Kalamazoo County Public Housing Commission **Budget Comparison Cash Flow**Period = Aug 2025 Book = Accrual; Tree = ysi_cf

		E	Book = Accrual ;	Tree = ysi_e	cf				
	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE:									
Tenant Rents	1,690.00	1,690.00	0.00	0.00	13,520.00	13,520.00	0.00	0.00	20,280.00
FUSE Rents	1,500.00	0.00	1,500.00	N/A		9,000.00	3,000.00	33.33	9.000.00
Sugarloaf Rents	4,233.32	9,640.00	(5,406.68)	(56.09)		77,120.00	(44,008.53)	(57.06)	
County Funds	0.00	0.00	0.00	N/A	62,500.00	62,500.00	0.00	0.00	125,000.00
Keystone House Rents	1,900.00	900.00	1,000.00	111.11	6,800.00	7,200.00	(400.00)	(5.56)	
Sugarloaf Vacancy Loss	0.00	(964.00)	964.00	100.00	0.00	(7,712.00)		100.00	(11,568.00)
Total Rent Revenue	9,323.32	11,266.00	(1,942.68)	(17.24)	127,931.47	161,628.00	(33,696.53)	(20.85)	
Interest Income	106.67	100.00	6.67	6.67	1,500.58	800.00	700.58	87.57	1,200.00
Interest Income - LHAF	1,003.25	2,000.00	(996.75)	(49.84)	8,341.40	16,000.00	(7,658.60)	(47.87)	24,000.00
Total Financial Revenue	1,109.92	2,100.00	(990.08)	(47.15)	9,841.98	16,800.00	(6,958.02)	(41.42)	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	10,433.24	13,366.00	(2,932.76)	(21.94)	137,773.45	188,172.00	(50,398.55)	(26.78)	304,136.00
Administrative Expenses:									
Subsidy - FUSE	5,640.29	3,005.00	(2,635.29)	(87.70)	18,229.04	24,040.00	5,810.96	24.17	36,060.00
Bethany House	1,567.74	2,502.00	934.26	37.34	16,821.89	20,016.00	3,194.11	15.96	30,024.00
Millage - Housing Supports	0.00	0.00	0.00	N/A		0.00	(501.80)	N/A	
Millage - Housing	11,072.78	8,676.00	(2,396.78)	(27.63)	51,449.60	69,408.00	17,958.40	25.87	104,112.00
Millage- Housing Entry Support	0.00	16,666.00	16,666.00	100.00	24,088.71	133,328.00	109,239.29	81.93	200,000.00
Millage - Office Expenses	0.00	218.00	218.00	100.00	73.77	1,744.00	1,670.23	95.77	2,616.00
Veterans Homeless Initiative	3,206.16	11,201.00	7,994.84	71.38	82,468.18	89,608.00	7,139.82	7.97	134,412.00
Office Supplies	30.66	65.00	34.34	52.83	220.78	520.00	299.22	57.54	780.00
Website/Technology Support	40.45	176.00	135.55	77.02	1,856.45	1,408.00	(448.45)	(31.85)	2,112.00
Management Fee	1,250.00	1,250.00	0.00	0.00	10,000.00	10,000.00	0.00	0.00	15,000.00
Rent Collection/Legal Expense	0.00	200.00	200.00	100.00	0.00	1,600.00	1,600.00	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	23.04	50.00	26.96	53.92	230.07	400.00	169.93	42.48	600.00
Total Administrative Expenses	22,831.12	44,009.00	21,177.88	48.12	213,140.29	359,272.00	146,131.71	40.67	535,316.00
Financial Expenses:									
Bank Service Charges	0.00	1.00	1.00	100.00	0.00	8.00	8.00	100.00	12.00
Total Financial Expenses	0.00	1.00	1.00	100.00	0.00	8.00	8.00	100.00	12.00
Corporate Expenses:									
(Gain) Loss Benefit Int in KCF	(1,887.76)	0.00	1,887.76	N/A	(6,291.55)	0.00	6,291.55	N/A	0.00
Total Corporate Expenses	(1,887.76)		1,887.76	N/A	(6,291.55)		6,291.55	N/A	
TOTAL EXPENSES	20,943.36	44,010.00	23,066.64	52.41	206,848.74	359,280.00	152,431.26	42.43	535,328.00
NET INCOME / (LOSS)	(10,510,12)	(30,644.00)	20,133.88	65.70	(69,075.29)	(171,108.00)	102,032.71	59.63	(231,192.00)
ADJUSTMENTS			,		(00,000,000,00	(11.4)100100)	102,002.11	***************************************	(201,102.00)
Cash in Bank - LHAF	4,914.57	0.00	4,914.57	N/A	(3,148.91)	0.00	(3,148.91)	N/A	0.00
Cash in Bank - Sugarloaf	298.20	0.00	298.20	N/A	(7,603.05)		(7,603.05)	N/A	
Savings Account - LHAF	(870.90)		(14,682.90)	(106.31)	131,660.24	110,496.00	21,164.24	19.15	165,752.00
Cash - Money Market	(106.67)		(14,366.67)	(100.75)	38,499.42	49,036.00	(10,536.58)	(21.49)	,
Note Receivable - Sugarloaf	1,071.67	1,072.00	(0.33)	(0.03)	8,573.36	8,576.00	(2.64)	(0.03)	
Reserve - Sugarloaf	(367.01)		(367.01)	N/A	(2,878.92)	0.00	(2,878.92)	(0.00) N/A	
Assets Held by KCF	(1,887.76)		(1,887.76)	N/A	(6,291.55)		(6,291.55)	N/A	
Accounts Payable - Trade	1,349.88	0.00	1,349.88	N/A	2,805.62	0.00	2,805.62	N/A	
Sugarloaf Accounts Payable	(75.32)		(75.32)	N/A	(165.00)		(165.00)	N/A	
Accounts Payable - Other	0.00	0.00	0.00	N/A			(110,474.66)	N/A	
Tenant Security Deposits Liab.	0.00	0.00	0.00	N/A	895.00	0.00	895.00	N/A	
Tenant Security Deposits - Sugarloaf	0.00	0.00	0.00	N/A	8,745.00	0.00	8,745.00	N/A	
Prepaid Rent	0.00	0.00	0.00	N/A	1,500.00	0.00	1,500.00	N/A	
Prepaid Rent - Sugarloaf	865.00	0.00	865.00	N/A	733.40	0.00	733.40	N/A	
TOTAL ADJUSTMENTS	5,191.66	29,144.00	(23,952.34)	(82.19)	62,849.95	168,108.00	(105,258.05)	(62.61)	231,192.00
CASH FLOW	(5,318.46)	(1,500.00)	(3,818.46)	(254.56)	(6,225.34)	(3,000.00)	(3,225.34)	(107.51)	0.00
Beginning Fund Balance	1,684,150.43	1,602,251.60	81,898.83	0.05	1,742,715.60	1,742,715.60	0.00	0.00	1,742,715.60
Ending Fund Balance	1,673,640.31	1,571,607.60	102,032.71	0.06	1,673,640.31	1,571,607.60	102,032.71	0.06	1,511,523.60

