

Kalamazoo County Public Housing Commission

Budget Comparison Cash Flow

Period = Jan 2026

Book = Accrual ; Tree = ysi_cf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE:									
Tenant Rents	1,690.00	1,724.00	(34.00)	(1.97)	1,690.00	1,724.00	(34.00)	(1.97)	20,688.00
FUSE Rents	1,500.00	0.00	1,500.00	N/A	1,500.00	0.00	1,500.00	N/A	0.00
Sugarloaf Rents	9,356.30	7,230.00	2,126.30	29.41	9,356.30	7,230.00	2,126.30	29.41	86,760.00
County Funds	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	125,000.00
Keystone House Rents	700.00	800.00	(100.00)	(12.50)	700.00	800.00	(100.00)	(12.50)	9,600.00
Total Rent Revenue	13,246.30	9,754.00	3,492.30	35.80	13,246.30	9,754.00	3,492.30	35.80	242,048.00
Interest Income	286.45	120.00	166.45	138.71	286.45	120.00	166.45	138.71	1,440.00
Interest Income - LHAF	563.59	700.00	(136.41)	(19.49)	563.59	700.00	(136.41)	(19.49)	8,400.00
Total Financial Revenue	850.04	820.00	30.04	3.66	850.04	820.00	30.04	3.66	9,840.00
KCF Endowment Fund	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	14,841.00
TOTAL REVENUE	14,096.34	10,574.00	3,522.34	33.31	14,096.34	10,574.00	3,522.34	33.31	266,729.00
Administrative Expenses:									
Subsidy - FUSE	4,015.41	2,119.00	(1,896.41)	(89.50)	4,015.41	2,119.00	(1,896.41)	(89.50)	25,428.00
Bethany House	1,374.92	1,671.00	296.08	17.72	1,374.92	1,671.00	296.08	17.72	20,052.00
Millage - Housing	8,677.36	13,547.00	4,869.64	35.95	8,677.36	13,547.00	4,869.64	35.95	162,564.00
Millage- Housing Entry Support	0.00	16,666.00	16,666.00	100.00	0.00	16,666.00	16,666.00	100.00	200,000.00
Millage - Office Expenses	0.00	205.00	205.00	100.00	0.00	205.00	205.00	100.00	2,460.00
Veterans Homeless Initiative	4,288.28	11,282.00	6,993.72	61.99	4,288.28	11,282.00	6,993.72	61.99	135,384.00
Office Supplies	34.03	40.00	5.97	14.92	34.03	40.00	5.97	14.92	480.00
Website/Technology Support	42.00	182.00	140.00	76.92	42.00	182.00	140.00	76.92	2,184.00
Management Fee	1,250.00	1,250.00	0.00	0.00	1,250.00	1,250.00	0.00	0.00	15,000.00
Rent Collection/Legal Expense	0.00	200.00	200.00	100.00	0.00	200.00	200.00	100.00	2,400.00
Accounting Expense	0.00	0.00	0.00	N/A	0.00	0.00	0.00	N/A	7,400.00
Misc. Administrative Expenses	12.40	30.00	17.60	58.67	12.40	30.00	17.60	58.67	360.00
Total Administrative Expenses	19,694.40	47,192.00	27,497.60	58.27	19,694.40	47,192.00	27,497.60	58.27	573,712.00
Financial Expenses:									
Bank Service Charges	0.00	1.00	1.00	100.00	0.00	1.00	1.00	100.00	12.00
Total Financial Expenses	0.00	1.00	1.00	100.00	0.00	1.00	1.00	100.00	12.00
TOTAL EXPENSES	19,694.40	47,193.00	27,498.60	58.27	19,694.40	47,193.00	27,498.60	58.27	573,724.00
NET INCOME / (LOSS)	(5,598.06)	(36,619.00)	31,020.94	84.71	(5,598.06)	(36,619.00)	31,020.94	84.71	(306,995.00)
ADJUSTMENTS									
Cash in Bank - LHAF	5,230.69	0.00	5,230.69	N/A	5,230.69	0.00	5,230.69	N/A	0.00
Cash in Bank - Sugarloaf	(7,716.49)	0.00	(7,716.49)	N/A	(7,716.49)	0.00	(7,716.49)	N/A	0.00
Savings Account - LHAF	(469.77)	21,416.00	(21,885.77)	(102.19)	(469.77)	21,416.00	(21,885.77)	(102.19)	257,000.00
Cash - Money Market	(286.45)	14,131.00	(14,417.45)	(102.03)	(286.45)	14,131.00	(14,417.45)	(102.03)	37,131.00
Note Receivable - Sugarloaf	1,071.67	1,072.00	(0.33)	(0.03)	1,071.67	1,072.00	(0.33)	(0.03)	12,864.00
Reserve - Sugarloaf	(328.48)	0.00	(328.48)	N/A	(328.48)	0.00	(328.48)	N/A	0.00
Tenant Security Deposits - Sugarloaf	672.50	0.00	672.50	N/A	672.50	0.00	672.50	N/A	0.00
Prepaid Rent - Sugarloaf	1,367.06	0.00	1,367.06	N/A	1,367.06	0.00	1,367.06	N/A	0.00
TOTAL ADJUSTMENTS	(459.27)	36,619.00	(37,078.27)	(101.25)	(459.27)	36,619.00	(37,078.27)	(101.25)	306,995.00
CASH FLOW	(6,057.33)	0.00	(6,057.33)	N/A	(6,057.33)	0.00	(6,057.33)	N/A	0.00
Beginning Fund Balance	1,539,805.41	1,539,805.41	0.00	0.00	1,539,805.41	1,539,805.41	0.00	0.00	1,539,805.41
Ending Fund Balance	1,544,592.92	1,503,186.41	41,406.51	0.03	1,544,592.92	1,503,186.41	41,406.51	0.03	1,232,810.41

