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

Financial Highlights

Eden Health District had a cash loss of $42,427 in September. The loss was unfavorable to the budget by $19,554. The variance was primarily due to unfavorable rental income and CAM reimbursements by $11,332 and unfavorable operating expenses by $11,667 which were offset with favorable interest income of $4,668. Details for each building are below.

Dublin Gateway had a cash gain of $218,168 which was unfavorable to the budget by $12,249. The variance was primarily due to unfavorable valet parking expense by $14,515 and unfavorable tenant reimbursements by $1,579. These unfavorable variances were offset with favorable general repairs and maintenance by $1,404 and favorable utilities by $2,129.

Eden's Medical Building had a cash gain of $51,623 which was unfavorable to the budget by $9,768. The variance was primarily attributable to unfavorable rental income and CAM reimbursements by $10,975. The budget assumed the available suite would be occupied in August; however, the current lease proposal was not finalized until the end of September with an effective date of October 1, 2026.

Community Services expenses were $238,747 and were unfavorable to the budget by $830. Included in September expenses was a $200,000 grant provided to La Familia. The funds will be used to pay staff and maintain operations at the FQHC-Lookalike during the first year of operation until federal and state reimbursements for services provided are received. The funds were needed as federal and state reimbursements can take six to twelve months to receive.

District Office operating expenses were $108,118 and were unfavorable to the budget by $1,772. The variance was due to an unexpected expense from the Districts accounting software company (Blackbaud) for migrating Blackbaud's accounting system, FE7 to solely WebView. This means that Blackbaud Financial Edge 7 (FE7) is transitioning its features from the traditional database view to the web-based interface called WebView. The shift is part of Blackbaud's plan to offer a total web solution for their next generation accounting software module, Financial Edge NXT. For organization that hosts FE7 on-premises, as the District does (meaning they run the software on their own servers rather than in Blackbaud's cloud), we won't be affected by this change. On-premises users will continue to access FE7 as they always have, without any changes to their current setup, however; Blackbaud is billing clients who remain with on-premise hosting a one-time charge of $1,772 unless they upgrade to Financial Edge NXT. Financial Edge NXT is more robust than the District needs so we will remain on FE7.

Eden Health District had a net loss of $187,061 for September which was unfavorable to the budget by $19,555. Net assets were higher by $136,635 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
September 30, 2026

	SEPTEMBER			YEAR TO DATE		
	Actual	Budget	Variance	Actual	Budget	Variance
Operating revenues						
Rental income	320,149	326,764	(6,614)	956,209	971,130	(14,921)
CAM Reimbursement	168,726	173,444	(4,718)	506,179	515,615	(9,436)
PAMF's Bldg 4050 Reimbursements	47,994	47,994	-	143,981	143,981	-
Other Income/Tenant Reimbursements	8,567	9,789	(1,222)	25,082	27,216	(2,135)
Total operating revenues	545,436	557,991	(12,554)	1,631,450	1,657,942	(26,492)
Operating expenses						
Salaries & Benefits	45,543	45,930	387	138,289	138,289	-
Consulting	3,150	3,000	(150)	9,150	8,500	(650)
Community Education	2,830	2,250	(580)	8,797	7,250	(1,547)
Legal Fees	-	-	-	-	-	-
Audit/Tax Preparation Fees	1,811	1,820	9	5,434	5,460	27
Management Fees	29,282	29,907	624	87,860	89,273	1,413
Utilities (Gas, Electric & Water)	32,429	34,945	2,516	98,976	100,515	1,539
Repairs & Maintenance	160,768	146,376	(14,392)	453,833	405,473	(48,361)
Investment Fees	535	700	165	1,601	2,100	499
Insurance	8,603	8,667	63	25,810	26,000	191
Purchased Services	4,088	3,813	(274)	12,063	11,440	(623)
Other Direct Costs	9,930	9,613	(318)	29,918	29,387	(531)
Election Expense	46,853	46,853	-	140,559	140,559	-
Property Taxes/Franchise Taxes	21,662	21,945	283	65,552	65,834	283
Grants/Sponsorships to service providers	233,167	233,167	(0)	293,500	293,500	(0)
Amortization	9,818	9,818	0	30,286	30,286	0
Depreciation	121,303	121,303	(1)	385,452	385,451	(1)
Total operating expenses	731,773	720,106	(11,667)	1,787,079	1,739,317	(47,762)
Operating profit/(loss)	($186,337)	($162,115)	($24,222)	($155,628)	($81,375)	($74,254)
Nonoperating revenues (expenses):						
Interest income	34,668	30,000	4,668	105,072	90,000	15,072
Interest expense	(21,858)	(21,857)	(1)	(67,481)	(67,481)	(0)
Net incr/(decr) in fair value of investments	(13,512)	(13,512)	-	(18,281)	(18,281)	-
Realized gain/(loss)	(22)	(22)	-	(156)	(156)	-
Other Income	-	-	-	-	-	-
Net nonoperating revenues (expenses)	(724)	(5,391)	4,667	19,154	4,082	15,072
Net profit/(loss)	$ (187,061)	$ (167,506)	$ (19,555)	$ (136,476)	$ (77,293)	$ (59,182)