Kalamazoo County Public Housing Commission **Balance Sheet**

Period = Aug 2025 Book = Accrual

DOOR - ACCIDAL	
	Current Balance
ASSETS:	
Current Assets:	
Cash in Bank	34,066.59
Cash in Bank - LHAF	3,496.19
Cash in Bank - Sugarloaf	7,603.05
Savings Account	5.00
Savings Account - LHAF	373,335.60
Cash - Money Market	63,475.70
Lease Receivable	37,481.00
Note Receivable - Sugarloaf	307,568.29
Discount on Note Receivable	(127,117.52)
Reserve - Sugarloaf	52,883.03
Total Current Assets	752,796.93
Fixed Assets:	
Land	32,335.00
Homes	829,737.00
Accumulated Depreciation	(42,966.31)
Total Fixed Assets	819,105.69
Other Assets:	
Assets Held by KCF	179,724.01
Total Other Assets	179,724.01
TOTAL ASSETS	1,751,626.63
	, ,
LIABILITIES & OWNERS' EQUITY:	
Current Liabilities:	
Accounts Payable - Trade	2,805.62
Sugarloaf Accounts Payable	(165.00)
Accounts Payable - Other	21,821.30
Tenant Security Deposits Liab.	5,065.00
Tenant Security Deposits - Sugarloaf	8,745.00
Total Current Liabilities	38,271.92

