

Kalamazoo County Public Housing Commission

Budget Comparison Cash Flow

Period = Jun 2026

Book = Accrual ; Tree = ysl_crf

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
REVENUE:									
Tenant Rents	1,724.00	1,724.00	0.00	0.00	10,344.00	10,344.00	0.00	0.00	20,688.00
FUSE Rents	0.00	0.00	0.00	N/A	436.00	0.00	436.00	N/A	0.00
Sugarloaf Rents	6,465.17	7,230.00	(764.83)	(10.58)	43,143.72	43,380.00	(236.28)	(0.54)	86,760.00
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	1,100.00	800.00	300.00	37.50	3,100.00	4,800.00	(1,700.00)	(35.42)	9,600.00
Total Rent Revenue	9,289.17	9,754.00	(464.83)	(4.77)	88,273.72	89,774.00	(1,500.28)	(1.67)	242,048.00
Interest Income	117.09	120.00	(2.91)	(2.42)	1,432.74	720.00	712.74	98.99	1,440.00
Interest Income - LHAF	268.00	700.00	(432.00)	(61.71)	2,144.97	4,200.00	(2,055.03)	(48.93)	8,400.00
Total Financial Revenue	385.09	820.00	(434.91)	(53.04)	3,577.71	4,920.00	(1,342.29)	(27.28)	9,840.00
KCF Endowment Fund	0.00	0.00	0.00	N/A	0.00	14,841.00	(14,841.00)	(100.00)	14,841.00
TOTAL REVENUE	9,674.26	10,574.00	(899.74)	(8.51)	91,851.43	109,535.00	(17,683.57)	(16.14)	266,729.00
Administrative Expenses:									
Subsidy - FUSE	1,081.46	2,119.00	1,037.54	48.96	17,229.06	12,714.00	(4,515.06)	(35.51)	25,428.00
Bethany House	796.11	1,671.00	874.89	52.36	3,471.66	10,026.00	6,554.34	65.37	20,052.00
Millage - Housing	6,179.79	13,547.00	7,367.21	54.38	82,993.30	81,282.00	(1,711.30)	(2.11)	162,564.00
Millage- Housing Entry Support	0.00	16,666.00	16,666.00	100.00	117,538.24	99,996.00	(17,542.24)	(17.54)	200,000.00
Millage - Office Expenses	0.00	205.00	205.00	100.00	0.00	1,230.00	1,230.00	100.00	2,460.00
Veterans Homeless Initiative	2,611.48	11,282.00	8,670.52	76.85	61,589.79	67,692.00	6,102.21	9.01	135,384.00
Office Supplies	9.12	40.00	30.88	77.20	127.44	240.00	112.56	46.90	480.00
Website/Technology Support	1,627.60	182.00	(1,445.60)	(794.29)	1,821.39	1,092.00	(729.39)	(66.79)	2,184.00
Management Fee	1,250.00	1,250.00	0.00	0.00	7,500.00	7,500.00	0.00	0.00	15,000.00
Rent Collection/Legal Expense	0.00	200.00	200.00	100.00	0.00	1,200.00	1,200.00	100.00	2,400.00
Accounting Expense	7,400.00	7,400.00	0.00	0.00	7,400.00	7,400.00	0.00	0.00	7,400.00
Misc. Administrative Expenses	12.67	30.00	17.33	57.77	93.44	180.00	86.56	48.09	360.00
Total Administrative Expenses	20,968.23	54,592.00	33,623.77	61.59	299,764.32	290,552.00	(9,212.32)	(3.17)	573,712.00
Financial Expenses:									
Bank Service Charges	0.00	1.00	1.00	100.00	0.00	6.00	6.00	100.00	12.00
Total Financial Expenses	0.00	1.00	1.00	100.00	0.00	6.00	6.00	100.00	12.00
Corporate Expenses:									
(Gain) Loss Benefit Int in KCF	(7,560.66)	0.00	7,560.66	N/A	(19,980.05)	0.00	19,980.05	N/A	0.00
Total Corporate Expenses	(7,560.66)	0.00	7,560.66	N/A	(19,980.05)	0.00	19,980.05	N/A	0.00
TOTAL EXPENSES	13,407.57	54,593.00	41,185.43	75.44	279,784.27	290,558.00	10,773.73	3.71	573,724.00
NET INCOME / (LOSS)	(3,733.31)	(44,019.00)	40,285.69	91.52	(187,932.84)	(181,023.00)	(6,909.84)	(3.82)	(306,995.00)
ADJUSTMENTS									
Cash in Bank - LHAF	(6,237.01)	0.00	(6,237.01)	N/A	1,657.04	0.00	1,657.04	N/A	0.00
Cash in Bank - Sugarloaf	(5,919.28)	0.00	(5,919.28)	N/A	(20,546.89)	0.00	(20,546.89)	N/A	0.00
Savings Account - LHAF	9,825.77	21,416.00	(11,590.23)	(54.12)	170,593.92	128,496.00	42,097.92	32.76	257,000.00
Cash - Money Market	17,882.91	(129.00)	18,011.91	13,962.72	52,085.04	15,635.00	36,450.04	233.13	37,131.00
Note Receivable - Sugarloaf	1,071.67	1,072.00	(0.33)	(0.03)	6,430.02	6,432.00	(1.98)	(0.03)	12,864.00
Reserve - Sugarloaf	(328.43)	0.00	(328.43)	N/A	(1,964.63)	0.00	(1,964.63)	N/A	0.00
Assets Held by KCF	(7,560.66)	0.00	(7,560.66)	N/A	(19,980.05)	0.00	(19,980.05)	N/A	0.00
Accounts Payable - Other Sugarloaf	0.00	0.00	0.00	N/A	(1,304.37)	0.00	(1,304.37)	N/A	0.00
Tenant Security Deposits Liab.	0.00	0.00	0.00	N/A	(5,065.00)	0.00	(5,065.00)	N/A	0.00
Tenant Security Deposits - Sugarloaf	0.00	0.00	0.00	N/A	3,940.00	0.00	3,940.00	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	1,033.90	0.00	1,033.90	N/A	1,014.98	0.00	1,014.98	N/A	0.00
TOTAL ADJUSTMENTS	9,768.87	22,359.00	(12,590.13)	(56.31)	185,360.06	150,563.00	34,797.06	23.11	306,995.00
CASH FLOW	6,035.56	(21,660.00)	27,695.56	127.86	(2,572.78)	(30,460.00)	27,887.22	91.55	0.00
Beginning Fund Balance	1,358,565.56	1,405,761.09	(47,195.53)	(0.03)	1,542,755.09	1,542,755.09	0.00	0.00	1,542,755.09
Ending Fund Balance	1,354,822.25	1,405,761.09	(50,938.84)	(0.04)	1,354,822.25	1,361,732.09	(6,909.84)	(0.01)	1,235,760.09

