



BAY CITY HOUSING COMMISSION

NOTICE OF REGULAR MEETING OF THE BOARD OF COMMISSIONERS

**Wednesday, April 23, 2025, at 2:00 PM
315 14th Street Bay City, MI 48708**

Meetings of the Bay City Housing Commission are held, in person, at its Central Offices. Covid protocols now only require face masks at the discretion of a meeting participant.

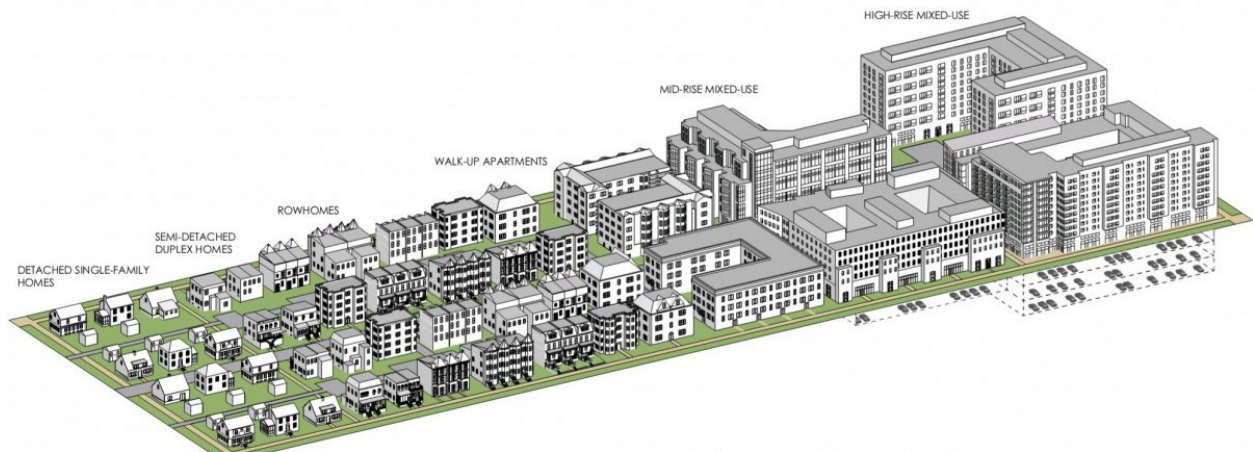
RESOLUTION 431 PUBLIC MEETING ALIGNMENT WITH THE MICHIGAN OPEN MEETINGS ACT FOR REMOTE PARTICIPATION BY A BOARD MEMBER

WHEREAS, the Bay City Housing Commission, hereinafter called the Public Housing Agency (PHA), desires to better align its public meeting practices with the February 17, 2022 rendition of the Michigan Open Meetings Act 267 of 1976 as amended allowing remote attendance and participation in meetings of its Board,

RESOLVED, that the Board of Commissioners of the Bay City Housing Commission, hereby adopts and conforms its public meeting procedures to Section 15.263 Meetings, decisions, and deliberations of public body; requirements; attending or addressing meeting of public body; COVID-19 safety measures; tape-recording, videotaping, broadcasting, and telecasting proceedings; accommodation of absent members; remote attendance; rules; exclusion from meeting; exemptions. Subsection (2) established a procedure to accommodate the absence of any member of the public body due to military duty, a medical condition, or a statewide or local state of emergency or state of disaster declared pursuant to law or charter or local ordinance by the governor or a local official, governing body, or chief administrative officer that would risk the personal health or safety of members of the public or the public body if the meeting were held in person.

(ii) For each member of the public body attending the meeting remotely, a public announcement at the outset of the meeting by that member, to be included in the meeting minutes, that the member is in fact attending the meeting remotely.

BAY CITY HOUSING COMMISSION



MEETING OF THE BOARD OF COMMISSIONERS

AGENDA AND REPORT

APRIL 23, 2025

We will do our absolute best to assure that each night, when we go home to our families, we have left no units vacant that could have housed a family in need.



BAY CITY HOUSING COMMISSION
315 14th STREET BAY CITY, MI 48708

BCHC REGULAR BOARD MEETING AGENDA

April 23, 2025

1. Call to Order / Roll Call

- _____ Sharon Brown – President (1)
- _____ Louise Ryan – Vice President (1)
- _____ Debbie Kiesel – Secretary (1)
- _____ James Whaley – Commissioner
- _____ Ann Grady – Commissioner

2. Changes to the Agenda

3. Review and Approval of Minutes from Prior Board or Committee Meetings

- a. Board Attendance Log 1
- b. Minutes from March 26, 2025, Regular Board Meeting 1-3

4. Public Input (Each participant is allowed 5 minutes for comment)

5. Committee Reports and Presentations

6. CEO Report and Financial Statements and Cash Disbursements

- a. CEO Report Narrative 4-8
- b. Financial Statements as of March 31, 2025 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)]
- c. Cash Disbursement Review 9-33

7. Action Items for Consideration and Appropriate Action

- a. Great Lakes Community Development Partner (GLCDP) - Resolution Document Execution Handout
- b. Clarification Regarding Staff Support For Unrelated Organizations n/a
- c. Bid Tabulation - Ratification of Vendor Selection 8
- d. CEO Report for April 23, 2025, with the Financial Statements as of March 31, 2025 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)] 4-33
- e. Cash Disbursements and ACH Batch Transfers (List of Disbursements) as of March 31, 2025, in the amount of \$1,127,303.12. 34-44

8. Comments and Discussion by Board Members**9. Adjournment**

Attachments

1. Board Attendance Log	1
2. Minutes from March 26, 2025, Regular Board Meeting	1-3
3. CEO Report as of April 23, 2025, Attachments and Financial Reports	4-33
4. Cash Disbursements as of March 31, 2025	34-44

Upcoming Board Meetings/Conferences/Workshops

**Regular Board Meeting
Wednesday, May 28, 2025 at 2:00 PM**

BAY CITY HOUSING COMMISSION
REGULAR BOARD MEETING
ATTENDANCE LOG AND MEETING MINUTES

Location: This meeting was conducted physically at the Bay City Housing Commission's Central Office. The meeting is open to the public and this notice is provided under the Open Meetings Act, 1976 PA 267, MCL 15.261 to 15.275.