Kalamazoo County Public Housing Commission Balance Sheet

Period = Aug 2025 Book = Accrual

	Current Balance
Prepaid Revenues:	
Prepaid Rent	1,500.00
Prepaid Rent - Sugarloaf	733.40
Deferred-in-flows - leases	37,481.00
Total Prepaid Revenues	39,714.40
TOTAL LIABILITIES	77,986.32
Retained Earnings	1,742,715.60
Year To Date Earnings	(69,075.29)
Total Capital	1,673,640.31
TOTAL LIABILITIES & CAPITAL	1,751,626.63



Income Statement Consolidated 1/1/2025 - 8/31/2025,

KCPHC homes at Sugarloaf

_	01/01/2025 - 08/31/2025	Total
Income		
Electric - Sugarloaf KCPHC	\$177.20	\$177.20
Rent Income		
Rent Income - Other	\$32039.27	\$32039.27
Total for Rent Income	\$32039.27	\$32039.27
Utility Income		
Electric Income	\$0.00	
Total for Utility Income	\$0.00	\$0.00
Total Income	\$32216.47	\$32216.47
Expense		
Bank Fees	\$29.39	\$29.39
KCPHC Lot Rent to Sugarloaf	\$24000.00	\$24000.00
Maintenance & Repair Expense		
Cleaning Expense	\$70.00	\$70.00
Landscaping	\$1250.00	\$1250.00
Maintenance & Repair (Home Re	\$2930.17	\$2930.17
Maintenance & Repair Expense	\$733.92	\$733.92
Total for Maintenance & Repair I	\$4984.09	\$4984.09
Miscellaneous Expense		
Application Fee Expense	\$50.00	\$50.00
Total for Miscellaneous Expense	\$50.00	\$50.00
Professional Fee Expense		
Accounting	\$1625.00	\$1625.00
Management Fee	\$3689.39	\$3689.39
Total for Professional Fee Expen	\$5314.39	\$5314.39
Utilities Expense	42	
Electric Expense	\$856.33	\$856.33
Gas Expense	\$512.01	\$512.01
Total for Utilities Expense	\$1368.34	\$1368.34
Total Expense	\$35746.21	\$35746.21
Net Operating Income	-\$3529.74	-\$3529.74
Non-operating Expense		
Depreciation Expense	\$24407.81	\$24407.81
Total Non-operating Expense	\$24407.81	\$24407.81
Net Non-operating Income	-\$24407.81	-\$24407.81
Net Income	-\$27937.55	-\$27937.55



Balance Sheet

KCPHC homes at Sugarloaf

Assets

Curre	nt.	Ass	iet
-------	-----	-----	-----

Current Asset	
BVPM Operating - KCPHC	7,738.66
Total Current Asset	7,738.66
Fixed Asset	
Accumulated Depreciation	(24,407.81)
Residential Real Property	700,397.00
Total Fixed Asset	675,989.19
Total Assets	683,727.85
Liabilities	
Current Liability	
Prepayments	1,628.40
Security Deposit Liability	9,640.00
Total Current Liability	11,268.40
Total Liabilities	11,268.40
Equity	

Equity

Capital Contributions700,397.00Net Income(27,937.55)Retained Earnings-

Total Equity 672,459.45
Total Liabilities & Equity 683,727.85

KPC Operating Account

Bank Reconciliation Report 8/31/2025

Posted by: aavis on 9/2/2025

Balance	Per	Bank	Statement	as	af	8/31/2025
Outstand	ding	Chec	:ks			

41,831.11

Check Date	Check Number	Payee	Amount
9/11/2023		schollm - Michael Scholl	45.00
8/26/2025		miralaw - Miracle Lawn & Landscape Maintenance	350.00
8/26/2025		consum - Consumers Energy	894.63
8/26/2025		consum - Consumers Energy	262.06
8/28/2025		consum - Consumers Energy	67.16
8/28/2025		miralaw - Miracle Lawn & Landscape Maintenance	375.00
8/28/2025	4	republic - Republic Waste Services	117.29
8/28/2025		bailtek - Bailtek Cleaning & Restoration	3,950.00
8/28/2025		chart - Charter Communications	271.69
8/28/2025		spectent - Charter Communications	231.69
8/28/2025		ctelec - CT Electrical Services, Inc.	1,200.00
Less:	Outstanding Checks		7,764.52
	Reconciled Bank Bala	ance	34,066.59
Balance per GL a	ns of 8/31/2025		34,066.59
	Reconciled Balance P	er G/L	34,066.59
Difference	(Reconciled Bank Balar	nce And Reconciled Balance Per G/L)	0.00

