#### Kalamazoo County Public Housing Commission

# Budget Comparison Cash Flow Period = Oct 2025 Book = Accrual : Tree = vsl cf

			Book = Accrual	Tree = ysl_	_cf				
REVENUE:	PTD Actual			% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVERUE.									
Tenant Rents	1,690.00	1,690.00	0.00	0.00	16,900.00	16,900.00	0.00	0.00	20,280.00
FUSE Rents	1,500.00	0.00	1,500.00	N/A	15,000.00		6,000.00	66.67	9,000.00
Sugarloaf Rents	8,865.87	9,640.00	(774.13)	(8.03)	48,896.10	96,400.00	(47,503.90)	(49.28)	
County Funds	0.00		0.00	N/A	62,500.00	93,750.00	(31,250.00)	(33.33)	125,000.00
Keystone House Rents	700.00		(200.00)	(22.22)	7,900.00	9,000.00	(1,100.00)	(12.22)	10,800.00
Sugarloaf Vacancy Loss	0.00			100.00		1-7-1-1-1	9,640.00	100.00	(11,568.00)
Total Rent Revenue	12,755.87		1,489.87	13.22		215,410.00	(64,213.90)	(29.81)	269,192.00
Interest Income	107.03		7.03	7.03	1,711.01	1,000.00	711.01	71.10	1,200.00
Interest Income - LHAF	800.27		(1,199.73)	(59.99)	<del></del>	20,000.00	(10,009.79)	(50.05)	24,000.00
Total Financial Revenue	907.30	2,100.00	(1,192.70)	(56.80)	11,701.22	21,000.00	(9,298.78)	(44.28)	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	13,663.17	13,366.00	297.17	2.22	162,897.32	246,154.00	(83,256.68)	(33.82)	304,136.00
Administrative Expenses:									
Subsidy - FUSE	1,168.37	3,005.00	1,836.63	61.12	20,793.08	30,050.00	9,256.92	30.81	26.060.00
Bethany House	526.91	2,502.00	1,975.09	78.94	18,144.01	25,020.00	6,875.99	27.48	36,060.00 30,024.00
Millage - Housing	14,502.25	-	(5,826.25)	(67.15)		86,760.00	14,168.58	16.33	104,112.00
Millage- Housing Entry Support	28,644.85		(11,978.85)	(71.88)		166,660.00	62,013.66	37.21	200,000.00
Millage - Office Expenses	0.00		218.00	100.00	73.77	2,180.00	2,106.23	96.62	2,616.00
Veterans Homeless Initiative	22,271.95		(11,070.95)	(98.84)		112,010.00	3,601.93	3.22	134,412.00
Office Supplies	25.08		39.92	61.42	388.34	650.00	261.66	40.26	780.00
Website/Technology Support	42.00		134.00	76.14	1,961.13	1,760.00	(201.13)	(11.43)	
Management Fee	1,250.00		0.00	0.00	12,500.00	12,500.00	0.00	0.00	15,000.00
Rent Collection/Legal Expense	0.00	200.00	200.00	100.00	0.00	2,000.00	2,000.00	100.00	2,400.00
Accounting Expense	0.00	0.00	0.00	N/A		7,200.00	0.00	0.00	7,200.00
