Eden Health District
FY27 Financial Results
(July 1, 2026 – June 30, 2027)
August 31, 2026

Financial Highlights

Eden Health District had a cash gain of $163,643 in August. The gain was unfavorable to the budget by $23,615. The variance was primarily due to unfavorable rental income and CAM reimbursements by $13,024 and unfavorable operating expenses by $16,345 which were offset with favorable interest income of $5,677. Details for each building are below.

Dublin Gateway had a cash gain of $211,152 which was unfavorable to the budget by $15,782. The variance was primarily due to unfavorable valet parking expense by $13,240 and unfavorable utilities by $2,470.

Eden's Medical Building had a cash gain of $54,426 which was unfavorable to the budget by $13,307. The variance was primarily attributable to unfavorable rental income and CAM reimbursements by $13,024. The budget assumed the available space would be occupied in August; however, the current lease proposal is awaiting signature and expected to be finalized by the end of September.

Community Services expenses were $34,197 and were unfavorable to the budget by $280.

District Office operating expenses were $103,390 and were favorable to the budget by $78.

Eden Health District had a net gain of $30,120 for August 2026 which was unfavorable to the budget by $23,615. Net assets were higher by $50,593 compared to fiscal year end 2025 (June 30, 2026).

Eden Township Healthcare District
Statement of Revenues, Expenses and Changes in Net Assets
For the Month Ended
August 31, 2026

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	318,557	326,863	(8,306)	636,060	644,366	(8,306)
CAM Reimbursement	168,726	173,444	(4,718)	337,452	342,171	(4,718)
PAMF's Bldg 4050 Reimbursements	47,994	47,994	-	95,987	95,987	-
Other Income/Tenant Reimbursements	8,557	8,479	78	16,515	17,428	(913)
Total operating revenues	543,833	556,780	(12,946)	1,086,014	1,099,951	(13,937)
Operating expenses						
Salaries & Benefits	43,231	43,231	-	92,746	92,359	(387)
Consulting	2,750	2,500	(250)	6,000	5,500	(500)
Community Education	2,280	2,250	(30)	5,967	5,000	(967)
Legal Fees	-	-	-	-	-	-
Audit/Tax Preparation Fees	1,811	1,820	9	3,622	3,640	18
Management Fees	29,292	29,949	657	58,577	59,366	789
Utilities (Gas, Electric & Water)	34,941	32,564	(2,377)	66,548	65,570	(977)
Repairs & Maintenance	157,915	143,834	(14,081)	293,065	258,793	(34,272)
Investment Fees	424	700	276	1,066	1,400	334
Insurance	8,603	8,667	64	17,206	17,333	127
Purchased Services	3,988	3,813	(174)	7,975	7,627	(349)
Other Direct Costs	9,901	9,463	(438)	19,987	19,774	(213)
Election Expense	46,853	46,853	-	93,706	93,706	-
Property Taxes/Franchise Taxes	21,945	21,945	(0)	43,890	43,890	(0)
Bad Debt Expense	-	-	-	-	-	-
Grants/Sponsorships to service providers	29,167	29,167	(0)	60,333	60,333	(0)
Amortization	10,171	10,171	(0)	20,468	20,467	(0)
Depreciation	122,411	122,410	(1)	264,149	264,148	(1)
Total operating expenses	525,682	509,336	(16,345)	1,055,305	1,018,907	(36,399)
Operating profit/(loss)	$18,152	$47,443	($29,292)	$30,709	$81,045	($50,336)
Nonoperating revenues (expenses):						
Interest income	35,677	30,000	5,677	70,404	60,000	10,404
Interest expense	(22,743)	(22,743)	-	(45,624)	(45,624)	0
Net incr/(decr) in fair value of investments	(941)	(941)	-	(4,769)	(4,769)	-
Realized gain/(loss)	(25)	(25)	-	(134)	(134)	-
Other Income	-	-	-	0	-	-
Net nonoperating revenues (expenses)	11,968	6,291	5,677	19,877	9,473	10,404
Net profit/(loss)	$ 30,120	$ 53,734	$ (23,615)	$ 50,586	$ 90,518	$ (39,931)

