#### Kalamazoo County Public Housing Commission

#### **Budget Comparison Cash Flow**

Period = May 2025

Book = Accrust: Tree = vsi. of

Book = Accrual : Tree = vsi cf Variance PTD Actual PTD Budget % Var YTD Actual YTD Budget Variance % Var Annual REVENUE: **Tenant Rents** 1.690.00 1,690.00 0.00 0.00 8,450.00 8,450.00 0.00 0.00 20,280.00 **FUSE Rents** 1,500.00 1.500.00 0.00 0.00 7,500.00 7,500.00 0.00 0.00 9,000.00 Sugarloaf Rents 5,459.91 9.640.00 (4.180.09)(43.36)19.012.73 48,200.00 (29, 187.27)(60.55)115,680.00 County Funds 0.00 0.00 0.00 N/A 31,250.00 31,250.00 0.00 0.00 125,000,00 Keystone House Rents 700.00 (200.00) 900.00 (22.22)4.000.00 4,500.00 (500.00)(11.11)10,800.00 Sugarloaf Vacancy Loss 0.00 (964.00)964.00 100.00 0.00 (4,820.00)4,820.00 100.00 (11,568.00)**Total Rent Revenue** 9,349.91 12,766.00 (3,416.09)(26.76)70,212.73 95,080,00 (24,867.27) (26.15)269,192,00 Interest Income 208.60 100.00 108.60 108.60 1,122.22 500.00 622.22 124.44 1,200.00 Interest Income - LHAF 1,170.14 2,000.00 (829.86) (41.49)5,284.41 10,000.00 (4.715.59)(47.16)24,000.00 Total Financial Revenue 1,378.74 2,100.00 (721.26)(34.35)6,406.63 10,500.00 (4,093.37)(38.98)25,200.00 KCF Endowment Fund 0.00 0.00 0.00 N/A 0.00 9,744.00 (9,744.00)(100.00)9,744.00 **TOTAL REVENUE** 10.728.65 14,866.00 (4,137.35) (27.83)76,619.36 115,324.00 (38,704.64) (33.56)304,136.00 Administrative Expenses: Subsidy - FUSE 1.578.61 3.005.00 1.426.39 47.47 9,293.79 15,025.00 5,731.21 38.14 36,060.00 Bethany House 2,502.00 738.43 1,763.57 70.49 13,204,39 12.510.00 (694.39)(5.55)30,024.00 Millage - Housing Supports 0.00 0.00 0.00 N/A 501.80 0.00 (501.80)N/A 0.00 Millage - Housing 6.849.58 8 676 00 1,826.42 21.05 21,924.14 43,380.00 21,455.86 49.46 104,112.00 Millage- Housing Entry Support 0.00 16,666,00 16,666.00 100.00 0.00 83,330.00 83,330,00 100.00 200,000.00 Millage - Office Expenses 40.59 218.00 177.41 81.38 40.59 1,090.00 1.049,41 96.28 2.616.00 Veterans Homeless Initiative 20,704.82 11,201,00 (9,503.82)(84.85) 52,895.27 56,005.00 3.109.73 5.55 134,412,00 Office Supplies 13.46 65.00 51.54 79.29 141.65 325.00 183.35 56.42 780.00 Website/Technology Support 0.00 176.00 176.00 100.00 72.00 880.00 808.00 91.82 2,112,00 Management Fee 1,250.00 1.250.00 0.00 0.00 6,250.00 6,250.00 0.00 0.00 15,000.00 Rent Collection/Legal Expense 0.00 200.00 200.00 100.00 0.00 1,000.00 1,000.00 100.00 2,400.00 Accounting Expense 0.00 0.00 0.00 N/A 7,200.00 7,200.00 0.00 0.00 7,200.00 Misc. Administrative Expenses 60.71 50.00 (10.71)(21.42)264.83 250.00 (14.83)(5.93)600.00 **Total Administrative Expenses** 31,236.20 44,009.00 12,772.80 29.02 111,788.46 227,245.00 115,456.54 50.81 535,316.00 Financial Expenses: Bank Service Charges 0.00 1.00 1.00 100.00 0.00 5.00 5.00 100.00 12.00 **Total Financial Expenses** 0.00 1.00 1.00 100.00 0.00 5.00 5.00 100.00 12.00 Corporate Expenses: (Gain) Loss Benefit Int in KCF 1,323.83 0.00 (1,323.83)N/A 10,694.56 0.00 (10,694.56)N/A 0.00 **Total Corporate Expenses** 1.323.83 0.00 (1,323.83)N/A 10,694.56 0.00 (10,694.56) N/A 0.00 **TOTAL EXPENSES** 32,560.03 44,010.00 11,449.97 26.02 122,483.02 227,250.00 104,766,98 46.10 535,328.00 **NET INCOME / (LOSS)** (21,831.38)(29,144.00)7,312.62 25.09 (45,863.66) (111,926.00) 66,062.34 59.02 (231, 192.00)**ADJUSTMENTS** Cash in Bank - LHAF (831.08)0.00 (831.08)N/A (13,967.65)0.00 (13,967.65)N/A 0.00 Cash in Bank - Sugarloaf (1.472.29)0.00 (1.472.29)N/A (9,418.75)0.00 (9,418.75)N/A 0.00 Savings Account - LHAF (920.66)13,812.00 (14,732.66)(106.67)110,330.97 69,060.00 41,270.97 59.76 165,752.00 Cash - Money Market 9,791.40 1,786.00 8,005.40 448.23 8,877,78 30,306.00 (21,428.22)(70.71)52,576.00 Note Receivable - Sugarloaf 1,071.67 1.072.00 (0.33)(0.03)5,358.35 5,360.00 (0.03)(1.65)12,864.00 Reserve - Sugarloaf (249.48)0.00 (249.48)N/A (615.38)0.00 (615.38)N/A 0.00 Assets Held by KCF 1,323.83 0.00 1,323.83 N/A 10,694.56 0.00 10.694.56 N/A 0.00 Accounts Payable - Trade (438.93)0.00 (438.93)N/A 134.64 0.00 134.64 N/A 0.00 Sugarloaf Accounts Payable (105.00)0.00 (105.00)N/A (105.00)0.00 (105.00)N/A 0.00 Accounts Payable - Other 0.00 0.00 0.00 N/A (110.474.66)0.00 (110,474.66) N/A 0.00 Tenant Security Deposits Liab. 1,910.00 0.00 1,910.00 N/A 3,878.84 0.00 3,878.84 N/A 0.00 Tenant Security Deposits - Sugarloaf 0.00 0.00 0.00 N/A 4,001.16 0.00 4,001.16 N/A 0.00 Prepaid Rent 0.00 0.00 0.00 N/A 1,500.00 0.00 1,500.00 N/A 0.00 Prepaid Rent - Sugarloaf 856.96 0.00 856.96 N/A 856.96 0.00 856.96 N/A 0.00 TOTAL ADJUSTMENTS 10,936.42 16,670.00 (5,733.58)(34.39)11,051.82 104,726.00 (93,674.18) (89.45)231,192.00 CASH FLOW (10,894.96)(12,474.00)1,579.04 12.66 (34,811.84) (7,200.00)(27,611.84)(383.50)0.00 Beginning Fund Balance 1,832,847.87 1,774,098.15 58,749.72 0.03 1,856,880.15 1,856,880,15 0.00 0.00 1,856,880.15 Ending Fund Balance 66,062.34 1,811,016.49 1,744,954.15 0.04 1,811,016.49 1,744,954.15 66,062.34 1,625,688.15