Kalamazoo County Public Housing Commission Operating Account 31-Aug-25

Date	Description Check Nun Amor	Inu	Balance
8/4/2025	Bulk Deposit Number \$	\$900.00	\$60,115.39
8/6/2025	WITHDRAWAL, DRAFT NUMBER	(\$90.00)	\$60,025.39
8/7/2025	WITHDRAWAL LOCKHART MANAGEM: PAYROLL* ID: ACH Trace "	(\$79.91)	\$59,945.48
		,690.00	\$61,635.48
8/12/2025	WITHDRAWAL, DRAFT NUMBER	(\$93.37)	\$61,542.11
8/13/2025	WITHDRAWAL, DRAFT NUMBER (\$19)	,154 13)	\$42,387.98
8/20/2025	WITHDRAWAL, DRAFT NUMBER	541.21)	\$41,846.77
8/20/2025	WITHDRAWAL, DRAFT NUMBER	(\$60.00)	\$41,786.77
8/20/2025	WITHDRAWAL, DRAFT NUMBER (\$	237.05)	\$41,549.72
8/21/2025	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL* ID: CH Trace * CH Trace	(115.03)	\$41,434.69
8/22/2025	DEPOSIT KALAMAZOO COMM M ACH Trace * \$1,	,500.00	\$42,934.69
8/28/2025	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL* ID: ACH Trace *	(\$0.73)	\$42,933.96
8/28/2025	WITHDRAWAL LOCKHART MANAGEM TYPE: MGMT Fees* ID: ACH Trace * Comment of the Comme	,102 85)	\$40,831.11
8/29/2025	Deposit by Check	,000.00	\$41,831.11

KPC Money Market Account

Bank Reconciliation Report 8/31/2025

Posted by: aavis on 9/2/2025

Balance Per Ban	k Statement as of 8/31/2025	63,475.70
	Reconciled Bank Balance	63,475.70
Balance per GL	as of 8/31/2025	63,475.70
	Reconciled Balance Per G/L	63,475.70
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Kalamazoo County Public Housing Commission Money Market Account 31-Aug-25

Date De

Description

Check Nun Amount

Balance

8/31/2025 APY Earned 2.00% 08/01/25 to 08/31/25

\$106.67 \$63,475.70

Bank Reconciliation Report 8/31/2025

Posted by: aavis on 9/2/2025

Balance Per Ba	nk Statement as of 6/31/2025	3,496.19
	Reconciled Bank Balance	3,496.19
Balance per Gi.	as of 8/31/2025	3,496.19
	Reconciled Balance Per G/L	3,496.19
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 08/31/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

Managing Your Accounts

IIII

Bank Name

First National Bank of

Michigan

0

Phone

269.349.0100



Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

Summary of Accounts

Thank you for banking with First National Bank of Michigan (FNBM), your local community bank.



As your banking partner, FNBM strives to help you protect your assets and keep your personal information secure. The Security Updates category under First News on our website has useful information on keeping your information safe. Visit it often for updates,

Amount

\$5,550.78

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

Account Type

Account Number

Ending Balance

Commercial Checking

\$3,496.19

Commercial Checking -

Account Summary

Date Description 08/01/2025 Beginning Balance

Amount \$32,499.47

1 Credit(s) This Period 4 Debit(s) This Period \$1,071.67 \$30,074.95

08/31/2025

Ending Balance

\$3,496.19

Deposits

Date Description
08/20/2025 Deposit

Amount

\$1,071.67 1 item(s) totaling \$1,071.67

Electronic Debits

Date Description

Amount

08/15/2025 IB Transfer W/D Monthly reserve transfer 08/28/2025 IB Transfer W/D August mgmt fee and billbacks

\$234.66 \$200.80

2 item(s) totaling \$435.46

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date
	08/13/2025	\$24,088.71		08/28/2025

Indicates skipped check number

2 item(s) totaling \$29,639.49





Statement Ending 08/31/2025

KALAMAZOO COUNTY PUBLIC

Account Number:

Page 3 of 4

Commercial Checking -

(continued)

Daily Balances

Date	Amount	Date	Amount	Date	Amount
08/01/2025		08/15/2025	\$8,176.10	08/28/2025	\$3,496.19
08/13/2025	\$8,410.76	08/20/2025	\$9,247.77		

