Kalamazoo County Public Housing Commission **Budget Comparison Cash Flow**Period = Nov 2025

Book = Accrual; Tree = ysi_cf

		E	look = Accrual ;	Tree = ysi_	cf				
	PTO 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	10 500 00	40 500 00			
FUSE Rents	1,500.00	0.00	0.00 1,500.00	0.00 N/A	18,590.00 16,500.00	18,590.00 9,000.00	0.00	0.00	20,280.00
Sugarloaf Rents	4.063.23	9.640.00	(5,576.77)	(57.85)		106,040.00	7,500.00 (53,080.67)	83.33 (50.06)	9,000.00
County Funds	0.00	0.00	0.00	N/A		93,750.00	(31,250.00)	(33.33)	
Keystone House Rents	700.00	900.00	(200.00)	(22.22)		9,900.00	(1,300.00)	(13.13)	
Sugarloaf Vacancy Loss	0.00	(964.00)	964.00	100.00	0.00	(10,604.00)		100.00	(11,568.00)
Total Rent Revenue	7,953.23	11,266.00	(3,312.77)	(29.40)		226,676.00	(67,526.67)	(29.79)	
Interest Income	103.75	100.00	3.75	3.75	1,814.76	1,100.00	714.76	64.98	1,200.00
Interest Income - LHAF	627.23	2,000.00	(1,372.77)	(68.64)	10,617.44	22,000.00	(11,382.56)	(51.74)	
Total Financial Revenue	730.98	2,100.00	(1,369.02)	(65.19)	12,432.20	23,100.00	(10,667.80)	(46.18)	
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	8,684.21	13,366.00	(4,681.79)	(35.03)	171,581.53	259,520.00	(87,938.47)	(33.88)	304,136.00
Administrative Expenses:									
Subsidy - FUSE	1,429.18	3,005.00	1,575.82	52.44	22,222.26	33,055.00	10,832,74	32.77	36,060.00
Bethany House	419.37	2,502.00	2,082.63	83.24	18,563.38	27,522.00	8,958.62	32.55	30,024.00
Millage - Housing	19,357.80	8,676.00	(10,681.80)	(123.12)		95,436.00	3,486.78	3.65	104,112.00
Millage- Housing Entry Support	0.00	16,666.00	16,666.00	100.00	104,646.34	183,326.00	78,679.66	42.92	200,000.00
Millage - Office Expenses	0.00	218.00	218.00	100.00	73.77	2,398.00	2,324.23	96.92	2,616.00
Veterans Homeless Initiative	2,365.20	11,201.00	8,835.80	78.88	110,773.27	123,211.00	12,437.73	10.09	134,412.00
Office Supplies	44.04	65.00	20.96	32.25	432.38	715.00	282.62	39.53	780.00
Website/Technology Support	42.00	176.00	134.00	76.14	2,003.13	1,936.00	(67.13)	(3.47)	
Management Fee	1,250.00	1,250.00	0.00	0.00	13,750.00	13,750.00	0.00	0.00	15,000.00
Rent Collection/Legal Expense	0.00	200.00	200.00	100.00	0.00	2,200.00	2,200.00	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	12.68	50.00	37.32	74.64	249.58	550.00	300.42	54.62	600.00
Total Administrative Expenses	24,920.27	44,009.00	19,088.73	43.37	371,863.33	491,299.00	119,435.67	24.31	535,316.00
Maria and American									
Financial Expenses:									
Bank Service Charges	0.00	1.00	1.00	100.00	0.00	11.00	11.00	100.00	12.00
Total Financial Expenses	0.00	1.00	1.00	100.00	0.00	11.00	11.00	100.00	12.00
Corporate Expenses:									
(Gain) Loss Benefit Int in KCF	(1,970.96)	0.00	1,970.96	N/A	(20,100.85)	0.00	20,100.85	N/A	0.00
Total Corporate Expenses	(1,970.96)	0.00	1,970.96	N/A			20,100.85	N/A	0.00
TOTAL EXPENSES	22,949.31	44,010.00	21,060.69	47.85	351,762.48	491,310.00	139,547.52	28.40	535,328.00
NET INCOME / (LOSS)	(14,265.10)	(30,644.00)	16,378.90	53.45	(180,180.95)	(231,790.00)		22.27	(231,192.00)
ADJUSTMENTS									
Cash in Bank - LHAF	(2,219.73)	0.00	(2,219.73)	N/A	(10,500.02)	0.00	(10,500.02)	N/A	0.00
Cash in Bank - Sugarloaf	427.87	0.00	427.87	N/A			(2,829.02)	N/A	0.00
Savings Account - LHAF	9,481.36	13,812.00	(4,330.64)	(31.35)		151,932.00	77,206.40	50.82	165,752.00
Cash - Money Market	(103.75)		(3,643.75)	(102.93)		52,576.00	(14,390.76)	(27.37)	52,576.00
Note Receivable - Sugarloaf	1,071.67	1,072.00	(0.33)	(0.03)		11,792.00	(3.63)	(0.03)	12,864.00
Reserve - Sugartoaf	(343.25)		(343.25)	N/A			(3,937.10)	(0.03) N/A	0.00
Assets Held by KCF	(1,970.96)		(1,970.96)	N/A	, . , ,	0.00	(20.100.85)	N/A	0.00
Sugarloaf Accounts Payable	0.00	0.00	0.00	N/A	, , , , , , , , , , , , , , , , , , , ,	0.00	(165.00)	N/A	0.00
Accounts Payable - Other	0.00	0.00	0.00	N/A	4 ,	0.00	(110,474.66)	N/A	0.00
Tenant Security Deposits Liab.	0.00	0.00	0.00	N/A	,	0.00	895.00	N/A	0.00
Tenant Security Deposits - Sugarloaf	0.00	0.00	0.00	N/A		0.00	5,610.00	N/A	0.00
Prepaid Rent	(136.15)		(136.15)	N/A		0.00	1,363.85	N/A	0.00
Prepaid Rent - Sugarloaf	0.00	0.00	0.00	N/A	,	0.00	(1,007.38)	N/A	0.00
Contributions/(Distributions)	6,385.57	0.00	6,385.57	N/A	4	0.00	6,385.57	N/A	
TOTAL ADJUSTMENTS	12,592.63	18,424.00	(5,831.37)	(31.65)	144,352.40	216,300.00	(71,947.60)	(33.26)	231,192.00
CASH FLOW	(1,672.47)	(12,220.00)	10,547.53	86.31	(35,828.55)	(15,490.00)	(20,338.55)	(131.30)	0.00
Beginning Fund Balance	1,576,799.75	1,541,569.60	35,230.15	0.02	1,742,715.60	1,742,715.60	0.00	0.00	1,742,715.60