Misc. Administrative Expenses	3.42	50.00	46.58	93.16	236.90	500.00	263.10	52.62	600.00
Total Administrative Expenses	68,434.83	44,009.00	(24,425.83)	(55.50)		447,290.00	100,346.94	22.43	535,316.00
Financial Expenses:									
Bank Service Charges	0.00	1.00	1.00	100.00	0.00	10.00	10.00	100.00	40.00
Total Financial Expenses	0.00	1.00	1.00	100.00	0.00	10.00	10.00	100.00	12.00
Corporate Expenses:									
(Gain) Loss Benefit Int in KCF	(4.050.50)	0.00							
Total Corporate Expenses	(4,852.52)		4,852.52	N/A			<u>1</u> 8,129.89	N/A	
Total Corporate Expenses	(4,852.52)	0.00	4,852.52	N/A	(18,129.89)	0.00	18,129.89	N/A	0.00
TOTAL EXPENSES	63,582.31	44,010.00	(19,672.31)	(44.47)	328,813.17	447,300.00	118,486.83	26.49	535,328.00
NET INCOME / (LOSS)	(49,919.14)	(30,644.00)	(19,275.14)	(62.90)	(165,915.85)	(201,146.00)	35,230.15	17.51	(231,192.00)
ADJUSTMENTS									
Cash in Bank - LHAF	(4,506.15)	0.00	(4,506.15)	N/A	/g 200 20\	0.00	(0.000.00)	B.17.6	
Cash in Bank - Sugarloaf	3,961.15	0.00	3,961.15	N/A			(8,280.29)	N/A	
Savings Account	724.67	0.00	724.67	N/A	, ,		(3,256.89)	N/A	
Savings Account - LHAF	36,596.80	13,812.00	22,784.80			0.00	0.00	N/A	
Cash - Money Market	(107.03)		(107.03)	164.96	219,657.04	138,120.00	81,537.04	59.03	165,752.00
Note Receivable - Sugarloaf	1,071.67	1,072.00	(0.33)	N/A (0.03)		49,036.00	(10,747.01)	(21.92)	52,576.00
Reserve - Sugarloaf	(356.40)					10,720.00	(3.30)	(0.03)	12,864.00
Assets Held by KCF	(4,852.52)		(356.40) (4,852.52)	N/A			(3,593.85)	N/A	
Sugarloaf Accounts Payable	0.00	0.00	0.00	N/A			(18,129.89)	N/A	
Accounts Payable - Other	0.00	0.00	0.00	N/A N/A	, ,		(165.00)	N/A	0.00
Tenant Security Deposits Liab.	0.00	0.00	0.00				(110,474.66)	N/A	0.00
Tenant Security Deposits - Sugarloaf	(3,135.00)			N/A N/A		0.00	895.00	N/A	0.00
Prepaid Rent	0.00	0.00	(3,135.00) 0.00	N/A N/A		0.00	5,610.00	N/A	0.00
Prepaid Rent - Sugarloaf	(875.78)		(875.78)	N/A	,	0.00	1,500.00 (1,007.38)	N/A N/A	0.00
TOTAL ADJUSTMENTS	28,521.41	14,884.00	13,637.41	91.62	131,759.77	197,876.00	(66,116.23)	(33.41)	ce.
CASH FLOW	(21,397.73)		(5,637.73)						
Beginning Fund Balance		,	,	(35.77)		, , ,	(30,886.08)	(944.53)	0.00
		1,572,213.60	54,505.29		1,742,715.60		0.00		1,742,715.60
Ending Fund Balance	1,576,799.75	1,541,569.60	35,230.15	0.02	1,576,799.75	1,541,569.60	35,230.15	0.02	1,511,523.60