Kalamazoo County Public Housing Commission

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
ASSETS:	
Current Assets:	
Cash in Bank	2,751.09
Cash in Bank - LHAF	6,659.02
Cash in Bank - Sugarloaf	20,042.85
Savings Account	5.00
Savings Account - LHAF	276,813.19
Cash - Money Market	114,229.82
Lease Receivable	37,481.00
Note Receivable - Sugarloaf	302,209.94
Discount on Note Receivable	-127,117.52
Reserve - Sugarloaf	50,192.26
Total Current Assets	683,266.65
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	196,325.51
Total Other Assets	196,325.51
TOTAL ASSETS	1,698,697.85
LIABILITIES & OWNERS' EQUITY:	
Current Liabilities:	
Accounts Payable - Other	98,471.01
Tenant Security Deposits Liab.	5,065.00
Tenant Security Deposits - Sugarloaf	7,732.50
Total Current Liabilities	111,268.51
Prepaid Revenues:	
Prepaid Rent	1,500.00
Prepaid Rent - Sugarloaf	3,855.42
Deferred-in-flows - leases	37,481.00
Total Prepaid Revenues	42,836.42
TOTAL LIABILITIES	154,104.93

Kalamazoo County Public Housing Commission

Balance Sheet

Period = Jan 2026

Book = Accrual

	Current Balance
Retained Earnings	1,539,805.41
Year To Date Earnings	-5,598.06
Contributions/(Distributions)	10,385.57
Total Capital	1,544,592.92
TOTAL LIABILITIES & CAPITAL	1,698,697.85

Income Statement Consolidated

1/1/2026 - 1/31/2026,

KCPHC homes at Sugarloaf - Kalamazoo County Public Housing Commission

Total

Income

Electric - Sugarloaf KCPHC	722.81
Rent Income	
Rent Income	8,267.65
Total for Rent Income	8,267.65
Utility Income	
Gas Income	98.64
Water/Sewer Income	267.20
Total for Utility Income	365.84
Total Income	9,356.30

Expense

Maintenance & Repair Expense	
Maintenance & Repair Expense	1,370.00
Snow Plow Expense	420.00
Total for Maintenance & Repair f	1,790.00
Professional Fee Expense	
Legal Fees	-
Management Fee	-
Total for Professional Fee Expen	-
Utilities Expense	
Gas Expense	-
Trash Expense	585.00
Total for Utilities Expense	585.00
Total Expense	2,375.00
Net Operating Income	6,981.30
Non-operating Expense	
Depreciation Expense	2,122.42
Total Non-operating Expense	2,122.42
Net Non-operating Income	(2,122.42)
Net Income	4,858.88

Balance Sheet

KCPHC homes at Sugarloaf

Assets

Current Asset

BVPM Operating - KCPHC 20,042.85

Total Current Asset 20,042.85

Fixed Asset

Accumulated Depreciation (35,019.91)

Residential Real Property 700,397.00

Total Fixed Asset 665,377.09

Total Assets 685,419.94

Liabilities

Current Liability

Prepayments 3,855.42

Security Deposit Liability 8,627.50

Total Current Liability 12,482.92

Total Liabilities 12,482.92

Equity

Capital Contributions 700,397.00

Net Income 4,858.88

Owner Contribution 10,385.57

Retained Earnings (42,704.43)