Date of Meeting: Wednesday, March 26, 2025

Call to Order at: 2:04 PM

ATTENDANCE LOG

	Present	Excused	Absent
<u>Commissioners:</u>			
Sharon Brown	X		
Louise Ryan	X		
Debbie Kiesel	X		
James Whaley	X		
Ann Grady	X		
<u>Staff:</u>			
William Phillips	X		
John Neeb	X		
Karl Opheim	X		

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the agenda as presented.

Agenda Item: 2
Motion: Kiesel
Second: Ryan
Motion Approved: Unanimous

2. Approval of the Regular Meeting minutes (02/26/2025) of the Bay City Housing Commission as presented.

Agenda Item: 3b
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

3. Suspend the regular rules for Public Input at 2:06 PM.

Public Input

<u>Speaker</u>	<u>Time</u>	<u>Address</u>	<u>Issue</u>
No one was present to address the Board. The Board agreed to hear late arrivals.			

Return to Regular Order at 2:07 PM

Agenda Item: 4
Motion: N/A
Second: N/A
Motion Approved: Unanimous

4. The Board approved the FY 2024 financial report by Robert Klackiewicz, partner of Smith & Klackiewicz, CPA as presented.

Agenda Item: 8a
Motion: Whaley
Second: Ryan
Motion Approved: Unanimous

5. The Board approved the formal creation of the Great Lakes Community Development Partner (GLCDP) with the organizational documents and bylaws as presented.

BAY CITY HOUSING COMMISSION
REGULAR BOARD MEETING
ATTENDANCE LOG AND MEETING MINUTES

Agenda Item: 8b
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

6. Suspend the Regular Order for Closed Session at 3:44 PM. Review of the draft development memorandum of understanding with Advantix Development Corporation.

Agenda Item: 8c
Motion: Kiesel
Second: Grady
Motion Approved: Unanimous

7. Return the Regular Order at 4:10 PM and Board Chair certifies that no action was taken during the Closed

Agenda Item: 8c
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

8. The Board received and supported the 03/26/2025 CEO Report as presented.

Agenda Item: 8d
Motion: Grady
Second: Ryan
Motion Approved: Unanimous

9. The Board accepted the current financial statements for the period ending 02/28/2025.

Agenda Item: 8d
Motion: Grady
Second: Ryan
Motion Approved: Unanimous

10. Approval of all disbursements including ACH transactions and payroll in the total amount of \$469,442.17 for the period ending 02/28/2025.

Agenda Item: 8e
Motion: Whaley
Second: Ryan
Motion Approved: Unanimous

11. Adjournment at 4:10 PM.

Agenda Item: 10
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

UNAPPROVED MINUTES OF THE BAY CITY HOUSING COMMISSION ARE TO BE REVIEWED AND APPROVED BY THE BOARD AT THE APRIL 23, 2025 REGULAR MEETING.

BAY CITY HOUSING COMMISSION
REGULAR BOARD MEETING
ATTENDANCE LOG AND MEETING MINUTES

Secretary's Certification of the Attendance Log and Meeting Minutes

I certify that the deliberations of the members of the Board of Commissioners recorded above were taken openly; that yav and nay votes on the adoption of motions were taken openly; that the meeting was held at the specified time and place convenient to the public; that notice of the meeting was properly published; and that the meeting was called and held in compliance with the provisions of the Michigan Open Meeting Act all the applicable provisions of the Act and with all of the procedural rules of the Board of Commissioners.

Attest:

By: John C. Neeb, III CFO

Date:

Secretary:

Deb Kiesel

Date:



BAY CITY HOUSING COMMISSION

CEO REPORT TO THE BOARD OF COMMISSIONERS

April 23, 2025

- Portfolio Performance** – On April 9, 2025, we were excited to announce that overall occupancy hit the **99.6%** mark. The total physical occupancy for the entire portfolio last month was 99.2% a fraction above the prior month's 98.6%. The senior high-rise buildings average are 100%. Family high-rise buildings are currently 99.6% up from 99.4%. Public Housing scattered site housing is at 99.0% up from 98.4% last month. The overall physical and leased occupancy is steady at 101.3%. Application/wait list numbers are holding around 602. Consistently operating at these high levels is a testament to our staff and their commitment to the community.

