

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

**Financial Highlights**

Eden Health District had a cash gain of \$166,091 for April. The gain was unfavorable to the budget by \$45,306. The unfavorable variance was primarily due to the write-off of bad debt of \$27,694, unfavorable repairs and maintenance by \$19,951 and unfavorable management fees by \$6,293 which were offset with favorable interest income by \$8,743. The details by building are below.

**Dublin Gateway** had a cash gain of \$206,960 which was unfavorable to the budget by \$25,635. The variance was primarily due to unfavorable valet parking expense by \$16,589 and unfavorable irrigation repairs by \$4,407. These unfavorable expenses were offset with favorable elevator repairs by \$5,000.

**Eden Medical Building** had a cash gain of \$32,272 which was favorable to the budget by \$31,250. The variance was primarily due to the write-off of \$27,694 of uncollectible rent from one of the building tenants. The vacant space is currently in negotiations to lease with another existing tenant. Valet parking expenses were also unfavorable to the budget by \$3,062.

**Community Services** expenses were \$42,142. The expenses were slightly unfavorable to the budget by \$59.

**District Office** operating expenses were \$64,936 and were favorable to the budget by \$2,895. The variance was primarily due to favorable investment fees by \$587, favorable consulting by \$925 and favorable membership dues by \$483.

Eden Health District had a net gain of \$9,482 for April 2026. The gain was unfavorable to the budget by \$45,220. Net assets for April 2026 are higher by \$1,765,915 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**  
**April 30, 2026**

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	323,651	325,471	(1,820)	3,222,577	3,235,522	(12,944)
CAM Reimbursement	163,915	163,915	-	1,639,150	1,639,150	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	472,330	472,330	-
Other Income/Tenant Reimbursements	7,171	7,320	(149)	80,047	80,440	(393)
Total operating revenues	<u>541,970</u>	<u>543,939</u>	<u>(1,970)</u>	<u>5,414,104</u>	<u>5,427,441</u>	<u>(13,337)</u>
<b>Operating expenses</b>						
Salaries & Benefits	51,141	51,200	59	503,483	503,300	(183)
Consulting	7,900	8,825	925	112,200	60,825	(51,375)
Community Education	2,309	2,250	(59)	23,121	22,500	(621)
Legal Fees	34	-	(34)	855	721	(135)
Audit/Tax Preparation Fees	1,811	1,820	9	18,863	18,950	88
Management Fees	35,377	29,084	(6,293)	292,056	285,344	(6,712)
Utilities (Gas, Electric & Water)	25,061	24,937	(123)	293,235	306,067	12,832
Repairs & Maintenance	158,753	138,801	(19,951)	1,282,651	1,256,348	(26,303)
Investment Fees	638	1,225	587	9,089	12,250	3,161
Insurance	8,395	8,534	139	83,266	83,961	695
Purchased Services	3,599	4,082	483	42,976	39,678	(3,298)
Other Direct Costs	10,687	10,694	7	97,073	97,300	227
Election Expense	-	-	-	(2,091)	-	2,091
Property Taxes/Franchise Taxes	21,514	21,381	(134)	215,145	213,806	(1,339)
Bad Debt Expense	27,694	-	(27,694)	27,694	-	(27,694)
Grants/Sponsorships to service providers	32,333	32,333	0	426,831	426,833	2
Amortization	11,426	11,426	(0)	116,156	115,898	(258)
Depreciation	144,068	144,155	86	1,446,292	1,446,442	150
Total operating expenses	<u>542,740</u>	<u>490,747</u>	<u>(51,993)</u>	<u>4,988,893</u>	<u>4,890,220</u>	<u>(98,673)</u>
<b>Operating profit/(loss)</b>	<u>(\$770)</u>	<u>\$53,193</u>	<u>(\$53,963)</u>	<u>\$425,211</u>	<u>\$537,221</u>	<u>(\$112,010)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest income	33,968	25,225	8,743	307,379	269,596	37,783
Interest expense	(22,571)	(22,571)	0	(235,212)	(235,182)	(30)
Net incr/(decr) in fair value of investments	(1,115)	(1,115)	-	5,613	5,613	0
Realized gain/(loss)	(30)	(30)	-	(257)	(257)	0
Other Income	-	-	-	34,601	-	34,601
Net nonoperating revenues (expenses)	<u>10,252</u>	<u>1,509</u>	<u>8,743</u>	<u>112,125</u>	<u>39,770</u>	<u>72,355</u>
<b>Net profit/(loss)</b>	<u>\$ 9,482</u>	<u>\$ 54,702</u>	<u>\$ (45,220)</u>	<u>\$ 537,335</u>	<u>\$ 576,990</u>	<u>\$ (39,655)</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**  
**April 30, 2026**