Page 1 of 1

## Kalamazoo County Public Housing Commission Balance Sheet

Period = May 2025 Book = Accrual

Book = Accrual			
	Current Balance		
ASSETS:			
Current Assets:			
Cash in Bank	5,480.09		
Cash in Bank - LHAF	14,314.93		
Cash in Bank - Sugarloaf	9,418.75		
Savings Account	5.00		
Savings Account - LHAF	394,664.87		
Cash - Money Market	93,097.34		
Note Receivable - Sugarloaf	310,783.30		
Reserve - Sugarloaf	50,619.49		
<b>Total Current Assets</b>	878,383.77		
Fixed Assets:			
Land	22 225 00		
	32,335.00		
Homes	791,512.68		
Accumulated Depreciation	(16,121.96)		
Total Fixed Assets	807,725.72		
Other Assets:			
Assets Held by KCF	162,737.90		
Total Other Assets	162,737.90		
TOTAL ASSETS	1,848,847.39		
	2,010,012.03		
LIABILITIES & OWNERS' EQUITY:			
Current Liabilities:			
Accounts Payable - Trade	134.64		
Sugarloaf Accounts Payable	(105.00)		
Accounts Payable - Other	21,821.30		
Tenant Security Deposits Liab.	9,621.84		
Tenant Security Deposits - Sugarloaf	4,001.16		
Total Current Liabilities			
Total Current Liabilities	35,473.94		
Prepaid Revenues:			
Prepaid Rent	1,500.00		
Prepaid Rent - Sugarloaf	856.96		
Total Prepaid Revenues	2,356.96		
TOTAL LIABILITIES	37,830.90		
Retained Earnings	1,856,880.15		
Year To Date Earnings	(45,863.66)		
Total Capital	1,811,016.49		
TOTAL LIABILITIES & CAPITAL	1,848,847.39		
	2,070,077,39		