Kalamazoo County Public Housing Commission

Balance Sheet

Period = Jun 2026

Book = Accrual

	Current Balance
ASSETS:	
Current Assets:	
Cash in Bank	7,540.01
Cash in Bank - LHAF	10,232.67
Cash in Bank - Sugarloaf	32,873.25
Savings Account	5.00
Savings Account - LHAF	105,749.50
Cash - Money Market	61,858.33
Lease Receivable	18,740.62
Note Receivable - Sugarloaf	296,851.59
Discount on Note Receivable	(118,211.12)
Reserve - Sugarloaf	51,828.41
Total Current Assets	467,468.26
Fixed Assets:	
Land	32,335.00
Homes	829,737.00
Accumulated Depreciation	(73,138.55)
Total Fixed Assets	788,933.45
Other Assets:	
Assets Held by KCF	225,650.94
Total Other Assets	225,650.94
TOTAL ASSETS	1,482,052.65
LIABILITIES & OWNERS' EQUITY:	
Current Liabilities:	
Accounts Payable - Other	93,986.44
Tenant Security Deposits - Sugarloaf	11,000.00
Total Current Liabilities	104,986.44
Prepaid Revenues:	
Prepaid Rent - Sugarloaf	3,503.34
Deferred-in-flows - leases	18,740.62
Total Prepaid Revenues	22,243.96
TOTAL LIABILITIES	127,230.40
Retained Earnings	1,542,755.09
Year To Date Earnings	(187,932.84)
Total Capital	1,354,822.25
TOTAL LIABILITIES & CAPITAL	1,482,052.65

Income Statement Consolidated**1/1/2026 - 6/30/2026,****KCPHC homes at Sugarloaf - Kalamazoo County Public Housing Commission**