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
September 30, 2026

	SEPTEMBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	260,197	260,197	-		777,904	777,904	-
CAM Reimbursement	133,792	133,792	-		401,376	401,376	-
PAMF's Bldg 4050 Reimbursements	47,994	47,994	-		143,981	143,981	-
Other Income/Tenant Reimbursements	8,109	9,689	(1,579)		24,519	26,916	(2,397)
Total operating revenues	$450,092	$451,671	($1,579)		$1,347,780	$1,350,177	($2,397)
Operating expenses							
Legal/Professional Fees	-	-	-		-	-	-
Management Fees	25,654	25,654	0		76,962	76,962	0
Utilities (Gas, Electric & Water)	21,977	24,106	2,129		68,568	69,191	623
Repairs & Maintenance	134,082	120,971	(13,111)	A	384,025	339,678	(44,347)
Insurance	3,079	3,079	(0)		9,237	9,237	(0)
Other Direct Costs	3,612	3,642	30		10,645	10,776	130
Property Taxes/Franchise Tax	21,662	21,945	283		65,552	65,834	283
Amortization	8,589	8,589	0		25,893	25,893	0
Depreciation	84,708	84,708	(1)		273,451	273,450	(1)
Total operating expenses	303,363	292,694	(10,669)		914,333	871,022	(43,312)
Operating profit/(loss)	$146,729	$158,978	($12,249)		$433,447	$479,156	($45,709)
Nonoperating revenues (expenses):							
Interest Income	-	-	-		-	-	-
Interest expense	(21,858)	(21,857)	(1)		(67,481)	(67,481)	(0)
Net incr/(decr) in fair value of investments	-	-	-		-	-	-
Realized gain/(loss)	-	-	-		-	-	-
Net nonoperating revenues (expenses)	(21,858)	(21,857)	(1)		(67,481)	(67,481)	(0)
Net profit/(loss)	$124,871	$137,121	($12,249)		$365,965	$411,674	($45,709)

A) Variance is primarily due to unfavorable valet parking expense by $14,515 which was offset with favorable general repairs of $1,404.

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

	SEPTEMBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Rental income	$ 59,952	$ 66,567	$ (6,614)	A	$ 178,305	$ 193,226	$ (14,921)
CAM Reimbursement	34,934	39,652	(4,718)	A	104,803	114,239	(9,436)
Other Income/Tenant Reimbursements	458	100	358		563	300	263
Total operating revenues	$95,344	$106,319	($10,975)		$283,670	$307,765	($24,095)
Operating expenses							
Legal Fees	-	-	-		-	-	-
Management Fees	3,629	4,253	624		10,898	12,311	1,413
Utilities (Gas, Electric & Water)	10,451	10,839	388		30,408	31,324	916
Repairs & Maintenance	24,211	24,701	490		65,925	63,683	(2,242)
Insurance	1,423	1,488	65		4,270	4,465	195
Other Direct Costs	4,008	3,648	(359)		11,402	10,843	(559)
Property Taxes	-	-	-		-	-	-
Amortization	1,229	1,229	-		4,393	4,393	(0)
Depreciation	36,595	36,595	-		112,001	112,001	(0)
Total operating expenses	81,546	82,753	1,208		239,296	239,018	(278)
Operating profit/(loss)	$13,798	$23,566	($9,768)		$44,374	$68,747	($24,372)
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)	$13,798	$23,566	($9,768)		$44,374	$68,747	($24,372)

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

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

	SEPTEMBER			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)	8,250	7,500	(750)
Community Communciations/Education	2,830	2,250	(580)	8,797	7,250	(1,547)
Grants/Sponsorships to service providers	233,167	233,167	(0)	293,500	293,500	(0)
Amortization	-	-	-	-	-	-
Depreciation	-	-	-	-	-	-
Total operating expenses	238,747	237,917	(830)	310,547	308,250	(2,297)
Operating profit/(loss)	($238,747)	($237,917)	($830)	($310,547)	($308,250)	($2,297)
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)	($238,747)	($237,917)	($830)	($310,547)	($308,250)	($2,297)