## **KCPHC** homes at Sugarloaf

### 01/01/2025 - 05/31/2025

Income	, , ,
Electric - Sugarloaf KCPHC	75.00
Miscellaneous Income	
Late Fee Income	60.00
Total for Miscellaneous Income	60.00
Rent Income	
Rent Income - Other	18,023.68
Total for Rent Income	18,023.68
Total Income	18,158.68
Expense	•
Bank Fees	29.39
KCPHC Lot Rent to Sugarloaf	12,000.00
Maintenance & Repair Expense	
Cleaning Expense	70.00
Maintenance & Repair (Home Reno)	2,930.17
Maintenance & Repair Expense - Other	543.92
Total for Maintenance & Repair Expense	3,544.09
Miscellaneous Expense	
Application Fee Expense	50.00
Total for Miscellaneous Expense	50.00
Professional Fee Expense	
Accounting	500.00
Management Fee	1,516.59
Total for Professional Fee Expense	2,016.59
Utilities Expense	
Electric Expense	367.26
Gas Expense	293.61
Total for Utilities Expense	660.87
Total Expense	18,300.94
Net Operating Income	(142.26)
Non-operating Expense	
Depreciation Expense	18,040.55
Total Non-operating Expense	18,040.55
Net Non-operating Income	(18,040.55)
Net Income	(18,182.81)



## **Balance Sheet Consolidated**

### **KCPHC** homes at Sugarloaf

Assets	
Current Asset	
BVPM Operating - KCPHC	9,248.10
BVPM Operating - KCPHC - Pending EFTs	301.60
Total Current Asset	9,549.70
Fixed Asset	·
Accumulated Depreciation	(18.040.55)

Accumulated Depreciation	(18,040.55)
Residential Real Property	700,397.00
Total Fixed Asset	682,356.45
Total Assets	691,906.15

Liabilities

60.00
1,751.96
7,880.00
9,691.96
9,691.96

Equity

Capital Contributions 700,397.00
Net Income (18,182.81)
Retained Earnings

Total Equity 682,214.19
Total Liabilities & Equity 691,906.15

### **KPC Operating Account**

# Bank Reconciliation Report 5/31/2025

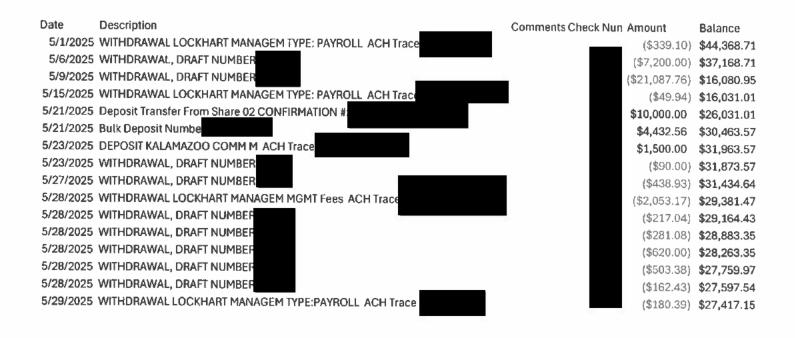
Posted by: aavis on 6/2/2025

#### Balance Per Bank Statement as of 5/31/2025 Outstanding Checks

27,417.15

Check Date	Check Number	Payee	Amount
9/11/2023		schollm - Michael Scholl	45.00
5/21/2025		Intserv - Integrated Services of Kalamazoo	21,234.48
5/21/2025		Intserv - Integrated Services of Kalamazoo	541.21
5/27/2025		republic - Republic Waste Services	116.37
Less:	<b>Outstanding Checks</b>		21,937.06
	Reconciled Bank Bala	nce	5,480.09
Balance per GL	. as of 5/31/2025		5,480.09
	Reconciled Balance P	er G/L	5,480.09
Difference	(Reconciled Bank Balar	nce And Reconciled Balance Per G/L)	0.00

## Kalamazoo County Public Housing Commission Operating Account



### **KPC Money Market Account**

# Bank Reconciliation Report 5/31/2025

Balance Per Ban	k Statement as of 5/31/2025	93,097.34
	Reconciled Bank Balance	93,097.34
Balance per GL a	s of 5/31/2025	93,097.34
	Reconciled Balance Per G/L	93,097.34
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