	Total
Income	
Electric - Sugarloaf KCPHC	-
Legal Fees Income	257.20
Rent Income	
Rent Income	42,787.88
Total for Rent Income	42,787.88
Utility Income	
Electric Income	-
Gas Income	98.64
Water/Sewer Income	-
Total for Utility Income	98.64
Total Income	43,143.72
Expense	
Culligan Water	247.50
Maintenance & Repair Expense	
Cleaning Expense	425.00
Landscaping	750.00
Maintenance & Repair (Home Reno)	1,455.78
Maintenance & Repair Expense	10,168.98
Snow Plow Expense	420.00
Water Testing Expense	660.86
Total for Maintenance & Repair Expense	13,880.62
Professional Fee Expense	
Accounting	2,180.00
Legal Fees	2,177.21
Management Fee	3,778.80
Total for Professional Fee Expense	8,136.01
Utilities Expense	
Electric Expense	1,953.76
Gas Expense	224.22
Trash Expense	585.00
Water Expense	325.33
Total for Utilities Expense	3,088.31
Total Expense	25,352.44
Net Operating Income	17,791.28
Non-operating Expense	
Depreciation Expense	12,734.52
Total Non-operating Expense	12,734.52
Net Non-operating Income	(12,734.52)
Net Income	5,056.76

Balance Sheet

KCPHC homes at Sugarloaf

Assets

Current Asset

BVPM Operating - KCPHC 31,904.34

BVPM Operating - KCPHC - Pending EFTs 968.91

Total Current Asset 32,873.25

Fixed Asset

Accumulated Depreciation (45,632.01)

Residential Real Property 700,397.00

Total Fixed Asset 654,764.99

Total Assets 687,638.24

Liabilities

Current Liability

Prepayments 3,503.34

Security Deposit Liability 11,000.00

Total Current Liability 14,503.34

Total Liabilities 14,503.34

Equity

Capital Contributions 700,397.00

Net Income 5,056.76

Owner Contribution 10,385.57

Retained Earnings (42,704.43)

Total Equity 673,134.90

Total Liabilities & Equity 687,638.24

KPC Operating Account

7/1/2026

Bank Reconciliation Report 6/30/2026

Posted by: aavis on 7/1/2026

Balance Per Bank Statement as of 6/30/2026 8,692.13

Outstanding Checks

Check Date	Check Number	Payee	Amount
9/11/2023		schollm - Michael Scholl	45.00
6/25/2026		chart - Charter Communications	292.41
6/25/2026		republic - Republic Waste Services	251.64
6/29/2026		intserv - Integrated Services of Kalamazoo	563.07
Less:	Outstanding Checks		1,152.12
	Reconciled Bank Balance		<u>7,540.01</u>

Balance per GL as of 6/30/2026 7,540.01

Reconciled Balance Per G/L 7,540.01

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

**Kalamazoo County Public Housing Commission
Operating Account**

Date	Description	Check Num	Amount	Balance
6/1/2026	Bulk Deposit Number [REDACTED]		\$500.00	\$2,624.52
6/5/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4481	(\$563.07)	\$2,061.45
6/9/2026	Transfer From Share 02 CONFIRMATION [REDACTED]		\$8,000.00	\$10,061.45
6/11/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]		(\$674.89)	\$9,386.56
6/11/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4480	(\$12.00)	\$9,374.56
6/15/2026	Bulk Deposit Number [REDACTED]		\$1,724.00	\$11,098.56
6/17/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4482	(\$90.00)	\$11,008.56
6/18/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4483	(\$7,400.00)	\$3,608.56
6/25/2026	Transfer From Share 02 CONFIRMATION #: [REDACTED]		\$10,000.00	\$13,608.56
6/25/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]		(\$94.47)	\$13,514.09
6/25/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4484	(\$1,594.00)	\$11,920.09
6/26/2026	Bulk Deposit Number [REDACTED]		\$600.00	\$12,520.09
6/26/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: PAYROLL ACH Trace [REDACTED]		(\$3.87)	\$12,516.22
6/26/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4489	(\$538.76)	\$11,977.46
6/29/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4485	(\$393.53)	\$11,583.93
6/30/2026	WITHDRAWAL LOCKHART MANAGEM TYPE: MGMT Fees ACH Trace [REDACTED]		(\$2,051.39)	\$9,532.54
6/30/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4486	(\$82.35)	\$9,450.19
6/30/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4487	(\$84.77)	\$9,365.42
6/30/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4488	(\$507.44)	\$8,857.98
6/30/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4490	(\$93.42)	\$8,764.56
6/30/2026	WITHDRAWAL, DRAFT NUMBER [REDACTED]	4491	(\$72.43)	\$8,692.13