Overdraft and Returned Item Fees

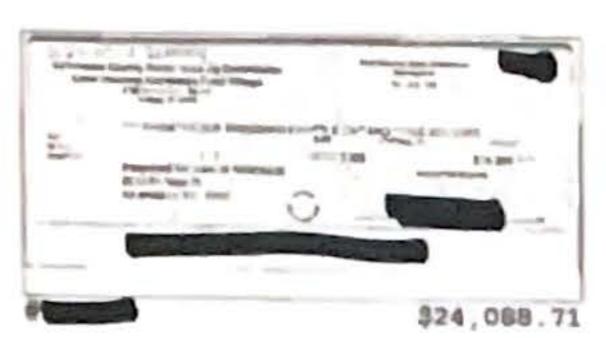
	Total for this period	Total year-to-date	
Total Overdraft Fees	\$0.00	\$0.00	
Total Returned Item Fees	\$0.00	\$0.00	



Statement Ending 08/31/2025

KALAMAZOO COUNTY PUBLIC

Page 4 of 4







Bank Reconciliation Report 8/31/2025

Posted by: aavis on 9/2/2025

Balance Per Ba	nk Statement as of 8/31/2025	52,883.03
	Reconciled Bank Balance	52,883.03
Balance per GL	as of 8/31/2025	52,883.03
	Reconciled Balance Per G/L	52,883.03
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 08/31/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

Managing Your Accounts

m

Bank Name

First National Bank of

Michigan

(1)

Phone

269.349.0100

X

Malling Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

Summary of Accounts

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

Account Type

Account Number

Ending Balance

First Rate MM Savings

\$52,883.03

First Rate MM Savings

Account Summary		Interest Summary		
Date	Description	Amount	Description	Amount
08/01/2025	Beginning Balance	\$52,516.02	Annual Percentage Yield Earned	3.00%
	2 Credit(s) This Period	\$367.01	Interest Days	31
	0 Debit(s) This Period	\$0.00	Interest Earned Not Paid	\$0.00
08/31/2025	Ending Balance	\$52,883.03	Interest Paid This Period	\$132.35
			Interest Paid Year-to-Date	\$1,001.64

Deposits

Date	Description	Amount
08/31/2025	Accr Earning Pymt Added to Account	\$132,35
		1 item(s) totaling \$132.35

Electronic Credits

Electronic	Credits	
Date	Description	Amount
08/15/2025	IB Transfer Deposit Monthly reserve transfer	\$234.66
		1 item(s) totaling \$234.66

Dally Balances

Date Amor	int Date	Amount	Date	Amount
08/01/2025 \$52,516	02 08/15/2025	\$52,750.68	08/31/2025	\$52,883.03



LHAF - Savings Account

Bank Reconciliation Report 8/31/2025

Posted by: aavis on 9/2/2025

Balance Per Bar	nk Statement as of 8/31/2025	373,335.60
	Reconciled Bank Balance	373,335.60
Balance per GL	as of 8/31/2025	373,335.60
	Reconciled Balance Per G/L	373,335.60
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@fnbmlchlgan.bank www.fnbmlchlgan.bank

Account

Kalamazoo County Public Housing

Duta

08/31/2025

1 of 2

IntraFl Cash ServicesM, or ICS®, Monthly Statement

The following information is a summary of activity in your account(s) for the month of August 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 "pasa-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
MARIE STREET	Savings	2.75%	\$372,464.70	\$373,335.60
TOTAL			\$372,464.70	\$373,335.60



2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title:

Kalamazoo County Public Housing

Account Summary - Savings

Statement Period			
	8/1-8/31/2025	Average Dally Balance	\$372,492.79
Previous Period Ending Balance	\$372,464.70	Interest Rate at End of Statement Period	2.75%
Total Program Deposits	0.00	Annual Percentage Yield Earned	2.79%
Total Program Withdrawals	(0.00)	YTD Interest Paid	7,339.76
Interest Capitalized	870.90		,,000.70
Current Period Ending Balance	\$373,335.60		

Account Transaction Detail

Date	Activity Type Amount		Balance	
08/29/2025	Interest Capitalization	\$870.90	\$373,335.60	

Summary of Balances as of August 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balanca
Pinnacle Bank Western Alliance Bank	Only/ State	PDIC CEIT NO.	Balance
	Nashville, TN	4425 ST 1 1	\$125,758.06
	Phoenix, AZ		247,577.54