## Kalamazoo County Public Housing Commission

#### **Balance Sheet**

Period = Oct 2025 Book = Accrual

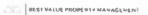
Current Balance
6 135 05
6,135.85
8,627.57
3,256.89
5.00
285,338.80
63,686.13
37,481.00
305,424.95
-127,117.52
53,597.96
636,436.63
32,335.00
829,737.00
-42,966.31
819,105.69
101 562 25
191,562.35 <b>191,562.35</b>
191,302.33
1,647,104.67
-165.00
21,821.30
5,065.00
5,610.00
32,331.30
52,551.50
1,500.00
-1,007.38
37,481.00
37,481.00

# Kalamazoo County Public Housing Commission

#### **Balance Sheet**

Period = Oct 2025 Book = Accrual

	Current Balance
Retained Earnings	1,742,715.60
Year To Date Earnings  Total Capital	-165,915.85 <b>1,576,799.75</b>
TOTAL LIABILITIES & CAPITAL	1,647,104.67



# Income Statement Consolidated 1/1/2025 - 10/31/2025,

# KCPHC homes at Sugarloaf - Kalamazoo County Public Housing Commission

	01/01/2025 - 10/31/2025	Total
Income		
Electric - Sugarloaf KCPHC	75.53	75.53
Legal Fees Income	857.82	857.82
Rent Income	45,636.70	45,636.70
Total for Rent Income	45,636.70	45,636.70
Utility Income		
Electric Income		
Gas Income	50.73	50.73
Water/Sewer Income	485.32	485.32
Total for Utility Income	536.05	536.05
Total Income	47,106.10	47,106.10
Expense		
Bank Fees	29.39	29.39
KCPHC Lot Rent to Sugarloaf	32,000.00	32,000.00
Maintenance & Repair Expense		
Cleaning Expense	470.00	470.00
Landscaping	1,250.00	1,250.00
Maintenance & Repair (Home Re	2,990.17	2,990.17
Maintenance & Repair Expense	3,104.75	3,104.75
Total for Maintenance & Repair B	7,814.92	7,814.92
Miscellaneous Expense		
Application Fee Expense	50.00	50.00
Miscellaneous Expense	(110.00)	(110.00)
Total for Miscellaneous Expense	(60.00)	(60.00)
Professional Fee Expense		·
Accounting	1,625.00	1,625.00
Legal Fees	2,369.78	2,369.78
Management Fee	5,231.79	5,231.79
Total for Professional Fee Expen	9,226.57	9,226.57
Utilities Expense		
Electric Expense	856.33	856.33
Gas Expense	648.40	648.40
Trash Expense	515.00	515.00
Total for Utilities Expense	2,019.73	2,019.73
Total Expense	51,030.61	51,030.61
Net Operating Income	(3,924.51)	(3,924.51)
Non-operating Expense		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
Depreciation Expense	28,652.65	28,652.65
Total Non-operating Expense	28,652.65	28,652.65
Net Non-operating Income	(28,652.65)	(28,652.65)
Net Income	(32,577.16)	(32,577.16)



**Total Liabilities & Equity** 

## **Balance Sheet**

675,272.46

# **KCPHC** homes at Sugarloaf

Α	s	s	e	ts
_	•	•	~	

C.,	-	-	A	-	-4
Cu	rre	π	AS	5	eι

Current Asset	
BVPM Operating - KCPHC	2,376.11
BVPM Operating - KCPHC - Penc	902.00
Undeposited Funds	250.00
Total Current Asset	3,528.11
Fixed Asset	
Accumulated Depreciation	(28,652.65)
Residential Real Property	700,397.00
Total Fixed Asset	671,744.35
Total Assets	675,272.46
Liabilities	
Current Liability	
Prepayments	947.62
Security Deposit Liability	6,505.00
Total Current Liability	7,452.62
Total Liabilities	7,452.62
Equity	
Capital Contributions	700,397.00
Net Income	(32,577.16)
Retained Earnings	
Total Equity	667,819.84
	-

#### **KPC Operating Account**

#### **Bank Reconciliation Report** 10/31/2025

Posted by: aavis on 11/3/2025

# Balance Per Bank Statement as of 10/31/2025

27,373.40

Οu	teta	ndin	ia Ci	hecks

Check Date	Check Number	Payee	Amount
9/11/2023		schollm - Michael Scholl	45.00
10/2/2025		intserv - Integrated Services of Kalamazoo	703.95
10/28/2025		miralaw - Miracle Lawn & Landscape Maintenance	375.00
10/28/2025		miralaw - Miracle Lawn & Landscape Maintenance	350.00
10/29/2025		intserv - Integrated Services of Kalamazoo	563.07
10/29/2025		intsery - Integrated Services of Kalamazoo	19,200.53
Less:	Outstanding Checks		21,237.55
	Reconciled Bank Bala	Ince	6,135.85
Balance per Gl	L as of 10/31/2025		6,135.85
	Reconciled Balance P	er G/L	6,135.85
Difference	(Reconciled Bank Balar	nce And Reconciled Balance Per G/L)	0.00