#### Kalamazoo County Public Housing Commission **Money Market Account**

Date Description 5/21/2025 Withdrawal Transfer To Share 01 CONFIRMATION # 5/31/2025 Deposit Dividend Tiered Rate APY Earned 2.50% 05/01/25 to 05/31/25

Comments Check Nun Amount

Balance

(\$10,000.00) \$92,888.74

\$208.60 \$93,097.34

### **LHAF - Operating Account**

# Bank Reconciliation Report 5/31/2025

Balance Per Bank	Statement as of 5/31/2025	14,314.93
	Reconciled Bank Balance	14,314.93
Balance per GL as	of 5/31/2025	14,314.93
	Reconciled Balance Per G/L	14,314.93
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00



348 West Michigan Avenue Kalamazoo, Mi 49007

KALAMAZOO COUNTY PUBLIC HOUSING COM LOCAL HOUSING ASSISTANCE FUND MILLAGE 2725 AIRVIEW BLVD STE 202 PORTAGE MI 49002-1805

## Statement Ending 05/31/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

## Managing Your Accounts

血

Bank Name

First National Bank of Michigan

1

Phone

269.349.0100



Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

FNBM
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Home
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Loans

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- Fixed Interest Rate
- Interest-only payments during construction
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## Summary of Accounts

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https://fnbmichigan.bank/category/security-updates/

**Account Type** 

Commercial Checking

**Account Number** 

**Ending Balance** 

\$14,314.93





## Statement Ending 05/31/2025

KALAMAZOO COUNTY PUBLIC

Page 3 of 4

Account Number:

## **Commercial Checking -**

**Account Summary** 

Date 05/01/2025 Description Beginning Balance

1 Credit(s) This Period 1 Debit(s) This Period

05/31/2025 Ending Balance

Amount \$13,483.85

\$1,071.67 \$240.59

\$14,314.93

**Deposits** 

Date Description 05/21/2025 Deposit Amount \$1,071.67

1 item(s) totaling \$1,071.67

**Electronic Debits** 

Date Description

05/29/2025 IB Transfer W/D May fee and billbacks

Amount

\$240.59 1 item(s) totaling \$240.59

**Daily Balances** 

Date 05/01/2025 Amount \$13,483.85

Date 05/21/2025 Amount \$14,555.52 Date 05/29/2025 \$14,314.93

**Overdraft and Returned Item Fees** 

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



innan	\$1 071	47
Com = ents		
	Decision	
Timine 364	30A Crest	
Barch 3	Approved historical	
077414238	Amount 107187	
	Star Torre 8 45 43 AM	
ISM	Calls 0521 2025	

## Statement Ending 05/31/2025

KALAMAZOO COUNTY PUBLIC

Page 4 of 4

Account Number

#### **LHAF - Savings Account**

# Bank Reconciliation Report 5/31/2025

Balance Per Ban	k Statement as of 5/31/2025	394,664.87
	Reconciled Bank Balance	394,664.87
Balance per GL	as of 5/31/2025	394,664.87
	Reconciled Balance Per G/L	394,664.87
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

First National Bank of Michigan 348 West Michigan Avenue Kalamazoo, MI 49007

RETURN SERVICE REQUESTED

Kalamazoo County Public Housing 2725 Airview Boulevard Suite 202 Kalamazoo, MI 49002



Contact Us

269-349-0100 treasurymanagement@fnbmlchigan.bank www.fnbmlchigan.bank

Account

Kalamazoo County Public Housing

Date

05/31/2025

Page 1 of 2

#### IntraFi Cash Service<sup>SM</sup>, or ICS<sup>®</sup>, Monthly Statement

The following information is a summary of activity in your account(s) for the month of May 2025 and the list of FDIC-insured institution(s) that hold your deposits as of the date indicated. These deposits have been placed by us, as your agent and custodian, in deposit accounts through IntraFi Cash Service. Funds in your deposit accounts at the FDIC-insured institutions at which your funds have been placed will be "deposits," as defined by federal law. Certain conditions must be satisfied for "pass-through" FDIC deposit insurance coverage to apply. To meet the conditions for pass-through FDIC deposit insurance, deposit accounts at FDIC-insured banks in IntraFi's network that hold deposits placed using an IntraFi service are titled, and deposit account records are maintained, in accordance with FDIC regulations for pass-through coverage.

