30,086
Loan payable (Building Loan)	-	8,385,611	-	8,385,611	9,402,804
Total non-current liabilities	-	8,401,664	16,410	8,418,074	9,432,890
Total liabilities	158,250	8,730,246	90,940	8,979,436	10,002,714
Net assets					
Invested in cap assets, net of debt	-	13,401,303	4,623,886	18,025,188	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,550,475	253,210	14,271	10,817,956	7,517,352
Total net assets	10,550,475	13,654,513	4,638,163	28,843,150	27,159,300
Total liabilities & net assets	\$ 10,708,726	\$ 22,384,757	\$ 4,729,096	\$ 37,822,579	\$ 37,162,013