Kalamazoo County Public Housing Commission

Balance Sheet

Period = Nov 2025 Book = Accrual

BOOK = Accrual	
	Current Balance
ASSETS:	
Current Assets:	
Cash in Bank	4,463.38
Cash in Bank - LHAF	10,847.30
Cash in Bank - Sugarloaf	2,829.02
Savings Account	5.00
Savings Account - LHAF	275,857.44
Cash - Money Market	63,789.88
Lease Receivable	37,481.00
Note Receivable - Sugarloaf	304,353.28
Discount on Note Receivable	(127,117.52)
Reserve - Sugarloaf	53,941.21
Total Current Assets	626,449.99
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	193,533.31
Total Other Assets	193,533.31
TOTAL ACCETC	4 600 000 00
TOTAL ASSETS	1,639,088.99
LIABILITIES & OWNERS' EQUITY:	
Current Liabilities:	
Sugarloaf Accounts Payable	(165.00)
Accounts Payable - Other	21,821.30
Tenant Security Deposits Liab.	5,065.00
Tenant Security Deposits - Sugarloaf	5,610.00
Total Current Liabilities	32,331.30
	02,002.00
Prepaid Revenues:	
Prepaid Rent	1,363.85
Prepaid Rent - Sugarloaf	(1,007.38)
Deferred-in-flows - leases	37,481.00
Total Prepaid Revenues	37,837.47
-	
TOTAL LIABILITIES	70,168.77
Page 4 of 2	-,

