

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

Financial Highlights

Eden Health District had a cash gain of \$243,426 for March. The gain was favorable to the budget by \$10,623. The favorable variance was primarily due to higher interest income by \$8,299 and lower utilities by \$7,144 which was offset with lower operating revenue by \$2,022 and higher repairs and maintenance by \$4,034. The details by building are below.

Dublin Gateway had a cash gain of \$238,642 which was favorable to the budget by \$5,799. The variance was primarily due to favorable utility expenses by \$7,005 which was offset with unfavorable repairs & maintenance expense of \$946 which were mainly due to unfavorable valet parking.

Eden Medical Building had a cash gain of \$65,238 which was unfavorable to the budget by \$4,246. The variance was primarily due to unfavorable repairs and maintenance expense by \$3,085 and unfavorable rental income of \$1,820. Unfavorable repairs and maintenance were mainly due to unfavorable valet parking.

Community Services expenses were \$36,592. The expenses were slightly unfavorable to the budget by \$9.

District Office operating expenses were \$59,340 and were favorable to the budget by \$791. The variance was primarily due to favorable investment fees by \$505.

Eden Health District had a net gain of \$72,589 for March 2026, which was favorable to the budget by \$10,623. Net assets for March 2026 are higher by \$1,756,440 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
March 31, 2026

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	323,315	325,135	(1,820)	2,898,926	2,910,051	(11,124)
CAM Reimbursement	163,915	163,915	-	1,475,235	1,475,235	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	425,097	425,097	-
Other Income/Tenant Reimbursements	6,953	7,155	(202)	72,876	73,119	(244)
Total operating revenues	<u>541,416</u>	<u>543,438</u>	<u>(2,022)</u>	<u>4,872,134</u>	<u>4,883,502</u>	<u>(11,368)</u>
Operating expenses						
Salaries & Benefits	45,645	45,700	55	452,342	452,100	(242)
Consulting	3,000	3,000	-	104,300	52,000	(52,300)
Community Education	2,259	2,250	(9)	20,812	20,250	(562)
Legal Fees	-	-	-	821	721	(101)
Audit/Tax Preparation Fees	1,811	1,820	9	17,051	17,130	79
Management Fees	28,560	28,760	200	256,679	256,260	(419)
Utilities (Gas, Electric & Water)	18,298	25,442	7,144	268,174	281,129	12,955
Repairs & Maintenance	135,095	131,060	(4,034)	1,123,898	1,117,547	(6,352)
Investment Fees	720	1,225	505	8,451	11,025	2,574
Insurance	8,395	8,534	139	74,871	75,426	555
Purchased Services	4,009	4,282	273	39,377	35,596	(3,781)
Other Direct Costs	8,855	9,071	216	86,382	86,606	224
Election Expense	-	-	-	(2,091)	-	2,091
Property Taxes/Franchise Taxes	21,514	21,381	(134)	193,630	192,425	(1,205)
Grants/Sponsorships to service providers	31,833	31,833	-	394,498	394,500	1
Amortization	11,426	11,426	(0)	104,730	104,472	(258)
Depreciation	144,155	144,155	(0)	1,302,224	1,302,287	64
Total operating expenses	<u>465,576</u>	<u>469,938</u>	<u>4,362</u>	<u>4,446,149</u>	<u>4,399,474</u>	<u>(46,675)</u>
Operating profit/(loss)	<u>\$75,840</u>	<u>\$73,500</u>	<u>\$2,340</u>	<u>\$425,985</u>	<u>\$484,028</u>	<u>(\$58,043)</u>
Nonoperating revenues (expenses):						
Interest income	34,914	26,625	8,289	273,411	244,370	29,041
Interest expense	(23,473)	(23,468)	(5)	(212,641)	(212,611)	(30)
Net incr/(decr) in fair value of investments	(15,256)	(15,256)	-	6,728	6,728	0
Realized gain/(loss)	564	564	-	(227)	(227)	0
Other Income	-	-	-	34,601	-	34,601
Net nonoperating revenues (expenses)	<u>(3,251)</u>	<u>(11,534)</u>	<u>8,284</u>	<u>101,872</u>	<u>38,260</u>	<u>63,612</u>
Net profit/(loss)	<u>\$ 72,589</u>	<u>\$ 61,965</u>	<u>\$ 10,623</u>	<u>\$ 527,857</u>	<u>\$ 522,289</u>	<u>\$ 5,568</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
March 31, 2026