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	257,181	257,181	\$ -	\$ 2,556,818	\$ 2,556,818	-
CAM Reimbursement	128,297	128,297	-	1,282,974	1,282,974	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	472,330	472,330	-
Other Income/Tenant Reimbursements	6,636	6,799	(163)	74,708	75,224	(517)
Total operating revenues	<u>\$439,348</u>	<u>\$439,511</u>	<u>(\$163)</u>	<u>\$4,386,829</u>	<u>\$4,387,346</u>	<u>(\$517)</u>
<b>Operating expenses</b>						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	31,918	24,906	(7,011)	252,465	243,740	(8,725)
Utilities (Gas, Electric & Water)	17,298	16,677	(621)	199,354	213,615	14,261
Repairs & Maintenance	131,823	114,841	(16,982)	1,072,789	1,055,413	(17,377)
Insurance	3,044	3,069	25	29,666	29,766	100
Other Direct Costs	4,220	3,471	(749)	35,230	34,743	(487)
Property Taxes/Franchise Tax	21,514	21,381	(134)	215,145	213,806	(1,339)
Amortization	9,628	9,628	(0)	98,059	97,762	(297)
Depreciation	104,199	104,285	86	1,048,352	1,048,434	82
Total operating expenses	<u>323,645</u>	<u>298,258</u>	<u>(25,387)</u>	<u>2,951,060</u>	<u>2,937,279</u>	<u>(13,781)</u>
<b>Operating profit/(loss)</b>	<u>\$115,703</u>	<u>\$141,252</u>	<u>(\$25,549)</u>	<u>\$1,435,769</u>	<u>\$1,450,067</u>	<u>(\$14,297)</u>
<b>Nonoperating revenues (expenses):</b>						
Interest Income	-	-	-	-	-	-
Interest expense	(22,571)	(22,571)	0	(235,213)	(235,182)	(31)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(22,571)</u>	<u>(22,571)</u>	<u>0</u>	<u>(235,213)</u>	<u>(235,182)</u>	<u>(31)</u>
<b>Net profit/(loss)</b>	<u>\$93,132</u>	<u>\$118,681</u>	<u>(\$25,549)</u>	<u>\$1,200,557</u>	<u>\$1,214,885</u>	<u>(\$14,328)</u>

A) Variance is primarily due to unfavorable valet parking by \$16,589 and unfavorable irrigation repairs by \$4,407 which were offset with favorable elevator repairs and maintenance by \$5,000.