Kalamazoo County Public Housing Commission

Balance Sheet

Period = Nov 2025 Book = Accrual

	Current Balance
Retained Earnings	1,742,715.60
Year To Date Earnings	(180,180.95)
Contributions/(Distributions)	6,385.57
Total Capital	1,568,920.22
TOTAL LIABILITIES & CAPITAL	1,639,088.99

Income Statement Consolidated 1/1/2025 - 11/30/2025,

KCPHC homes at Sugarloaf - Kalamazoo County Public Housing Commission 01/01/2025 - 11/30/2025 Total

Income		
Electric - Sugarloaf KCPHC	-	
Legal Fees Income	857.82	857.82
Rent Income		
Rent Income	50,237.64	50,237.64
Total for Rent Income	50,237.64	50,237.64
Utility Income		,
Electric Income	-	
Gas Income	73.87	73.87
Water/Sewer Income	×	
Total for Utility Income	73.87	73.87
Total Income	51,169.33	51,169.33
Expense		
Bank Fees	29.39	29.39
KCPHC Lot Rent to Sugarloaf	36,000.00	36,000.00
Maintenance & Repair Expense		
Cleaning Expense	470.00	470.00
Landscaping	1,250.00	1,250.00
Maintenance & Repair (Home Re	5,459.79	5,459.79
Maintenance & Repair Expense	4,385.63	4,385.63
Total for Maintenance & Repair I	11,565.42	11,565.42
Miscellaneous Expense		
Application Fee Expense	50.00	50.00
Miscellaneous Expense		
Total for Miscellaneous Expense	50.00	50.00
Professional Fee Expense		
Accounting	2,725.00	2,725.00
Legal Fees	3,512.64	3,512.64
Management Fee	5,845.81	5,845.81
Total for Professional Fee Expen	12,083.45	12,083.45
Utilities Expense		
Electric Expense	856.33	856.33
Gas Expense	671.54	671.54
Trash Expense	515.00	515.00
Total for Utilities Expense	2,042.87	2,042.87
Total Expense	61,771.13	61,771.13
Net Operating Income	(10,601.80)	(10,601.80)
Non-operating Expense		

Depreciation Expense	30,775.07	30,775.07
Total Non-operating Expense	30,775.07	30,775.07
Net Non-operating Income	(30,775.07)	(30,775.07)
Net Income	(41,376.87)	(41,376.87)



Balance Sheet

KCPHC homes at Sugarloaf

110000

Total Current Asset	3,100.24
BVPM Operating - KCPHC - Penc	1,054.00
BVPM Operating - KCPHC	2,046.24

Fixed Asset

(30,775.07)
700,397.00
669,621.93
672,722.17

Liabilities

Current Liability

Prepayments	811.47
Security Deposit Liability	6,505.00
Total Current Liability	7,316.47
Total Liabilities	7,316.47

Equity

-4-11	
Capital Contributions	700,397.00
Net Income	(41,376.87)
Owner Contribution	6,385.57
Retained Earnings	-

Total Equity 665,405.70 Total Liabilities & Equity 672,722.17

KPC Operating Account

Bank Reconciliation Report 11/30/2025

Posted by: aavis on 12/1/2025

Balance Per Bank Statement as of 11/30/2025

6,411.44

Outstar	ndina	Checks	
	runny.	CHIGGING	

Check Date	Check Number	Payee	Amount
9/11/2023	, i	schollm - Michael Scholl	45.00
11/21/2025		intserv - Integrated Services of Kalamazoo	541.21
11/21/2025		chart - Charter Communications	503.38
11/21/2025		consum - Consumers Energy	191.55
11/21/2025		consum - Consumers Energy	100.52
11/26/2025		intserv - Integrated Services of Kalamazoo	563.07
Less:	Outstanding Checks		1,944.73