BAY CITY HOUSING COMMISSION
Portfolio Occupancy

4/15/25	Total Units	Vacant Not Ready	Vacant Ready	Total Vacant	Applications Approved for Move-In (Leased)	Occupied	Physical Occupancy	% Leased & Occupied ¹	Intents to Vacate	Transfers Pending	Vacant to Lease	Current Waitlist #Units ⁴ 9/3/2024	Waitlist #Units Last Quarter	Percent Change Over Prior Quarter
Smith Manor	141	0	0	0	1	141	100.0%	100.7%	-	-	-	93	62	50.0%
Maloney Manor	113	1	0	1	4	112	99.1%	102.7%	-	-	1	85	69	23.2%
SubTotal	254	1	0	1	5	253	99.6%	101.6%	-	-	1	178	131	35.9%
Pine Towers	115	0	0	0	0	115	100.0%	100.0%	-	-	-	79	71	11.3%
Maplewood Manor	158	0	0	0	0	158	100.0%	100.0%	-	-	-	42	65	-35.4%
SubTotal (62+)	273	0	0	0	0	273	100.0%	100.0%	-	-	-	121	136	-11.0%
Total All Highrise Bldg:	527	1	0	1	5	526	99.8%	100.8%	-	-	1	299	267	12.0%
Scattered Site (PH) Unit Mix														
1-BR	20	0	1	1	1	19	95.0%	100.0%	-	-	-	129	98	31.6%
2-BR	47	0	0	0	2	47	100.0%	104.3%	-	1	1	72	64	12.5%
3-BR	67	0	0	0	4	67	100.0%	106.0%	2	1	3	64	62	3.2%
4-BR	39	0	0	0	1	39	100.0%	102.6%	2	-	2	24	22	9.1%
5-BR	20	0	1	1	1	19	95.0%	100.0%	-	-	-	9	17	-47.1%
Total Scattered Site (P)	193	0	2	2	9	191	99.0%	103.6%	4	2	6	298	263	13.3%
Market/Master Lsd ³	2	0	0	0	0	2	100.0%	100.0%	-	-	-	5	6	-16.7%
TOTAL PORTFOLIO	722	1	2	3	14	719	99.6%	101.5%	4	2	7	602	536	12.3%

¹ Leased and Occupied units are units currently occupied plus "applications approved and scheduled for Move-in" (Leased)

² The majority of applications are listed on multiple wait lists. The wait list figures are not accurate per property.

³ Unrestricted, Non ACC and units master-leased.

⁴ 9/3/2024 - Waitlist figures indicate the number of units required to fill current applications. The number of applications per household is typically much higher.

2. Update on Capital Fund Improvement Projects

- See the attached memo for the Capital Improvements Update including the Bid Tabulation for Common Area Flooring Replacement at Maloney Manor.

3. Smith Manor NSPIRE (REAC) Inspection – TBD.

- Columbus Avenue Blight Removal Project** – On April 16, 2025, we received word that the Brownfield Redevelopment Authority has signed a grant agreement with EGLE for \$1,000,000 in remediation funding for Columbus Avenue. When added to the previously awarded grant through the Bay County Land Bank Authority, a total of \$3,100,000 is available to remediate the Columbus Avenue sites and demolish the structures on both the former "Y" property and the former Bay County Market property. Final specifications are now being prepared for bid.

5. **Columbus Avenue Development Agreement** – On March 28, 2025, I sent a proposal to Advantix suggesting a 50/50 partnership to resolve our impasse. To date, no response has been received. Due to the lack of response, I decided not to offer a final proposal. We will proceed to contact one of the prior respondents to the RFQ. If there is no interest, we will post the RFQ once again with more detail about our requirements.
6. **216 N. Madison Avenue** – Possession of this property was returned to us on March 31, 2025. We have completed the Phase I Environmental review. Although the Phase I investigation did not identify any risks; however, because of the scheduled renovations, PM Environmental recommended we test for asbestos and lead. As soon as we have the result, we will continue to spec the rehabilitation and complete the management plan for the property. The intent is to request funding from the City’s HOME Funds for the rehab costs. HOME Program will place “affordability” restrictions on the property for a minimum of 20 years. The restrictions will limit occupancy to households earning 60% or less of the area median income.
7. **HAI Group Annual Dividends** – A total of \$69,720.57 in dividend payments was received from HAI Group on April 11, 2025.
8. **Great Lakes Community Development Partners (GLCDP)** –The Articles of Incorporation were filed on April 9, 2025. The Board resolution needing to be filed will be available at this meeting for signature by the GLCDP Board members.
9. **Clarification Regarding Staff Support For Unrelated Organizations** – On August 25, 2018, we formally discontinued an arrangement with a Housing Commission (HA) whereby our staff was producing work for the HC pursuant to a written agreement between BCHC and the HC. The notice that ended that arrangement closed by saying: *“At this point, I need to fall back to the position the BCHC Board took last year when it directed that BCHC staff participation with (HC) be discontinued. Therefore, I have asked (staff) to complete any open contracts (we are) administering for (HC) and not start any new projects.”* However, there is an understanding that we would be available on a limited basis to consult and share knowledge to further each organization’s missions.

I am asking the Board to reaffirm its support for restrictions and disclosure of outside work described in the Policy Statement below and record in the meeting minutes.

Policy Statement: Staff of BCHC shall not be involved with creating or managing any “work product” on behalf of another HC without the express authorization of the CEO, including disclosure and regular reporting to the BCHC Board of such activities. No staff member shall engage with other vendors, agencies HUD on behalf of another HA. No staff member of BCHC shall have keys or other mechanisms enabling access to any property owned by another HC, including user access to HUD or other financial applications and reporting portals. No BCHC property or equipment shall be used to facilitate unauthorized work for another organization.

Time spent working on authorized HA projects must be reflected on the staff member's timecard through project completion. Unauthorized work for an HC may be grounds for disciplinary action.

10. Financial Highlights for the Period – The CFO narrative and financial reports, as of March 31, 2025, are attached with John Neeb's narrative.

Attachments:

1. Capital Improvement Project Update Memo including Bid Tabulation for Maloney Manor Flooring Replacement
2. Monthly Financial Reports for all Business Units

TO: William Phillips, Chief Executive Officer
FROM: Karl Opheim, Assistant Director
DATE: April 15, 2025
SUBJECT: 2025 Capital Improvements Update

Central Annex Office Recovery and Repair. We received our draft adjustment repair report and cost estimate on Tuesday, April 15th. Our insurance adjustor gives us the opportunity to review and request changes before making the report final. We still do not have a police report of the event. We had our designer design an improved and enlarged space that we will share at the meeting. Meeting with architect on Wednesday April 16th.