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	256,845	256,845	\$ -	\$ 2,299,636	\$ 2,299,636	-
CAM Reimbursement	128,297	128,297	-	1,154,676	1,154,676	-
PAMF's Bldg 4050 Reimbursements	47,233	47,233	-	425,097	425,097	-
Other Income/Tenant Reimbursements	6,296	6,634	(338)	68,072	68,425	(354)
Total operating revenues	<u>\$438,672</u>	<u>\$439,009</u>	<u>(\$338)</u>	<u>\$3,947,481</u>	<u>\$3,947,835</u>	<u>(\$354)</u>
Operating expenses						
Legal/Professional Fees	-	-	-	-	-	-
Management Fees	24,505	24,582	77	220,547	218,834	(1,714)
Utilities (Gas, Electric & Water)	9,226	16,231	7,005	182,056	196,939	14,883
Repairs & Maintenance	114,909	113,964	(946)	940,966	940,571	(395)
Insurance	3,044	3,069	25	26,621	26,697	76
Other Direct Costs	3,357	3,472	115	31,010	31,272	262
Property Taxes/Franchise Tax	21,514	21,381	(134)	193,630	192,425	(1,205)
Amortization	9,628	9,628	(0)	88,431	88,134	(297)
Depreciation	104,285	104,285	(0)	944,153	944,149	(4)
Total operating expenses	<u>290,470</u>	<u>296,612</u>	<u>6,142</u>	<u>2,627,415</u>	<u>2,639,021</u>	<u>11,606</u>
Operating profit/(loss)	<u>\$148,201</u>	<u>\$142,397</u>	<u>\$5,804</u>	<u>\$1,320,066</u>	<u>\$1,308,814</u>	<u>\$11,252</u>
Nonoperating revenues (expenses):						
Interest Income	-	-	-	-	-	-
Interest expense	(23,473)	(23,468)	(5)	(212,642)	(212,611)	(31)
Net incr/(decr) in fair value of investments	-	-	-	-	-	-
Realized gain/(loss)	-	-	-	-	-	-
Net nonoperating revenues (expenses)	<u>(23,473)</u>	<u>(23,468)</u>	<u>(5)</u>	<u>(212,642)</u>	<u>(212,611)</u>	<u>(31)</u>
Net profit/(loss)	<u>\$124,728</u>	<u>\$118,929</u>	<u>\$5,799</u>	<u>\$1,107,424</u>	<u>\$1,096,203</u>	<u>\$11,221</u>

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

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	\$ 66,470	\$ 68,290	\$ (1,820)	\$ 599,290	\$ 610,414	\$ (11,124)
CAM Reimbursement	35,618	35,618	-	320,558	320,558	-
Other Income/Tenant Reimbursements	657	522	136	4,804	4,694	110
Total operating revenues	<u>\$102,745</u>	<u>\$104,429</u>	<u>(\$1,684)</u>	<u>\$924,653</u>	<u>\$935,667</u>	<u>(\$11,014)</u>
Operating expenses						
Legal Fees	-	-	-	-	-	-
Management Fees	4,054	4,177	123	36,132	37,427	1,295
Utilities (Gas, Electric & Water)	9,072	9,210	139	86,118	84,191	(1,927)
Repairs & Maintenance	19,482	16,397	(3,085)	176,911	170,917	(5,994)
Insurance	1,409	1,524	115	12,774	13,254	480
Other Direct Costs	3,489	3,636	147	31,672	32,730	1,058
Amortization	1,798	1,798	(0)	16,299	16,338	39
Depreciation	39,870	39,870	-	358,070	358,138	67
Total operating expenses	<u>79,174</u>	<u>76,612</u>	<u>(2,562)</u>	<u>717,975</u>	<u>712,993</u>	<u>(4,983)</u>
Operating profit/(loss)	<u>\$23,571</u>	<u>\$27,817</u>	<u>(\$4,246)</u>	<u>\$206,677</u>	<u>\$222,674</u>	<u>(\$15,997)</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>\$23,571</u>	<u>\$27,817</u>	<u>(\$4,246)</u>	<u>\$206,677</u>	<u>\$222,674</u>	<u>(\$15,997)</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
March 31, 2026

	MARCH			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	-	27,500	27,500	-
Community Communciations/Education	2,259	2,250	(9)	20,812	20,250	(562)
Grants/Sponsorships to service providers	31,833	31,833	-	394,498	394,499	0
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	<u>36,592</u>	<u>36,583</u>	<u>(9)</u>	<u>442,811</u>	<u>442,249</u>	<u>(562)</u>
Operating profit/(loss)	<u>(\$36,592)</u>	<u>(\$36,583)</u>	<u>(\$9)</u>	<u>(\$442,811)</u>	<u>(\$442,249)</u>	<u>(\$562)</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>(\$36,592)</u>	<u>(\$36,583)</u>	<u>(\$9)</u>	<u>(\$442,811)</u>	<u>(442,249)</u>	<u>(\$562)</u>