# Kalamazoo County Public Housing Commission Operating Account

Date	Description	Check Nun Amount	Balance
10/1/2025	WITHDRAWAL, DRAFT NUMBER	(\$101.00)	\$30,145.29
10/2/2025	WITHDRAWAL, DRAFT NUMBER	(\$580.00)	\$29,565.29
10/2/2025	WITHDRAWAL, DRAFT NUMBER	· · · · · · · · · · · · · · · · · · ·	\$29,410.32
10/2/2025	WITHDRAWAL, DRAFT NUMBER	(\$191.74)	\$29,218.58
10/3/2025	Bulk Deposit Number	\$1,690.00	\$30,908.58
10/6/2025	WITHDRAWAL, DRAFT NUMBER	(\$1,640.00)	\$29,268.58
10/6/2025	WITHDRAWAL, DRAFT NUMBER	(\$231.46)	\$29,037.12
10/15/2025	Bulk Deposit Number	\$700.00	\$29,737.12
	WITHDRAWAL, DRAFT NUMBER	(\$476.25)	\$29,260.87
	WITHDRAWAL, DRAFT NUMBER	(\$37.01)	\$29,223.86
	WITHDRAWAL, DRAFT NUMBER	(\$90.00)	\$29,133.86
	WITHDRAWAL, DRAFT NUMBER	(\$237.05)	\$28,896.81
	DEPOSIT KALAMAZOO COMM M ACH Trace	\$1,500.00	\$30,396.81
	WITHDRAWAL, DRAFT NUMBER	(\$129.31)	\$30,267.50
	WITHDRAWAL, DRAFT NUMBER	(\$61.36)	\$30,206.14
	WITHDRAWAL LOCKHART MANAGEM TYPE: MGMT Fees ACH Trace	(\$2,008.46)	\$28,197.68
	WITHDRAWAL, DRAFT NUMBER	(\$503.38)	\$27,694.30
10/30/2025	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace	(\$320.90)	\$27,373.40
		<del></del>	

## **KPC Money Market Account**

#### Bank Reconciliation Report 10/31/2025

Posted by: aavis on 11/3/2025

Balance Per Ba	nk Statement as of 10/31/2025	63,686.13
	Reconciled Bank Balance	63,686.13
		4
Balance per GL	63,686.13	
	Reconciled Balance Per G/L	63,686.13
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

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

Description Date

Check Nun Amount Balance

\$107.03 \$63,686.13

10/31/2025 APY Earned 2.00% 10/01/25 to 10/31/25

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.fnbmichigan.bank

Kalamazoo County Public Housing

Date

10/31/2025

Page 1 of 2

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

The following information is a summary of activity in your account(s) for the month of October 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	2.25%	\$322,660.27	\$313.338.80
TOTAL			\$322,660.27	\$313,338,80



### **LHAF - Operating Account**

### Bank Reconciliation Report 10/31/2025

Posted by: aavis on 11/3/2025

#### Balance Per Bank Statement as of 10/31/2025 Outstanding Checks

42,758.37

Check Date	Check Number	Payee	Amount
10/28/2025		sugarmhp - Sugarloaf MHP LLC	728.55
10/28/2025		sugarmhp - Sugarloaf MHP LLC	1,247.40
10/30/2025		foreins - Foremost Insurance Company	3,510.00
10/31/2025		intserv - Integrated Services of Kalamazoo	28,644.85
Less:	Outstanding Checks		34,130.80
	Reconciled Bank Bala	ince	8,627.57
Balance per GI	as of 10/31/2025		8,627.57
	Reconciled Balance P	er G/L	8,627.57
Difference	(Reconciled Bank Balan	ice 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 10/31/2025

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

 $\times$ 

Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

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Check Deposits

Made Easy

Remote Deposit Capture allows business to make deposits without leaving the office. Perfect for businesses that process several checks each day. Not a business customer? Ask about Mobile Deposit!

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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** 

\$42,758.37





## Statement Ending 10/31/2025

KALAMAZOO COUNTY PUBLIC

Page 3 of 4

Account Number

## **Commercial Checking** -

Account	Summary
---------	---------

Date 10/01/2025 Description

Beginning Balance 3 Credit(s) This Period

2 Debit(s) This Period

10/31/2025 Ending Balance

Amount \$4,121.42

\$39,071.67 \$434.72 **\$42,758.37** 

Deposits

Date Description 10/16/2025 Deposit Amount \$1,071.67 1 item(s) totaling \$1,071.67

#### **Electronic Credits**

Date	Description	Amount
	IB Transfer Deposit Transfer from savings	\$10,000.00
10/31/2025	IB Transfer Deposit Tfer for ISK invoice	\$28,000.00
		2 item(s) totaling \$38,000,00