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
August 31, 2026

	AUGUST				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	259,247	259,247	-		517,707	517,707	-
CAM Reimbursement	133,792	133,792	-		267,584	267,584	-
PAMF's Bldg 4050 Reimbursements	47,994	47,994	-		95,987	95,987	-
Other Income/Tenant Reimbursements	8,452	8,379	73		16,410	17,228	(818)
Total operating revenues	$449,484	$449,411	$73		$897,688	$898,506	($818)
Operating expenses							
Legal/Professional Fees	-	-	-		-	-	-
Management Fees	25,654	25,654	0		51,308	51,308	0
Utilities (Gas, Electric & Water)	24,503	22,033	(2,470)		46,591	45,085	(1,506)
Repairs & Maintenance	136,730	123,456	(13,274)	A	249,943	218,403	(31,540)
Insurance	3,079	3,079	(0)		6,158	6,158	(0)
Other Direct Costs	3,679	3,567	(112)		7,033	7,134	100
Property Taxes/Franchise Tax	21,945	21,945	(0)		43,890	43,890	(0)
Amortization	8,589	8,589	0		17,304	17,304	0
Depreciation	84,708	84,708	(0)		188,743	188,743	(0)
Total operating expenses	308,887	293,031	(15,855)		610,970	578,024	(32,946)
Operating profit/(loss)	$140,598	$156,380	($15,782)		$286,718	$320,482	($33,764)
Nonoperating revenues (expenses):							
Interest Income	-	-	-		-	-	-
Interest expense	(22,743)	(22,743)	0		(45,624)	(45,624)	0
Net incr/(decr) in fair value of investments	-	-	-		-	-	-
Realized gain/(loss)	-	-	-		-	-	-
Net nonoperating revenues (expenses)	(22,743)	(22,743)	-		(45,624)	(45,624)	0
Net profit/(loss)	$117,855	$133,637	($15,782)		$241,094	$274,858	($33,764)

A) Variance is primarily due to unfavorable valet parking expense by $13,240.

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

	AUGUST				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	$ 59,310	$ 67,616	$ (8,306)	A	$ 118,353	$ 126,659	$ (8,306)
CAM Reimbursement	34,934	39,652	(4,718)	A	69,869	74,587	(4,718)
Other Income/Tenant Reimbursements	105	100	5		105	200	(95)
Total operating revenues	$94,349	$107,369	($13,019)		$188,326	$201,446	($13,119)
Operating expenses							
Legal Fees	-	-	-		-	-	-
Management Fees	3,638	4,295	657	A	7,269	8,058	788
Utilities (Gas, Electric & Water)	10,438	10,531	93		19,957	20,485	528
Repairs & Maintenance	20,481	19,674	(808)	B	41,714	38,982	(2,732)
Insurance	1,423	1,488	65		2,846	2,977	130
Other Direct Costs	3,944	3,648	(295)		7,394	7,194	(200)
Property Taxes	-	-	-		-	-	-
Bad Debt Expense	-	-	-		-	-	-
Amortization	1,582	1,582	(0)		3,164	3,163	(0)
Depreciation	37,703	37,703	(0)		75,406	75,405	(0)
Total operating expenses	79,208	78,921	(288)		157,750	156,265	(1,485)
Operating profit/(loss)	$15,141	$28,448	$13,307		$30,576	$45,181	($14,605)
Nonoperating revenues (expenses):							
Interest income	-	-	-		-	-	-
Interest expense	-	-	-		-	-	-
Net incr/(decr) in fair value of investments	-	-	-		-	-	-
Realized gain/(loss)	-	-	-		-	-	-
Net nonoperating revenues (expenses)	-	-	-		-	-	-
Net profit/(loss)	$15,141	$28,448	($13,307)		$30,576	$45,181	($14,605)

A) Variance due to delay in negotiations for new lease term of vacated space in FY26.

B) Variance primarily due to unfavorable valet parking by $614.

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

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	$ -	$ -	$ -	$ -	$ -	$ -
Interest income	-	-	-	-	-	-
Total operating revenues	$0	$0	$0	$0	$0	$0
Operating expenses						
Consulting	2,750	2,500	(250)	5,500	5,000	(500)
Community Communciations/Education	2,280	2,250	(30)	5,967	5,000	(967)
Grants/Sponsorships to service providers	29,167	29,167	(0)	60,333	60,333	(0)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	34,197	33,917	(280)	71,800	70,333	(1,467)
Operating profit/(loss)	($34,197)	($33,917)	($280)	($71,800)	($70,333)	($1,467)
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)	$0	$0	$0	$0	$0	$0
Net profit/(loss)	($34,197)	($33,917)	($280)	($71,800)	($70,333)	($1,467)