Pine Towers Elevator Modernization. Great Lakes Elevator Operations Manager Patrice Drainville reports they are trying to clear up an approval to use materials from a supplier. She writes that the state is almost done with approval process and should be cleared soon. They are planning delivery of materials to Pine.

Pine Towers Replacement Stairwell Light Fixtures

Materials arrived and delivered to Pine Towers on Tuesday, April 15th. Maintenance staff plan to install in between turning over vacant units. Fifty-four fixtures in two stairwells.

Pine Towers, Maloney Manor Fire Alarm Panel Upgrade.

Design completed, permits requested, materials on order. Our installation is tentatively for May or June 2025 according to our project manager.

Maloney Manor Common Area Floor Covering Replacement.

Two bids were received (Valley Carpet and Karen's Carpetmax). Staff is recommending the Mission Point Style, a 20 mil commercial-grade product from Valley Carpets at the lower bid price of \$64,200. Installation may begin by mid-May. See the attached Bid Tabulation.

Scattered Site Furnaces. Two more furnaces were replaced in the last month.

Scattered Site Replacement Roofs.

Roof shingle replacement ordered for five dwellings. Materials were delivered to each property. No firm install schedule as of today but is expected by Wednesday April 23rd. (winds and cold temperature have caused delays)

Scattered Site Electric Service Panel Replacements.

One final round is planned this year for 42 remaining dwellings. Ideally, we want to move the current service panel to the basement. Currently, most are located in the dining room and the clearance is often blocked by furniture. Design and specifications planned by July. Bidding will follow with installation by the end of November.

Maintenance Manual. The manual is completed for Maloney Manor and Maplewood Manor. Started work on Smith. This has Karl's filler project as time allows.

Bay City Housing Commission * Bid Tabulation

Project: Common Area Flooring Replacement at Maloney Manor

Bid Opening Date/Time: April 2, 2025, 12:00 Noon

Company	Karen's Carpetmax, Flint	Valley Carpet, Bay City	Parsons Flooring, Saginaw	Supreme Carpet, Bay City
Option 1 Mission Point 20 mil	\$77,598	\$64,200		
Alternate 1 Mission Point 12 mil	\$60,697	\$57,100		
Option 2 Chassie Pro 20 mil	\$58,989	\$59,900		
Alternate 2 Chassie Advantage 12 mil	\$52,780	\$55,300		
Completion Time (days)	30 to 37 days	30 days		
Bid Form	Yes	Yes		
Non Collusive, Non Debarred Statement?	Yes	Yes		
			Invited, no response	Invited, no response

Staff recommend Option 1, Mission Point 20 mil product (commercial grade, 15 yr manufacture warranty) price submitted by Valley Carpet.



BAY CITY HOUSING COMMISSION

To: Bay City Housing Commissioners
 From: John Neeb
 Subject: **Financial Report of the CFO**
 Date: 4/17/2025
 Copies to: William Phillips, CEO

FY 2024-2025 Q2 Operating Results

At the halfway point in the fiscal year, the Bay City Housing Commission is enjoying the same level of financial stability and predictability that we've become accustomed to. Financial results are tracking well and within comfortable margins of expectations. Maloney Manor did experience some occupancy softness early in the year due to a glut of vacancies, but consistent with prior results of the management team at the location, they were able to dig themselves out and occupancy recovered quickly. Maloney Manor's economic occupancy is back to a level consistent with the prior fiscal year. Additionally, the Conventional portfolio is experiencing weak occupancy performance on a slow lease up of one of its assets and the termination of the lease at 216 N Madison. We expect this to persist until we rehabilitate 216 N Madison and get it leased back up. This is inconsequential to the overall performance of the organization.

	Economic Occupancy				
	SM	MM	PT	MWM	BCHC
Gross Rent Potential	\$ 561,000	\$ 444,522	\$ 470,346	\$ 441,705	\$ 17,910
Vacancy Loss	\$ 6,850	\$ 7,273	\$ 6,097	\$ 6,903	\$ 2,431
Economic Occupancy	98.78%	98.36%	98.70%	98.44%	86.43%
Prior Year	98.63%	98.45%	98.77%	99.86%	100.00%

Cash on Hand	\$ 211,247	\$ 112,834	\$ 53,864	\$ 346,596	\$ 89,211
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Operating Income and Cashflow

Operating income and cashflow remain relatively strong throughout the organization. Strong occupancy and prudent financial management at the property level continue to drive strong results. Maloney Manor and COCC are discussed below.

	SM	MM	PT	MWM	SS	COCC	BCHC
Operating Income	\$ 182,133	\$ 87,014	\$ 127,172	\$ 201,353	\$ 139,224	\$ (45,487)	\$ 7,618
RR Contributions	\$ (85,749)	\$ (68,721)	\$ (69,724)	\$ -	\$ -	\$ -	\$ -
Adjusted Operating Income	\$ 96,384	\$ 18,293	\$ 57,448	\$ 201,353	\$ 139,224	\$ (45,487)	\$ 7,618

Maloney Manor took a hit on some anonymous utility consumption. After analyzing daily consumption data for water and comparing that information to move out data, we suspect that a disgruntled tenant was essentially running their water around the clock. It appears that it was intentional and meant to do harm. However, it's nothing more than a well-founded suspicion. There is no way to meaningfully pursue the issue with the suspected person as there is no metering for utilities at the individual apartment level. All our multifamily communities are metered at the building level. Otherwise, we can see that utilities are tracking quite well across our multifamily buildings.