**Eden Medical Building**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**April 30, 2026**

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	\$ 665,760	\$ 678,704	\$ (12,944)
CAM Reimbursement	35,618	35,618	-	356,176	356,176	-
Other Income/Tenant Reimbursements	535	522	13	5,339	5,216	123
Total operating revenues	<u>\$102,622</u>	<u>\$104,429</u>	<u>(\$1,807)</u>	<u>\$1,027,275</u>	<u>\$1,040,096</u>	<u>(\$12,821)</u>
<b>Operating expenses</b>						
Legal Fees	-	-	-	-	-	-
Management Fees	3,459	4,177	718	39,591	41,604	2,013
Utilities (Gas, Electric & Water)	7,763	8,261	498	93,881	92,451	(1,429)
Repairs & Maintenance	26,226	23,164	(3,062)	203,137	194,081	(9,056)
Insurance	1,409	1,524	115	14,183	14,777	594
Other Direct Costs	3,800	3,781	(19)	35,472	36,511	1,039
Property Taxes	-	-	-	-	-	-
Bad Debt Expense	27,694	-	(27,694)	27,694	-	(27,694)
Amortization	1,798	1,798	(0)	18,097	18,136	39
Depreciation	39,869	39,870	0	397,939	398,007	68
Total operating expenses	<u>112,018</u>	<u>82,574</u>	<u>(29,443)</u>	<u>829,993</u>	<u>795,567</u>	<u>(34,426)</u>
<b>Operating profit/(loss)</b>	<u>(\$9,395)</u>	<u>\$21,855</u>	<u>(\$31,250)</u>	<u>\$197,282</u>	<u>\$244,529</u>	<u>(\$47,247)</u>
<b>Nonoperating revenues (expenses):</b>						
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>
<b>Net profit/(loss)</b>	<u>(\$9,395)</u>	<u>\$21,855</u>	<u>(\$31,250)</u>	<u>\$197,282</u>	<u>\$244,529</u>	<u>(\$47,247)</u>

- A) Variance is primarily due to unfavorable valet parking expense.  
B) Variance is due to the write-off of uncollectible debt.

**Community Services**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**April 30, 2026**

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
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>
<b>Operating expenses</b>						
Consulting	7,500	7,500	-	35,000	35,000	-
Community Communciations/Education	2,309	2,250	(59)	23,121	22,500	(621)
Grants/Sponsorships to service providers	32,333	32,333	0	426,831	426,832	1
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>42,142</u>	<u>42,083</u>	<u>(59)</u>	<u>484,952</u>	<u>484,332</u>	<u>(620)</u>
<b>Operating profit/(loss)</b>	<u>(\$42,142)</u>	<u>(\$42,083)</u>	<u>(\$59)</u>	<u>(\$484,952)</u>	<u>(\$484,332)</u>	<u>(\$620)</u>
<b>Nonoperating revenues (expenses):</b>						
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>
<b>Net profit/(loss)</b>	<u>(\$42,142)</u>	<u>(\$42,083)</u>	<u>(\$59)</u>	<u>(\$484,952)</u>	<u>(\$484,332)</u>	<u>(\$620)</u>

**District Office**  
**Statement of Revenues, Expenses and Changes in Net Assets**  
**For the Month Ended**  
**April**  
**April 30, 2026**

	APRIL			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
<b>Operating revenues</b>						
Interest income	\$ 33,968	\$ 25,225	\$ 8,743	\$ 307,379	\$ 269,596	\$ 37,783
Total operating revenues	<u>\$ 33,968</u>	<u>\$25,225</u>	<u>\$8,743</u>	<u>\$307,379</u>	<u>\$269,596</u>	<u>\$37,783</u>
<b>Operating expenses</b>						
Salaries & Benefits	51,141	51,200	59	503,483	503,300	(183)
Consulting	400	1,325	925	77,200	25,825	(51,375)
Legal Fees	34	-	(34)	855	721	(135)
Audit Fees	1,811	1,820	9	18,863	18,950	88
Repairs & Maintenance	704	796	92	6,725	6,855	130
Investment Fees	638	1,225	587	9,089	12,250	3,161
Insurance	3,942	3,942	-	39,418	39,418	-
Purchased Services	3,599	4,082	483	42,976	39,678	(3,298)
Other Direct Costs	2,667	3,442	775	26,371	26,046	(325)
Election Expense	-	-	-	(2,091)	-	2,091
Total operating expenses	<u>64,936</u>	<u>67,831</u>	<u>2,895</u>	<u>722,888</u>	<u>673,042</u>	<u>(49,846)</u>
<b>Operating profit/(loss)</b>	<u>(\$30,968)</u>	<u>(\$42,606)</u>	<u>\$11,638</u>	<u>(\$415,509)</u>	<u>(\$403,446)</u>	<u>(\$12,063)</u>
<b>Nonoperating revenues (expenses):</b>						
Net incr/(decr) in fair value of investments	(1,115)	(1,115)	0	5,613	5,613	0
Realized gain/(loss)	(30)	(30)	0	(257)	(257)	0
Other Income	0	0	0	34,601	0	34,601
Net nonoperating revenues (expenses)	<u>(\$1,145)</u>	<u>(\$1,145)</u>	<u>\$0</u>	<u>\$39,957</u>	<u>\$5,356</u>	<u>\$34,601</u>
<b>Net profit/(loss)</b>	<u>(\$32,113)</u>	<u>(\$43,751)</u>	<u>\$11,638</u>	<u>(\$375,552)</u>	<u>(\$398,090)</u>	<u>\$22,538</u>