First National Bank of Michigan Your Local Community Bank

#### **Summary of Accounts**

Account ID	Deposit Option	Interest Rate	Opening Balance	Ending Balance
	Savings	2.75%	\$393,744.21	\$394,664.87
TOTAL			\$393,744.21	\$394,664.87



Page 2 of 2

#### **DETAILED ACCOUNT OVERVIEW**

Account ID:

Account Title: Kalamazoo County Public Housing



#### **Account Summary - Savings**

Statement Period	5/1-5/31/2025	Average Daily Balance
Previous Period Ending Balance	\$393,744.21	Interest Rate at End of
Total Program Deposits	0.00	Annual Percentage Yiel
Total Program Withdrawals	(0.00)	YTD Interest Paid
Interest Capitalized	920.66	

0.77
2.75%
2.79%
4,669.03

**Account Transaction Detail** 

**Current Period Ending Balance** 

Date	Activity Type	Amount	Balance
05/30/2025	Interest Capitalization	\$920.66	\$394,664.87

\$394,664.87

Summary of Balances as of May 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
KS StateBank	Manhattan, KS	- Carlinate	\$147,087.33
Western Alliance Bank	Phoenix, AZ	The fire and bed to a	247,577.54

#### 6/2/2025

I(

#### Reserve - Sugarloaf

# Bank Reconciliation Report 5/31/2025

Balance Per Ban	k Statement as of 5/31/2025	50,619.49
	Reconciled Bank Balance	50,619.49
Balance per GL a	no of 5/24/2025	******
balance per GL a		50,619.49
	Reconciled Balance Per G/L	50,619.49
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00



348 West Michigan Avenue Kalamazoo, MI 49007

KALAMAZOO COUNTY PUBLIC HOUSING COM SUGARLOAF RESERVE 2725 AIRVIEW BLVD STE 202 PORTAGE MI 49002-1805

## Statement Ending 04/30/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

### **Managing Your Accounts**

血

Bank Name

First National Bank of

Michigan

(1)

Phone

269.349.0100

X

Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

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**Account Type** 

**Account Number** 

**Ending Balance** 

First Rate MM Savings

\$50,492.55





## Statement Ending 04/30/2025

KALAMAZOO COUNTY PUBLIC

Account Number:

Page 3 of 4

## First Rate MM Savings -

Account Su	mmary		Interest Summary	
Date	Description	Amount	Description	Amount
04/01/2025	Beginning Balance	\$50,370.01	Annual Percentage Yield Earned	3.00%
	1 Credit(s) This Period	\$122.54	Interest Days	30
	Debit(s) This Period	\$0.00	Interest Earned Not Paid	\$0.00
04/30/2025	Ending Balance	\$50,492.55	Interest Paid This Period	\$122.54
			Interest Paid Year-to-Date	\$488.44

Deposits

Date	Description	Amount
04/30/2025	Accr Earning Pymt Added to Account	\$122.54
		1 item(s) totaling \$122.54

#### **Daily Balances**

Date	Amount	Date	Amount
04/01/2025	\$50,370.01	04/30/2025	\$50,492.55

**Overdraft and Returned Item Fees** 

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



348 West Michigan Avenue Kalamazoo, MI 49007

KALAMAZOO COUNTY PUBLIC HOUSING COM SUGARLOAF RESERVE 2725 AIRVIEW BLVD STE 202 PORTAGE MI 49002-1805

## Statement Ending 05/31/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

## **Managing Your Accounts**

IIII

Bank Name

First National Bank of

Michigan

269.349.0100

(0)

Phone

200.040.010

 $\times$ 

Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

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https://fnbmichigan.bank/category/security-updates/

**Account Type** 

**Account Number** 

**Ending Balance** 

First Rate MM Savings

\$50,619.49





## Statement Ending 05/31/2025

KALAMAZOO COUNTY PUBLIC
Account Number

Page 3 of 4

## First Rate MM Savings

Account Su	mmary		Interest Summary	
Date	Description	Amount	Description	Amount
05/01/2025	Beginning Balance	\$50,492.55	Annual Percentage Yield Earned	3.00%
	1 Credit(s) This Period	\$126.94	Interest Days	31
	0 Debit(s) This Period	\$0.00	Interest Earned Not Paid	\$0.00
05/31/2025	Ending Balance	\$50,619.49	Interest Paid This Period	\$126.94
			Interest Paid Year-to-Date	\$615.38

Deposits

Date	Description		Amount
05/31/2025	Accr Earning Pymt Added to Account		\$126.94
		1 ite	m(s) totaling \$126.94

#### **Daily Balances**

Date	Amount	Date	Amount
05/01/2025	\$50,492.55	05/31/2025	\$50,619.49

**Overdraft and Returned Item Fees** 

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00