Total Equity 672,937.02

Total Liabilities & Equity 685,419.94

KPC Operating Account

2/2/2026

Bank Reconciliation Report 1/31/2026

Posted by: aavis on 2/2/2026

Balance Per Bank Statement as of 1/31/2026 7,825.07

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/11/2023		schollm - Michael Scholl	45.00
1/21/2026		chart - Charter Communications	231.25
1/30/2026		intserv - Integrated Services of Kalamazoo	563.07
Less:	Outstanding Checks		839.32
	Reconciled Bank Balance		<u>6,985.75</u>

Balance per GL as of 1/31/2026 6,985.75

Reconciled Balance Per G/L 6,985.75

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00

**Kalamazoo County Public Housing Commission
Operating Account**

Date	Description	Check Nun	Amount	Balance
1/2/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$155.24)	\$16,032.85
1/2/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$228.84)	\$15,804.01
1/5/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$312.87)	\$15,491.14
1/5/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$164.90)	\$15,326.24
1/8/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]	[REDACTED]	(\$307.63)	\$15,018.61
1/8/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$12.00)	\$15,006.61
1/12/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$237.05)	\$14,769.56
1/13/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$503.38)	\$14,266.18
1/14/2026	Bulk Deposit Number [REDACTED]	[REDACTED]	\$1,690.00	\$15,956.18
1/20/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$90.00)	\$15,866.18
1/21/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$305.00)	\$15,561.18
1/21/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$1,268.96)	\$14,292.22
1/21/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$223.34)	\$14,068.88
1/21/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$463.11)	\$13,605.77
1/22/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]	[REDACTED]	(\$117.63)	\$13,488.14
1/23/2026	DEPOSIT KALAMAZOO COMM M ACH Trace [REDACTED]	[REDACTED]	\$1,500.00	\$14,988.14
1/23/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$340.00)	\$14,648.14
1/23/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$400.00)	\$14,248.14
1/26/2026	Deposit Number [REDACTED]	[REDACTED]	\$600.00	\$14,848.14
1/27/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$563.07)	\$14,285.07
1/27/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$975.00)	\$13,310.07
1/27/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$975.00)	\$12,335.07
1/27/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$1,590.00)	\$10,745.07
1/27/2026	DRAFT NUMBER [REDACTED]	[REDACTED]	(\$817.00)	\$9,928.07
1/28/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: MGMT Fees ACH Trace [REDACTED]	[REDACTED]	(\$2,200.81)	\$7,727.26
1/30/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]	[REDACTED]	(\$2.19)	\$7,725.07
1/31/2026	Bulk Deposit Number [REDACTED]	[REDACTED]	\$100.00	\$7,825.07

KPC Money Market Account

2/2/2026

Bank Reconciliation Report 1/31/2026

Posted by: aavis on 2/2/2026

Balance Per Bank Statement as of 1/31/2026	114,229.82
Reconciled Bank Balance	<u>114,229.82</u>
Balance per GL as of 1/31/2026	114,229.82
Reconciled Balance Per G/L	<u>114,229.82</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

Kalamazoo County Public Housing Commission
Money Market Account

Date	Description	Check Nun	Amount	Balance
1/31/2026	APY Earned 3.00% 01/01/26 to 01/31/26		\$286.45	\$114,229.82

LHAF - Operating Account

2/2/2026

Bank Reconciliation Report 1/31/2026

Posted by: aavis on 2/2/2026

Balance Per Bank Statement as of 1/31/2026 4,125.58

Outstanding Checks

Check Date	Check Number	Payee	Amount
1/28/2026		hope - HOPE Thru Navigation	1,701.22
Less:	Outstanding Checks		1,701.22
	Reconciled Bank Balance		<u>2,424.36</u>

Balance per GL as of 1/31/2026 2,424.36

Reconciled Balance Per G/L 2,424.36

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) 0.00

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

Statement Ending 01/31/2026

KALAMAZOO COUNTY PUBLIC

Page 1 of 4

Account Number: [REDACTED]

Managing Your Accounts

	Bank Name	First National Bank of Michigan
	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 (FNB), your local community bank.