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

	MARCH			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	\$ 34,914	\$ 26,625	\$ 8,289	\$ 273,411	\$ 244,370	\$ 29,041
Total operating revenues	<u>\$34,914</u>	<u>\$26,625</u>	<u>\$8,289</u>	<u>\$273,411</u>	<u>\$244,370</u>	<u>\$29,041</u>
Operating expenses						
Salaries & Benefits	45,645	45,700	55	452,342	452,100	(242)
Consulting	500	500	-	76,800	24,500	(52,300)
Legal Fees	-	-	-	821	721	(101)
Audit Fees	1,811	1,820	9	17,051	17,130	79
Repairs & Maintenance	704	700	(4)	6,021	6,059	37
Investment Fees	720	1,225	505	8,451	11,025	2,574
Insurance	3,942	3,942	-	35,476	35,476	-
Purchased Services	4,009	4,282	273	39,377	35,596	(3,781)
Other Direct Costs	2,009	1,963	(46)	23,700	22,604	(1,096)
Election Expense	-	-	-	(2,091)	-	2,091
Total operating expenses	<u>59,340</u>	<u>60,131</u>	<u>791</u>	<u>657,948</u>	<u>605,211</u>	<u>(52,738)</u>
Operating profit/(loss)	<u>(\$24,426)</u>	<u>(\$33,506)</u>	<u>\$9,080</u>	<u>(\$384,537)</u>	<u>(\$360,840)</u>	<u>(\$23,697)</u>
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	(15,256)	(15,256)	0	6,728	6,728	0
Realized gain/(loss)	564	564	0	(227)	(227)	0
Other Income	-	0	0	34,601	0	34,601
Net nonoperating revenues (expenses)	<u>(\$14,692)</u>	<u>(\$14,692)</u>	<u>\$0</u>	<u>\$41,102</u>	<u>\$6,501</u>	<u>\$34,601</u>
Net profit/(loss)	<u>(\$39,118)</u>	<u>(\$48,198)</u>	<u>\$9,080</u>	<u>(\$343,435)</u>	<u>(\$354,339)</u>	<u>\$10,904</u>

Eden Township Healthcare District

Combining Statement of Net Assets

March 31, 2026

(With Comparative Totals as of June 30, 2025)

	District Office March 31, 2026	Dublin Gateway LP March 31, 2026	Eden Medical Building March 31, 2026	Eden Healthcare District March 31, 2026	Eden Healthcare District June 30, 2025
Assets					
Current assets:					
Cash, equivalents and deposits	\$ 8,490,496	\$ 159,446	\$ 25,955	\$ 8,675,897	\$ 790,194
Restricted cash and investments	-	-	-	-	-
Accounts receivable	34,500	67,457	27,847	129,804	1,538,496
Prepaid Expenses	43,745	93,044	15,711	152,500	46,044
Interest Receivable	23,254	-	-	23,254	37,609
Total current assets	<u>8,591,995</u>	<u>319,947</u>	<u>69,513</u>	<u>8,981,455</u>	<u>2,412,343</u>
Investments	2,187,311	-	-	2,187,311	5,317,996
Deposit	-	-	-	-	-
Other	-	314,791	62,202	376,994	386,922
Capital assets:	-	-	-	-	-
Construction in Progress	-	-	-	-	-
Nondepreciable	-	11,000,000	2,005,082	13,005,082	13,005,082
Depreciable	-	10,698,682	2,594,654	13,293,337	16,039,670
Total assets	<u>\$ 10,779,306</u>	<u>\$ 22,333,421</u>	<u>\$ 4,731,451</u>	<u>\$ 37,844,178</u>	<u>\$ 37,162,013</u>
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	\$ 84,128	\$ 166,432	\$ 20,114	\$ 270,674	\$ 269,221
Taxes payable	-	-	-	-	-
Interest payable	-	23,473	-	23,473	25,601
Security deposits payable	-	114,502	52,820	167,322	167,322
Unearned rent	-	-	11,063	11,063	57,680
Grants payable	90,412	-	-	90,412	50,000
Total current liabilities	<u>174,540</u>	<u>304,406</u>	<u>83,997</u>	<u>562,944</u>	<u>569,824</u>
Notes Payable (PG&E Loan)	-	16,053	15,726	31,780	30,086
Loan payable (Building Loan)	-	8,333,723	-	8,333,723	9,402,804
Total non-current liabilities	<u>-</u>	<u>8,349,776</u>	<u>15,726</u>	<u>8,365,502</u>	<u>9,432,890</u>
Total liabilities	<u>174,540</u>	<u>8,654,182</u>	<u>99,724</u>	<u>8,928,446</u>	<u>10,002,714</u>
Net assets					
Invested in cap assets, net of debt	-	13,348,906	4,599,736	17,948,642	19,641,948
Restricted	-	-	-	-	-
Unrestricted	10,604,765	330,335	31,992	10,967,092	7,517,352
Total net assets	<u>10,604,765</u>	<u>13,679,241</u>	<u>4,631,734</u>	<u>28,915,740</u>	<u>27,159,300</u>
Total liabilities & net assets	<u>\$ 10,779,306</u>	<u>\$ 22,333,421</u>	<u>\$ 4,731,452</u>	<u>\$ 37,844,179</u>	<u>\$ 37,162,013</u>