The COCC is showing negative at the mid-point in the year. This is due to timing of the recognition of “lumpy revenues” in the cost center. Our Housing Insurance Authority dividends are not recognized in these results. They were more than \$69,000 and were recognized in April. Our distribution from Maplewood Manor is also not recognized in these statements. That amount will be recognized in either April or May. The COCC will likely finish the year well ahead of expectations.

Replacement Reserves

The condition of the replacement reserves for the multifamily properties of the Bay City Housing Commission ranges from adequate to excellent.

	SM	MM	PT	MWM
RR Interest Earnings	\$ 19,152	\$ 13,671	\$ 15,315	\$ -
RR Balances	\$ 1,248,920	\$ 1,026,749	\$ 987,329	\$ 279,584
Balance Per Unit	\$ 8,858	\$ 9,086	\$ 8,585	\$ 1,770

Both Smith Manor’s and Maloney Manor’s and replacement reserves are in excellent condition. The current balances are more than adequate to cover any required repairs and improvements in the foreseeable future.

Pine Tower’s reserves are also in an excellent position currently. However, we must factor in an additional \$500,000 draw to complete the elevator modernization. After completion, we will be left with approximately \$4,238 per unit in replacement reserve balance. This still represents a very well-funded replacement reserve. Coupled with future deposits, this level of funding provides adequate resources to cover replacements and major repairs of most of the major systems of the building.

Maplewood Manor’s replacement reserves are good at almost \$1,770 per unit. HUD likes to see a minimum of \$1,000 per unit in the property’s replacement reserve account. We made a request recently to HUD to draw below the \$1,000 per unit minimum and the request was rejected. The larger than normal request stemmed from the exterior masonry repairs that were recently performed on the building. This is not a serious cause for concern. We have always been very aggressive about drawing down as much replacement reserve as we can from Maplewood Manor because it drives up our distributable cash at the end of the year. With consistently strong operating and cashflow results from the asset, we can comfortably pivot away from this strategy if needs arise. Improvements and major repairs at the property can be shifted from replacement reserves to operations without impairing the asset’s ability to serve its mission at a high level or seriously hampering the revenue of the Bay City Housing Commission.

Outlook

A strong backlog of applications, a flexible and efficient management team, moderated inflation, and strong investment returns are pointing towards another strong year for the Bay City Housing Commission. Barring anything catastrophic, we can expect the second half of the year to progress in the same manner as the first half. Even with a great deal of pressure on Federal spending, it doesn’t appear that our programs have been meaningfully considered by the Administration for elimination or reductions. Pressures will always come and go, but at this time, it appears that the Bay City Housing Commission will continue to have the financial resources to serve our tenants and our mission at the high level we’ve become accustomed to.

BAY CITY HOUSING COMMISSION

Balance Sheet

3/31/2025

	All Program Lines of Business	Central Office	Market	Public Housing	Multifamily Owned			Multifamily Managed Maplewood Manor (LIHTC)
				Scattered Sites	Maloney Manor	Pine Towers	Smith Manor	
Assets								
Current Assets								
Cash	2,034,817	141,289	121,235	769,573	112,910	52,048	211,247	626,514
Accounts Receivable	341,024	160,798	2,051	149,734	4,351	4,149	5,572	14,369
Deposits & Escrows	4,006,228	125	300	58,800	1,026,749	987,338	1,248,920	683,996
Other Current Assets	5,923,658	2,010,588	3,681	3,205,862	72,581	82,797	87,439	460,710
Total Current Assets	12,305,727	2,312,800	127,267	4,183,970	1,216,591	1,126,333	1,553,178	1,785,589
Fixed Assets	13,732,694	427,235	2,945	1,648,235	1,097,249	976,959	1,268,287	8,311,784
Other Assets	1,034,458	907,108	0	127,350	0	0	0	0
Total Assets	27,072,880	3,647,143	130,212	5,959,555	2,313,841	2,103,292	2,821,465	10,097,373
Liabilities & Equity								
Liabilities								
Current Liabilities	182,803	20,402	50	48,662	34,209	32,571	23,176	23,734
Other Current Liabilities	585,870	120,167	1,730	147,744	98,970	89,929	61,002	66,329
Long Term Liabilities	120,561	(2,206,520)	0	(776,078)	0	0	0	3,103,159
Total Liabilities	889,234	(2,065,951)	1,780	(579,673)	133,179	122,500	84,177	3,193,221
Equity								
Retained Earnings	25,366,051	5,721,649	129,306	5,870,023	2,212,800	1,974,602	2,683,855	6,773,817
Current Net Income	817,594	(8,555)	(874)	669,205	(32,138)	6,189	53,432	130,334
Total Equity	26,183,646	5,713,094	128,432	6,539,228	2,180,662	1,980,792	2,737,287	6,904,151
Total Liabilities & Equity	27,072,880	3,647,143	130,212	5,959,555	2,313,841	2,103,292	2,821,465	10,097,373