As your banking partner, FNB 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	Account Number	Ending Balance
Commercial Checking	[REDACTED]	\$4,125.58

Commercial Checking - [REDACTED]

Account Summary

Date	Description	Amount
01/01/2026	Beginning Balance	\$7,889.71
	1 Credit(s) This Period	\$1,071.67
	3 Debit(s) This Period	\$4,835.80
01/31/2026	Ending Balance	\$4,125.58

Deposits

Date	Description	Amount
01/22/2026	Deposit	\$1,071.67
		1 item(s) totaling \$1,071.67

Electronic Debits

Date	Description	Amount
01/05/2026	IB ACH Debit Kzoo County Publ Sugarloaf	\$4,400.00
01/16/2026	IB Transfer W/D Monthly reserve transfer	\$234.66
01/27/2026	IB Transfer W/D Jan mgmt fee & billbacks	\$201.14
		3 item(s) totaling \$4,835.80

Commercial Checking - [REDACTED] (continued)

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/01/2026	\$7,889.71	01/16/2026	\$3,255.05	01/27/2026	\$4,125.58
01/05/2026	\$3,489.71	01/22/2026	\$4,326.72		

Overdraft and Returned Item Fees

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

ISM	Date: 01/22/2026
	Star Time: 5:47:36 AM
	Amount: [REDACTED]
Order #	Account Number: 11147915
Order 304	DDA Card
	Deposit
Comments	
[REDACTED]	
[REDACTED]	\$1,071.67

Reserve - Sugarloaf

2/2/2026

**Bank Reconciliation Report
1/31/2026**

Posted by: aavis on 2/2/2026

Balance Per Bank Statement as of 1/31/2026	50,192.26
Reconciled Bank Balance	<u>50,192.26</u>
Balance per GL as of 1/31/2026	50,192.26
Reconciled Balance Per G/L	<u>50,192.26</u>
Difference	
(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

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

Managing Your Accounts

	Bank Name	First National Bank of Michigan
	Phone	269.349.0100
	Mailing 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	[REDACTED]	\$50,192.26

First Rate MM Savings - [REDACTED]

Account Summary

Date	Description	Amount
01/01/2026	Beginning Balance	\$49,863.78
	2 Credit(s) This Period	\$328.48
	0 Debit(s) This Period	\$0.00
01/31/2026	Ending Balance	\$50,192.26

Interest Summary

Description	Amount
Annual Percentage Yield Earned	2.23%
Interest Days	31
Interest Earned Not Paid	\$0.00
Interest Paid This Period	\$93.82
Interest Paid Year-to-Date	\$93.82

Deposits

Date	Description	Amount
01/31/2026	Accr Earning Pymt Added to Account	\$93.82
		1 item(s) totaling \$93.82

Electronic Credits

Date	Description	Amount
01/16/2026	IB Transfer Deposit Monthly reserve transfer	\$234.66
		1 item(s) totaling \$234.66

Daily Balances

Date	Amount	Date	Amount	Date	Amount
01/01/2026	\$49,863.78	01/16/2026	\$50,098.44	01/31/2026	\$50,192.26

LHAF - Savings Account

2/2/2026

Bank Reconciliation Report 1/31/2026

Posted by: aavis on 2/2/2026

Balance Per Bank Statement as of 1/31/2026	276,813.19
Reconciled Bank Balance	<u>276,813.19</u>
Balance per GL as of 1/31/2026	276,813.19
Reconciled Balance Per G/L	<u>276,813.19</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

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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@fnbmichigan.bank

www.fnbmichigan.bank



Account

Kalamazoo County Public Housing

Date

01/31/2026

Page

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IntraFi Cash ServiceSM, or ICS[®], Monthly Statement

The following information is a summary of activity in your account(s) for the month of January 2026 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	2.00%	\$276,343.42	\$276,813.19
TOTAL			\$276,343.42	\$276,813.19

Date
01/31/2026

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DETAILED ACCOUNT OVERVIEW

Account ID: [REDACTED]
Account Title: Kalamazoo County Public Housing

Account Summary - Savings

Statement Period	1/1-1/31/2026	Average Daily Balance	\$276,358.57
Previous Period Ending Balance	\$276,343.42	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	0.00	Annual Percentage Yield Earned	2.02%
Total Program Withdrawals	(0.00)	YTD Interest Paid	469.77
Interest Capitalized	469.77		
Current Period Ending Balance	\$276,813.19		

Account Transaction Detail

Date	Activity Type	Amount	Balance
01/30/2026	Interest Capitalization	\$469.77	\$276,813.19

Summary of Balances as of January 31, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Canandaigua National Bank and Trust	Canandaigua, NY	[REDACTED]	\$45.05
Pinnacle Bank	Nashville, TN	[REDACTED]	29,727.52
The Bank of New York Mellon	New York, NY	[REDACTED]	247,040.62

Thank you for choosing First National Bank of Michigan.

CONTAINS CONFIDENTIAL INFORMATION

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Member
FDIC