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

	SEPTEMBER				YEAR TO DATE		
	Actual	Budget	Variance		Actual	Budget	Variance
Operating revenues							
Interest income	$ 34,668	$ 30,000	$ 4,668		$ 105,072	$ 90,000	$ 15,072
Total operating revenues	$ 34,668	$30,000	$4,668		$105,072	$90,000	$15,072
Operating expenses							
Salaries & Benefits	45,543	45,930	387		138,289	138,289	-
Consulting	400	500	100		900	1,000	100
Legal Fees	-	-	-		-	-	-
Audit Fees	1,811	1,820	9		5,434	5,460	27
Repairs & Maintenance	2,476	704	(1,772)	A	3,883	2,112	(1,771)
Investment Fees	535	700	165		1,601	2,100	499
Insurance	4,101	4,099	(2)		12,303	12,298	(5)
Purchased Services	4,088	3,813	(274)		12,063	11,440	(623)
Other Direct Costs	2,311	2,322	11		7,870	7,768	(102)
Election Expense	46,853	46,853	-		140,559	140,559	-
Total operating expenses	108,118	106,742	(1,376)		322,902	321,027	(1,876)
Operating profit/(loss)	($73,450)	($76,742)	$3,292		($217,830)	($231,027)	$13,196
Nonoperating revenues (expenses):							
Net incr/(decr) in fair value of investments	(13,512)	(13,512)	0		(18,281)	(18,281)	0
Realized gain/(loss)	(22)	(22)	0		(156)	(156)	0
Other Income	0	0	0		0	0	0
Net nonoperating revenues (expenses)	($13,534)	($13,534)	$0		($18,437)	($18,437)	$0
Net profit/(loss)	($86,984)	($90,276)	$3,292		($236,267)	($249,464)	$13,196

A) Migration of Financial Edge (accounting system) to cloud based environment.

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

	District Office September 30, 2026	Dublin Gateway LP September 30, 2026	Eden Medical Building September 30, 2026	Eden Healthcare District September 30, 2026	Eden Healthcare District June 30, 2026
Assets					
Current assets:					
Cash, equivalents and deposits	$ 9,039,447	$ 150,195	$ 4,019	**$ 9,193,661**	$ 8,872,114
Accounts receivable	1,500,000	29,480	28,336	**1,557,816**	1,601,386
Prepaid Expenses	62,818	28,448	9,924	**101,190**	52,269
Interest Receivable	20,409	-	-	**20,409**	21,561
Total current assets	10,622,674	208,123	42,279	**10,873,076**	10,547,330
Investments	1,824,815		-	**1,824,815**	1,897,638
Deposit	-	-	-	**-**	-
Other	-	260,015	52,848	**312,863**	343,147
Capital assets:	-	-	-	**-**	-
Construction in Progress	-	-	-	**-**	-
Nondepreciable	-	11,000,000	2,005,082	**13,005,082**	13,005,082
Depreciable	-	10,112,961	2,367,379	**12,480,340**	12,865,792
Total assets	$ 12,447,488	$ 21,581,099	$ 4,467,588	**$ 38,496,176**	$ 38,658,989
Liabilities and net assets					
Current liabilities:					
Accts payable and accr'd liab	$ 241,795	$ 168,298	$ 30,949	**$ 441,042**	$ 308,338
Taxes payable	-	65,551	-	**65,551**	-
Interest payable	-	21,858	-	**21,858**	22,286
Security deposits payable	-	114,502	45,561	**160,063**	160,063
Unearned rent	-	62,506	370	**62,876**	62,215
Grants payable	97,500	-	-	**97,500**	160,000
Loan payable (Building Loan)	-	8,017,068	-	**8,017,068**	8,175,670
Total current liabilities	339,294	8,449,783	76,880	**8,865,958**	8,888,572
Notes Payable (PG&E Loan)	-	12,542	11,624	**24,166**	27,722
Total non-current liabilities	-	12,542	11,624	**24,166**	27,722
Total liabilities	339,294	8,462,325	88,504	**8,890,124**	8,916,294
Net assets					
Invested in cap assets, net of debt	-	13,095,893	4,372,461	**17,468,354**	17,681,156
Committed Funds	2,203,680	-	-	**2,203,680**	-
Uncommitted funds	9,904,513	22,881	6,623	**9,934,017**	12,061,538
Total net assets	12,108,193	13,118,774	4,379,090	**29,606,059**	29,742,694
Total liabilities & net assets	$ 12,447,488	$ 21,581,099	$ 4,467,588	**$ 38,496,176**	$ 38,658,989