Other Items

Date	Notes	Amount
11/28/2025	Payroll 11.26.25 insurance	-3.33
Plus/Minus:	Other Items	-3.33
	Reconciled Bank Balance	4,463.38
Balance per GL	as of 11/30/2025	4,463.38
	Reconciled Balance Per G/L	4,463.38
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Kalamazoo County Public Housing Commission Operating Account



KPC Money Market Account

Bank Reconciliation Report 11/30/2025

Posted by: aavis on 12/1/2025

Balance Per Bani	k Statement as of 11/30/2025	63,789.88
	Reconciled Bank Balance	63,789.88
Balance per GL a	s of 11/30/2025	63,789.88
	Reconciled Balance Per G/L	63,789.88
Difference	(Reconciled Bank Balance And Reconciled Balance Per G/L)	0.00

Kalamazoo County Public Housing Commission Money Market Account

Date Description

Check Nun Amount

Balance

11/30/2025 APY Earned 2.00% 11/01/25 to 11/30/25

\$103.75 \$63,789.88

LHAF - Operating Account

Bank Reconciliation Report 11/30/2025

Posted by: aavis on 12/1/2025

Balance Per	Bank S	Statement	as of	11/30/2025
Outstanding	Check	(S		

14,847.30

Check Date	Check Number	Payee	Amount
11/19/2025		sugarmhp - Sugarloaf MHP LLC	4,000.00
Less:	Outstanding Checks		4,000.00
	Reconciled Bank Bala	nce	10,847.30
Balance per GL	as of 11/30/2025. Reconciled Balance P	er G/L	10,847.30
Difference	(Reconciled Bank Balan	nce 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 11/30/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

Managing Your Accounts

1111

Bank Name

First National Bank of Michigan

.

Phone

269.349.0100

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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,

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

Account Type

Commercial Checking

Account Number

Ending Balance

\$14,847.30

Commercial Checking

_		_		
Acco	unt	Sı	(III) IY	12FV

Date Description Amount
11/01/2025 Beginning Balance \$42,758.37

3 Credit(s) This Period \$15,071,67 8 Debit(s) This Period \$42,982.74 Ending Balance \$14,847.30

Deposits

11/30/2025

 Date
 Description
 Amount

 11/17/2025
 Deposit
 \$1,071.67

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

Electronic Credits

 Date
 Description
 Amount

 11/07/2025
 IB Transfer Deposit Tfer from savings
 \$10,000.00

 1 item(s) totaling \$10,000.00

Other Credits

 Date
 Description

 11/19/2025
 Check Returned

 Return Check
 \$4,000.00

 1 item(s) totaling \$4,000.00





Statement Ending 11/30/2025

KALAMAZOO COUNTY PUBLIC

Page 3 of 4

Account Number:

Commercial Checking -

(continued)

Electronic I	Debits	
Date	Description	Amount
11/17/2025	IB Transfer W/D Monthly reserve transfer	\$234.66
11/24/2025	IB Transfer W/D Nov mgmt fee and billbacks	\$207.66
		2 item(s) totaling \$442.32

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount	Check Nbr	Date	Amount
	11/06/2025	\$728.55		11/13/2025	\$3,510.00		11/13/2025	\$4,000.00
	11/06/2025	\$1,247.40		11/19/2025	\$28,644.85		11/18/2025	\$4,409.62
* Indicates ski	pped check nu	ımber	102				6 item(s) totali	ng \$42.540.42

Daily Balances

Date	Amount	Date	Amount	Date	Amount
11/01/2025	\$42,758.37	11/13/2025	\$43,272.42	11/19/2025	\$15.054.96
11/06/2025	\$40,782.42	11/17/2025	\$44,109.43	11/24/2025	\$14.847.30
11/07/2025	\$50,782.42	11/18/2025	\$39,699.81		<u> </u>