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

	District Office April 30, 2026	Dublin Gateway LP April 30, 2026	Eden Medical Building April 30, 2026	Eden Healthcare District April 30, 2026	Eden Healthcare District June 30, 2025
<b>Assets</b>					
Current assets:					
Cash, equivalents and deposits	\$ 8,799,922	\$ 86,266	\$ 16,254	\$ 8,902,442	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	34,500	45,826	-	80,326	1,538,496
Prepaid Expenses	32,768	66,178	13,773	112,719	46,044
Interest Receivable	28,280	-	-	28,280	37,609
Total current assets	<u>8,895,470</u>	<u>198,270</u>	<u>30,027</u>	<u>9,123,767</u>	<u>2,412,343</u>
Investments	2,187,827	-	-	2,187,827	5,317,996
Deposit	-	-	-	-	-
Other	-	305,163	54,803	359,966	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	10,594,483	2,554,785	13,149,268	16,039,670
Total assets	<u>\$ 11,083,297</u>	<u>\$ 22,097,916</u>	<u>\$ 4,644,697</u>	<u>\$ 37,825,910</u>	<u>\$ 37,162,013</u>
<b>Liabilities and net assets</b>					
Current liabilities:					
Accts payable and accr'd liab	\$ 104,457	\$ 167,492	\$ 26,401	\$ 298,350	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	22,571	-	22,571	25,601
Security deposits payable	-	114,502	45,561	160,063	167,322
Unearned rent	-	-	360	360	57,680
Grants payable	108,333	-	-	108,333	50,000
Total current liabilities	<u>212,790</u>	<u>304,565</u>	<u>72,322</u>	<u>589,677</u>	<u>569,824</u>
Notes Payable (PG&E Loan)	-	15,050	15,043	30,093	30,086
Loan payable (Building Loan)	-	8,280,932	-	8,280,932	9,402,804
Total non-current liabilities	<u>-</u>	<u>8,295,982</u>	<u>15,043</u>	<u>8,311,025</u>	<u>9,432,890</u>
Total liabilities	<u>212,790</u>	<u>8,600,547</u>	<u>87,365</u>	<u>8,900,702</u>	<u>10,002,714</u>
<b>Net assets</b>					
Invested in cap assets, net of debt	-	13,298,500	4,559,867	17,858,367	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,870,506	198,869	(2,535)	11,066,840	7,517,352
Total net assets	<u>10,870,506</u>	<u>13,497,369</u>	<u>4,557,338</u>	<u>28,925,215</u>	<u>27,159,300</u>
Total liabilities & net assets	<u>\$ 11,083,297</u>	<u>\$ 22,097,916</u>	<u>\$ 4,644,697</u>	<u>\$ 37,825,910</u>	<u>\$ 37,162,013</u>