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

	AUGUST			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Interest income	$ 35,677	$ 30,000	$ 5,677	$ 70,404	$ 60,000	$ 10,404
Total operating revenues	$ 35,677	$30,000	$5,677	$70,404	$60,000	$10,404
Operating expenses						
Salaries & Benefits	43,231	43,231	-	92,746	92,359	(387)
Consulting	-	-	-	500	500	-
Legal Fees	-	-	-	-	-	-
Audit Fees	1,811	1,820	9	3,622	3,640	18
Repairs & Maintenance	704	704	0	1,408	1,408	0
Investment Fees	424	700	276	1,066	1,400	334
Insurance	4,101	4,099	(2)	8,202	8,199	(3)
Purchased Services	3,988	3,813	(174)	7,975	7,627	(349)
Other Direct Costs	2,279	2,247	(32)	5,560	5,446	(114)
Election Expense	46,853	46,853	-	93,706	93,706	-
Total operating expenses	103,390	103,468	78	214,785	214,285	(500)
Operating profit/(loss)	($67,713)	($73,468)	$5,755	($144,381)	($154,285)	$9,904
Nonoperating revenues (expenses):						
Net incr/(decr) in fair value of investments	(941)	(941)	0	(4,769)	(4,769)	0
Realized gain/(loss)	(25)	(25)	0	(134)	(134)	0
Other Income	0	0	0	0	0	0
Net nonoperating revenues (expenses)	($966)	($966)	$0	($4,903)	($4,903)	$0
Net profit/(loss)	($68,679)	($74,434)	$5,755	($149,284)	($159,188)	$9,904

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

	District Office August 31, 2026	Dublin Gateway LP August 31, 2026	Eden Medical Building August 31, 2026	Eden Healthcare District August 31, 2026	Eden Healthcare District June 30, 2026
Assets					
Current assets:					
Cash, equivalents and deposits	$ 9,010,646	$ 143,448	$ 4,011	**$ 9,158,105**	$ 8,872,114
Accounts receivable	1,500,000	29,531	23,696	**1,553,227**	1,601,386
Prepaid Expenses	72,801	33,772	11,296	**117,869**	52,269
Interest Receivable	17,411	-	-	**17,411**	21,561
Total current assets	10,600,858	206,751	39,003	**10,846,612**	10,547,330
Investments	1,835,289		-	**1,835,289**	1,897,638
Deposit	-	-	-	**-**	-
Other	-	268,603	54,078	**322,681**	343,147
Capital assets:	-	-	-	**-**	-
Construction in Progress	-	-	-	**-**	-
Nondepreciable	-	11,000,000	2,005,082	**13,005,082**	13,005,082
Depreciable	-	10,197,670	2,403,974	**12,601,644**	12,865,792
Total assets	$ 12,436,146	$ 21,673,024	$ 4,502,137	**$ 38,611,308**	$ 38,658,989
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	$ 168,724	$ 164,666	$ 33,622	**$ 367,012**	$ 308,338
Taxes payable	-	43,890	-	**43,890**	-
Interest payable	-	22,743	-	**22,743**	22,286
Security deposits payable	-	114,502	45,561	**160,063**	160,063
Unearned rent	-	59,705	360	**60,065**	62,215
Grants payable	68,333	-	-	**68,333**	160,000
Loan payable (Building Loan)	-	8,070,571	-	**8,070,571**	8,175,670
Total current liabilities	237,056	8,476,077	79,543	**8,792,677**	8,888,572
Notes Payable (PG&E Loan)	-	13,043	12,308	**25,351**	27,722
Total non-current liabilities	-	13,043	12,308	**25,351**	27,722
Total liabilities	237,056	8,489,120	91,851	**8,818,028**	8,916,294
Net assets					
Invested in cap assets, net of debt	-	13,127,099	4,409,056	**17,536,155**	17,681,156
Committed Funds	2,203,680	-	-	**2,203,680**	-
Uncommitted funds	9,995,409	56,805	1,230	**10,053,444**	12,061,538
Total net assets	12,199,089	13,183,904	4,410,292	**29,793,287**	29,742,694
Total liabilities & net assets	$ 12,436,146	$ 21,673,024	$ 4,502,137	**$ 38,611,308**	$ 38,658,989