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 11/30/2025

KALAMAZOO COUNTY PUBLIC

Page 4 of 4













LHAF - Savings Account

Bank Reconciliation Report 11/30/2025

Posted by: aavis on 12/1/2025

Balance Per Bank Statement as of 11/30/2025		275,857.44
	Reconciled Bank Balance	275,857.44
Balance per GL	as of 11/30/2025	275,857.44
	Reconciled Balance Per G/L	275,857.44
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 Alrview Boulevard Suite 202 Kalamazoo, MI 49002



Contact Us

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

Account

Kalamazoo County Public Housing

Date 11/30/2025

Page 1 of 2

IntraFi Cash Service^{5M}, or ICS®, Monthly Statement

The following information is a summary of activity in your account(s) for the month of November 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%	\$313,338.80	\$275.857.44
TOTAL			\$313,338.80	\$275,857.44



Page 2 of 2

DETAILED ACCOUNT OVERVIEW

Account ID:

Account Title: Kalamazoo County Public Housing

Statement Period	11/1-11/30/2025	Average Daily Balance	\$280,222.75
Previous Period Ending Balance	\$313,338.80	Interest Rate at End of Statement Period	2.25%
Total Program Deposits	0.00	Annual Percentage Yield Earned	2.28%
Total Program Withdrawals	(38,000.00)	YTD Interest Paid	9,261.60
Interest Capitalized	518.64	100 00 100 00 00 00 00 00 00 00 00 00 00	
Current Period Ending Balance	\$275,857.44		

Account	Iransact	lon	Detail

Date	Activity Type	Amount	Balance
		THE CONTRACTOR OF THE CONTRACT	Dalaite
11/03/2025	Withdrawal	(\$28,000.00)	\$285,338.80
11/10/2025	Withdrawal	(10,000.00)	275,338.80
11/28/2025	Interest Capitalization	518.64	275,857.44

Summary of Balances as of November 30, 2025

FDIC-Insured Institution	City/State	FDIC Cert No.	Cert No. Balance	
East West Bank	Pasadena, CA		\$28,392.07	
Pinnacle Bank	Nashville, TN	The Part of the Control of the Contr	247,457.25	
Western Alliance Bank	Phoenix, AZ		8.12	

Reserve - Sugarloaf

Bank Reconciliation Report 11/30/2025

Posted by: aavis on 12/1/2025

Balance Per Ban	k Statement as of 11/30/2025	53,941.21
	Reconciled Bank Balance	53,941.21
Balance per GL	as of 11/30/2025 Reconciled Balance Per G/L	53,941.21 53,941.21
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 11/30/2025

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number:

Managing Your Accounts

Bank Name

First National Bank of

Michigan

(1)

Phone

269.349.0100

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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

\$53,832.62

Date

11/30/2025

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

Account Type

First Rate MM Savings

Amount

\$53,597.96

Date

11/17/2025

Account Number

Ending Balance

\$53,941.21

Amount

\$53,941.21

First Rate MM Savings -

Account St	ımmary		Interest Summary	
Date	Description	Amount	Description	Amount
11/01/2025	Beginning Balance	\$53,597.96	Annual Percentage Yield Earned	2.49%
	2 Credit(s) This Period	\$343.25	Interest Days	30
	0 Debit(s) This Period	\$0.00	Interest Earned Not Paid	\$0.00
11/30/2025	Ending Balance	\$53,941.21	Interest Paid This Period	\$108.59
			Interest Paid Year-to-Date	\$1,355.84
Deposits				
Date	Description			Amount
11/30/2025	Accr Earning Pymt Added to Account			\$108.59
			1 item(s) totaling \$108.59
Electronic	Credits			
Date	Description			Amount
11/17/2025	IB Transfer Deposit Monthly reserve transfer			\$234.66
			1 item(s	s) totaling \$234.66



Date

11/01/2025