KPC Money Market Account

7/1/2026

**Bank Reconciliation Report
6/30/2026**

Posted by: aavis on 7/1/2026

Balance Per Bank Statement as of 6/30/2026	61,858.33
Reconciled Bank Balance	<u>61,858.33</u>
 Balance per GL as of 6/30/2026	 61,858.33
Reconciled Balance Per G/L	<u>61,858.33</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
6/9/2026	Transfer To Share 01 CONFIRMATION [REDACTED]		(\$8,000.00)	\$71,741.24
6/25/2026	Transfer To Share 01 CONFIRMATION [REDACTED]		(\$10,000.00)	\$61,741.24
6/30/2026	APY Earned 2.00% 06/01/26 to 06/30/26		\$117.09	\$61,858.33

LHAF - Operating Account

7/1/2026

**Bank Reconciliation Report
6/30/2026**

Posted by: aavis on 7/1/2026

Balance Per Bank Statement as of 6/30/2026	10,232.67
Reconciled Bank Balance	<u>10,232.67</u>
 Balance per GL as of 6/30/2026	 10,232.67
Reconciled Balance Per G/L	<u>10,232.67</u>
 Difference	
(Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

KZOO PUBLIC COMMISSI –

Search Transactions

Activity: Date range; Start date: Jun 01, 2026; End date: Jun 30, 2026; Type: All

Transactions

Pending ☒ Posted

Date ▼	Description ↕	Debit ↕	Credit ↕	Balance
♥ Jun 29, 2026	IB Transfer W/D Jun mgmt fee	200.00		10,232.67
♥ Jun 16, 2026	<u>Deposit</u>		1,071.67	10,432.67
♥ Jun 15, 2026	IB Transfer W/D Monthly reserve transfer	234.66		9,361.00
♥ Jun 03, 2026	IB ACH Debit Kzoo County Publ Sugarloa [REDACTED]	4,400.00		9,595.66
♥ Jun 01, 2026	IB Transfer Deposit Transfer from savings		10,000.00	13,995.66

LHAF - Savings Account

7/1/2026

Bank Reconciliation Report
6/30/2026

Posted by: aavis on 7/1/2026

Balance Per Bank Statement as of 6/30/2026	
Reconciled Bank Balance	105,749.50
	<u>105,749.50</u>
Balance per GL as of 6/30/2026	
Reconciled Balance Per G/L	105,749.50
	<u>105,749.50</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
06/30/2026

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1 of 2

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

The following information is a summary of activity in your account(s) for the month of June 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
[REDACTED]	Savings	2.00%	\$115,575.27	\$105,749.50
TOTAL			\$115,575.27	\$105,749.50

Date
06/30/2026

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DETAILED ACCOUNT OVERVIEW

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

Account Summary - Savings

Statement Period	6/1-6/30/2026	Average Daily Balance	\$105,914.41
Previous Period Ending Balance	\$115,575.27	Interest Rate at End of Statement Period	2.00%
Total Program Deposits	0.00	Annual Percentage Yield Earned	2.02%
Total Program Withdrawals	(10,000.00)	YTD Interest Paid	1,906.08
Interest Capitalized	174.23		
Current Period Ending Balance	\$105,749.50		

Account Transaction Detail

Date	Activity Type	Amount	Balance
06/02/2026	Withdrawal	(\$10,000.00)	\$105,575.27
06/30/2026	Interest Capitalization	174.23	105,749.50

Summary of Balances as of June 30, 2026

FDIC-Insured Institution	City/State	FDIC Cert No.	Balance
Eastern Bank	Boston, MA	[REDACTED]	\$139.52
Goldman Sachs Bank USA	New York, NY	[REDACTED]	105,609.98

Thank you for choosing First National Bank of Michigan.

CONTAINS CONFIDENTIAL INFORMATION

IntraFi and ICS are registered service marks, and IntraFi Cash Service is a service mark, of IntraFi Network LLC.

Member
FDIC

Reserve - Sugarloaf

7/1/2026

**Bank Reconciliation Report
6/30/2026**

Posted by: aavis on 7/1/2026

Balance Per Bank Statement as of 6/30/2026	51,828.41
Reconciled Bank Balance	<u>51,828.41</u>
Balance per GL as of 6/30/2026	51,828.41
Reconciled Balance Per G/L	<u>51,828.41</u>
Difference (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u>0.00</u></u>

SUGARLOAF RESERVE —

Search Transactions

Activity: Date range; Start date: Jun 01, 2026; End date: Jun 30, 2026; Type: All

Transactions

☒ Pending ☒ Posted

Date ▼	Description ↕	Debit ↕	Credit ↕	Balance
⌵ Jun 30, 2026	Accr Earning Pymt Added to Account		93.77	51,828.41
⌵ Jun 15, 2026	IB Transfer Deposit Monthly reserve transfer		234.66	51,734.64