BAY CITY HOUSING COMMISSION
Income Statement

3/31/2025

	All Program Lines of Buiness	Central Office	Market	Public Housing	Multifamily Owned			Multifamily Managed
					Scattered Sites	Maloney Manor	Pine Towers	Smith Manor
								Maplewood Manor (LIHTC)
Income								
Rental Income	2,672,379	0	18,656	736,116	444,522	470,008	561,372	441,705
Vacancy, Losses & Concessions	(30,012)	0	(2,431)	(3,450)	(6,468)	(5,381)	(5,628)	(6,654)
Net Rental Income	2,642,367	0	16,225	732,666	438,054	464,627	555,743	435,051
Service Related Income	314,675	314,675	0	0	0	0	0	0
Other Income	204,385	37,684	2,366	65,301	21,423	34,403	15,543	27,666
Total Income	3,161,427	352,359	18,591	797,967	459,476	499,030	571,286	462,717
Expenses								
Administrative Expenses	918,348	285,565	932	250,490	105,495	104,884	110,479	60,502
Utilities	339,194	3,872	339	5,965	88,111	83,069	95,212	62,626
Operating & Maintenance Expenses	615,447	23,708	8,891	215,638	97,791	99,880	89,032	80,507
Maintenance & Repairs	1,700	1,700	0	0	0	0	0	0
Taxes & Insurance	564,220	81,849	571	177,009	76,034	81,931	91,026	55,800
Service Related Expenses	23,493	1,152	240	9,642	5,032	2,094	3,404	1,929
Total Operating Expenses	2,462,402	397,846	10,973	658,744	372,462	371,858	389,154	261,364
Net Operating Income (Loss)	699,025	(45,487)	7,618	139,224	87,014	127,172	182,133	201,353
Non-Operating Expenses								
Non-Operating Income	120,000	120,000	0	0	0	0	0	0
Capital Expenditures	(142,323)	0	8,491	(560,541)	119,152	120,982	128,700	40,892
Debt Services	30,126	0	0	0	0	0	0	30,126
Other Non-Operating Expenses	113,628	83,068	0	30,560	0	0	0	0
Total Non-Operating Expenses	1,431	83,068	8,491	(529,981)	119,152	120,982	128,700	71,019
Net Income (Loss)	817,594	(8,555)	(874)	669,205	(32,138)	6,189	53,432	130,334

Bay City Housing Management

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025				Year to Date 03/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Service Related Income								
5300.000 - Public Housing Management Fees	10,768.58	10,609.31	159.27	1.50	64,611.48	63,655.86	955.62	1.50
5300.101 - Section 8 Housing Management Fee	28,068.08	29,150.08	(1,082.00)	(3.71)	169,568.09	174,900.48	(5,332.39)	(3.04)
5300.102 - Section 8 Housing IMF	0.00	17,916.67	(17,916.67)	(100.00)	0.00	107,500.02	(107,500.02)	(100.00)
5300.200 - Public Housing Bookkeeping Fees	1,432.50	1,411.31	21.19	1.50	8,595.00	8,467.86	127.14	1.50
5300.700 - Capital Fund Administrative Fees	0.00	6,129.25	(6,129.25)	(100.00)	71,900.00	36,775.50	35,124.50	95.51
Total Service Related Income	40,269.16	65,216.62	(24,947.46)	(38.25)	314,674.57	391,299.72	(76,625.15)	(19.58)
Other Income								
5410.000 - Interest Revenue-Project Operations	3,310.84	3,750.00	(439.16)	(11.71)	37,684.24	22,500.00	15,184.24	67.48
5490.000 - Revenue from Investments -- Miscellaneous	0.00	1,359.28	(1,359.28)	(100.00)	0.00	8,155.68	(8,155.68)	(100.00)
5990.000 - Miscellaneous Revenue	0.00	5.35	(5.35)	(100.00)	0.00	32.10	(32.10)	(100.00)
Total Other Income	3,310.84	5,114.63	(1,803.79)	(35.26)	37,684.24	30,687.78	6,996.46	22.79
Total Income	43,580.00	70,331.25	(26,751.25)	(38.03)	352,358.81	421,987.50	(69,628.69)	(16.50)
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	580.36	842.79	262.43	31.13	3,816.56	5,056.74	1,240.18	24.52
6210.000 - Advertising and Marketing	0.00	302.72	302.72	100.00	0.00	1,816.32	1,816.32	100.00
6300.000 - Suspense	(20.94)	0.00	20.94	100.00	0.00	0.00	0.00	0.00
6310.000 - Office Salaries	38,968.72	40,931.71	1,962.99	4.79	244,882.99	245,590.26	707.27	0.28
6310.400 - Office Other Employee Benefits	0.00	28.11	28.11	100.00	0.00	168.66	168.66	100.00
6311.000 - Office Supplies and Misc Contracts	497.14	159.37	(337.77)	(211.94)	1,154.99	956.22	(198.77)	(20.78)
6311.100 - Office Computer Hardware and Maintenance	0.00	340.79	340.79	100.00	16.49	2,044.74	2,028.25	99.19
6311.200 - Office Computer Software	833.44	595.55	(237.89)	(39.94)	6,554.13	3,573.30	(2,980.83)	(83.41)
6311.300 - Office Telephone Expenses	448.34	445.96	(2.38)	(0.53)	2,638.84	2,675.76	36.92	1.37
6311.400 - Office Printing Expenses	386.50	111.83	(274.67)	(245.61)	386.50	670.98	284.48	42.39
6350.000 - Audit Expense	0.00	404.88	404.88	100.00	7,112.80	2,429.28	(4,683.52)	(192.79)
6390.000 - Miscellaneous Administrative Expenses	219.54	683.05	463.51	67.85	1,546.67	4,098.30	2,551.63	62.26
7120.000 - Legal Expenses	12,447.25	731.63	(11,715.62)	(1,601.30)	17,455.00	4,389.78	(13,065.22)	(297.62)
Total Administrative Expenses	54,360.35	45,578.39	(8,781.96)	(19.26)	285,564.97	273,470.34	(12,094.63)	(4.42)
Utilities								
6450.000 - Electricity	346.93	326.33	(20.60)	(6.31)	1,960.39	1,957.98	(2.41)	(0.12)
6451.000 - Water	85.26	247.69	162.43	65.57	825.56	1,486.14	660.58	44.44
6452.000 - Gas	187.69	5.33	(182.36)	(3,421.38)	1,085.87	31.98	(1,053.89)	(3,295.46)
Total Utilities	619.88	579.35	(40.53)	(6.99)	3,871.82	3,476.10	(395.72)	(11.38)