#### **Electronic Debits**

Date	Description	Amount
10/15/2025	IB Transfer W/D Monthly reserve transfer	\$234.66
10/28/2025	IB Transfer W/D Oct mgmt fee and billbacks	\$200.06
		2 item(s) totaling \$434.72

#### **Daily Balances**

Date	Amount	Date	Amount	Date	Amount
10/01/2025	\$4,121.42	10/16/2025	\$4,958.43	10/30/2025	\$14,758.37
10/15/2025	\$3,886.76	10/28/2025	\$4,758.37	10/31/2025	\$42,758.37

#### 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 10/31/2025

KALAMAZOO COUNTY PUBLIC

Page 4 of 4

Account Number:

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

#### Bank Reconciliation Report 10/31/2025

Posted by: aavis on 11/3/2025

#### Balance Per Bank Statement as of 10/31/2025

313,338.80

#### Other Items

Date	Notes	Amount
10/31/2025	Tfer for ISK invoice	-28,000.00
Plus/Minus:	Other Items	-28,000.00
	Reconciled Bank Balance	285,338.80
Balance per GL	as of 10/31/2025 Reconciled Balance Per G/L	285,338.80 285,338.80
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Page 2 of 2

#### **DETAILED ACCOUNT OVERVIEW**

Account ID:

Account Title: Kalamazoo County Public Housing

Statement Period	10/1-10/31/2025	Average Daily Balance	\$322,359.58
Previous Period Ending Balance	\$322,660.27	Interest Rate at End of Statement Period	2.25%
Total Program Deposits	0.00	Annual Percentage Yield Earned	2.51%
Total Program Withdrawals	(10,000.00)	YTD Interest Paid	8,742.96
Interest Capitalized	678.53		74112-011-01-04-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0
Current Period Ending Balance	\$313,338.80		- The second

Account	Iransaction	Detail	_
Account	mansaction	Detail	

Date	Activity Type	Amount	Balance
10/31/2025	Withdrawal	(\$10,000.00)	\$312,660.27
10/31/2025	Interest Capitalization	678.53	313,338.80

Summary of Balances as of October 31, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Pinnacle Bank	Nashville, TN	The second secon	\$247,519.90
Western Alliance Bank	Phoenix, AZ	The second secon	65,818.90

#### Reserve - Sugarloaf

### Bank Reconciliation Report 10/31/2025

Posted by: aavis on 11/3/2025

Balance Per Bank	Statement as of 10/31/2025 Reconciled Bank Balance	63,597.96 63,597.96
Balance per GL as	of 10/31/2025  Reconciled Balance Per G/L	53,597.96 53,597.96
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 10/31/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

## **Managing Your Accounts**

血

Bank Name

First National Bank of Michigan



Phone

269.349.0100



Mailing Address

348 West Michigan Ave Kalamazoo, MI 49007



Website

www.fnbmichigan.bank

Remote Deposit

Capture

Check Deposits

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## Summary of Accounts

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

**Account Type** 

**Account Number** 

**Ending Balance** 

First Rate MM Savings

\$53,597.96





# Statement Ending 10/31/2025

KALAMAZOO COUNTY PUBLIC

Page 3 of 4

**Amount** 

\$53,597.96

Account Number:

Amount

\$53,476.22

Date

10/31/2025

## First Rate MM Savings -

Account S	ummary		Interest Summary	
Date	Description	Amount	Description	Amount
10/01/2025	Beginning Balance	\$53,241.56	Annual Percentage Yield Earned	2.72%
	2 Credit(s) This Period	\$356.40	Interest Days	31
	0 Debit(s) This Period	\$0.00	Interest Earned Not Paid	\$0.00
10/31/2025	Ending Balance	\$53,597.96	Interest Paid This Period	\$121.74
			Interest Paid Year-to-Date	\$1,247.25
Deposits Date	Description			Amount
10/31/2025	Accr Earning Pymt Added to Account			\$121.74
			1 item(s	s) totaling \$121.74
Electronic	Credits			
Date	Description			Amount
10/15/2025	IB Transfer Deposit Monthly reserve transfer			\$234.66
		-		s) totaling \$234.66

#### Overdraft and Returned Item Fees

Amount

\$53,241.56

Date

10/15/2025

**Daily Balances** 

Date

10/01/2025

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