Bay City Housing Management
Budget Comparison
March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
Operating & Maintenance Expenses								
6510.000 - Payroll	20.40	37.79	17.39	46.01	2,234.51	226.74	(2,007.77)	(885.49)
6510.050 - Payroll - Overtime	472.45	0.00	(472.45)	(100.00)	472.45	0.00	(472.45)	(100.00)
6515.000 - Supplies General Maintenance and Tools	49.97	24.41	(25.56)	(104.71)	394.23	146.46	(247.77)	(169.17)
6515.100 - Supplies Electrical and Lighting	0.00	0.00	0.00	0.00	119.96	0.00	(119.96)	(100.00)
6515.200 - Supplies Mechanical and HVAC	0.00	0.00	0.00	0.00	41.85	0.00	(41.85)	(100.00)
6515.300 - Supplies Plumbing	0.00	0.00	0.00	0.00	234.65	0.00	(234.65)	(100.00)
6515.400 - Supplies Janitorial	201.94	46.79	(155.15)	(331.58)	361.92	280.74	(81.18)	(28.91)
6515.600 - Supplies Painting	0.00	0.00	0.00	0.00	171.36	0.00	(171.36)	(100.00)
6520.000 - Contracts General Maintenance	0.00	174.19	174.19	100.00	828.56	1,045.14	216.58	20.72
6520.100 - Contracts Electrical and Lighting	0.00	7.92	7.92	100.00	0.00	47.52	47.52	100.00
6520.200 - Contracts Mechanical and HVAC	0.00	31.32	31.32	100.00	952.00	187.92	(764.08)	(406.59)
6520.300 - Contracts Plumbing	0.00	134.17	134.17	100.00	280.00	805.02	525.02	65.21
6520.400 - Contracts Janitorial	115.00	111.58	(3.42)	(3.06)	1,433.32	669.48	(763.84)	(114.09)
6520.500 - Contracts Landscaping	200.00	3,524.23	3,324.23	94.32	8,690.00	21,145.38	12,455.38	58.90
6525.000 - Garbage & Trash Removal	28.55	62.02	33.47	53.96	171.30	372.12	200.82	53.96
6548.000 - Snow Removal	0.00	0.00	0.00	0.00	6,977.50	0.00	(6,977.50)	(100.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	37.82	82.82	45.00	54.33	178.45	496.92	318.47	64.08
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	42.50	0.00	(42.50)	(100.00)
6599.000 - Causality-Insurance Deductible	123.57	0.00	(123.57)	(100.00)	123.57	0.00	(123.57)	(100.00)
Total Operating & Maintenance Expenses	1,249.70	4,237.24	2,987.54	70.50	23,708.13	25,423.44	1,715.31	6.74
Maintenance & Repairs								
6520.501 - Contracts Tree Removal/Trimming	0.00	0.00	0.00	0.00	1,700.00	0.00	(1,700.00)	(100.00)
Total Maintenance & Repairs	0.00	0.00	0.00	0.00	1,700.00	0.00	(1,700.00)	(100.00)
Taxes & Insurance								
6710.000 - Real Estate Taxes	0.00	41.67	41.67	100.00	264.43	250.02	(14.41)	(5.76)
6711.000 - Payroll Taxes (Project's Share)	3,223.05	3,144.26	(78.79)	(2.50)	21,072.76	18,865.56	(2,207.20)	(11.69)
6720.000 - Property & Liability Insurance (Hazard)	959.95	910.24	(49.71)	(5.46)	5,293.70	5,461.44	167.74	3.07
6720.200 - Vehicle & Misc Insurance	109.49	88.14	(21.35)	(24.22)	675.32	528.84	(146.48)	(27.69)
6723.000 - Health Insurance and Other Employee Benefits	5,276.25	5,644.34	368.09	6.52	30,991.92	33,866.04	2,874.12	8.48
6723.100 - Retirement Expenses	2,999.03	2,904.98	(94.05)	(3.23)	19,885.68	17,429.88	(2,455.80)	(14.08)
6723.200 - Other Employee Benefits	116.94	156.96	40.02	25.49	882.00	941.76	59.76	6.34
6723.400 - Life Insurance	264.66	242.36	(22.30)	(9.20)	1,574.16	1,454.16	(120.00)	(8.25)
6723.500 - Disability Insurance	201.51	207.74	6.23	2.99	1,209.06	1,246.44	37.38	2.99
Total Taxes & Insurance	13,150.88	13,340.69	189.81	1.42	81,849.03	80,044.14	(1,804.89)	(2.25)
Service Related Expenses								
6990.000 - Other Services Expenses	0.00	94.80	94.80	100.00	1,152.00	568.80	(583.20)	(102.53)

Bay City Housing Management

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025		
	Actual	Budget	Variance	%	Actual	Budget
				%		
Total Service Related Expenses	0.00	94.80	94.80	100.00	1,152.00	568.80
Total Operating Expenses	69,380.81	63,830.47	(5,550.34)	(8.69)	397,845.95	382,982.82
Net Operating Income (Loss)	(25,800.81)	6,500.78	(32,301.59)	(496.88)	(45,487.14)	39,004.68
Non-Operating Income						
5991.000 - OPEB Trust Draws	0.00	10,000.00	(10,000.00)	(100.00)	120,000.00	60,000.00
Total Non-Operating Income	0.00	10,000.00	(10,000.00)	(100.00)	120,000.00	60,000.00
Non-Operating Expenses						
Other Non-Operating Expenses						
6723.300 - Retiree Benefits - Health Care	13,103.81	8,534.59	(4,569.22)	(53.53)	62,828.17	51,207.54
6723.310 - Retiree Benefits - Pension	3,373.33	3,382.32	8.99	0.26	20,239.98	20,293.92
Total Other Non-Operating Expenses	16,477.14	11,916.91	(4,560.23)	(38.26)	83,068.15	71,501.46
Total Non-Operating Expenses	16,477.14	11,916.91	(4,560.23)	(38.26)	83,068.15	71,501.46
Net Income (Loss)	(42,277.95)	4,583.87	(46,861.82)	(1,022.32)	(8,555.29)	27,503.22

Bay City Housing Commission Conventional Budget Comparison March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	2,985.00	2,770.00	215.00	7.76	17,910.00	16,620.00	1,290.00	7.76
5196.000 - Leases in Excess of Market	295.00	0.00	295.00	100.00	746.00	0.00	746.00	100.00
Total Rental Income	3,280.00	2,770.00	510.00	18.41	18,656.00	16,620.00	2,036.00	12.25
Vacancy, Losses & Concessions								
5220.000 - Apartments	0.00	(138.50)	138.50	100.00	(2,431.00)	(831.00)	(1,600.00)	(192.53)
Total Vacancy, Losses & Concessions	0.00	(138.50)	138.50	100.00	(2,431.00)	(831.00)	(1,600.00)	(192.53)
Net Rental Income	3,280.00	2,631.50	648.50	24.64	16,225.00	15,789.00	436.00	2.76
Other Income								
5410.000 - Interest Revenue-Project Operations	19.26	35.81	(16.55)	(46.21)	107.53	214.86	(107.33)	(49.95)
5920.000 - Tenant Charges	176.93	(76.79)	253.72	330.40	2,258.13	(460.74)	2,718.87	590.10
Total Other Income	196.19	(40.98)	237.17	578.74	2,365.66	(245.88)	2,611.54	1,062.11
Total Income	3,476.19	2,590.52	885.67	34.18	18,590.66	15,543.12	3,047.54	19.60
Expenses								
Administrative Expenses								
6311.200 - Office Computer Software	13.04	11.43	(1.61)	(14.08)	77.67	68.58	(9.09)	(13.25)
6390.000 - Miscellaneous Administrative Expenses	47.61	45.39	(2.22)	(4.89)	630.29	272.34	(357.95)	(131.43)
7120.000 - Legal Expenses	0.00	0.00	0.00	0.00	224.25	0.00	(224.25)	(100.00)
Total Administrative Expenses	60.65	56.82	(3.83)	(6.74)	932.21	340.92	(591.29)	(173.43)
Utilities								
6450.000 - Electricity	0.00	0.00	0.00	0.00	126.48	0.00	(126.48)	(100.00)
6451.000 - Water	0.00	0.00	0.00	0.00	212.24	0.00	(212.24)	(100.00)
Total Utilities	0.00	0.00	0.00	0.00	338.72	0.00	(338.72)	(100.00)
Operating & Maintenance Expenses								
6515.600 - Supplies Painting	0.00	0.00	0.00	0.00	301.05	0.00	(301.05)	(100.00)
6520.000 - Contracts General Maintenance	0.00	0.00	0.00	0.00	7,726.00	0.00	(7,726.00)	(100.00)
6520.200 - Contracts Mechanical and HVAC	0.00	80.00	80.00	100.00	0.00	480.00	480.00	100.00
6520.300 - Contracts Plumbing	0.00	0.00	0.00	0.00	260.00	0.00	(260.00)	(100.00)
6520.500 - Contracts Landscaping	0.00	0.00	0.00	0.00	100.00	0.00	(100.00)	(100.00)
6525.000 - Garbage & Trash Removal	0.00	0.00	0.00	0.00	110.10	0.00	(110.10)	(100.00)
6599.000 - Causality-Insurance Deductible	0.00	0.00	0.00	0.00	393.60	0.00	(393.60)	(100.00)
Total Operating & Maintenance Expenses	0.00	80.00	80.00	100.00	8,890.75	480.00	(8,410.75)	(1,752.23)
Taxes & Insurance								

Bay City Housing Commission Conventional Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
6720.000 - Property & Liability Insurance (Hazard)	99.34	111.65	12.31	11.02	571.36	669.90	98.54	14.70
Total Taxes & Insurance	99.34	111.65	12.31	11.02	571.36	669.90	98.54	14.70
Service Related Expenses								
6990.000 - Other Services Expenses	40.00	0.00	(40.00)	(100.00)	240.00	0.00	(240.00)	(100.00)
Total Service Related Expenses	40.00	0.00	(40.00)	(100.00)	240.00	0.00	(240.00)	(100.00)
Total Operating Expenses	199.99	248.47	48.48	19.51	10,973.04	1,490.82	(9,482.22)	(636.04)
Net Operating Income (Loss)	3,276.20	2,342.05	934.15	39.88	7,617.62	14,052.30	(6,434.68)	(45.79)
Non-Operating Expenses								
Capital Expenditures								
8400.300 - Plumbing Improvements	0.00	0.00	0.00	0.00	1,338.18	0.00	(1,338.18)	(100.00)
8400.600 - Flooring Replacements	0.00	0.00	0.00	0.00	7,153.00	0.00	(7,153.00)	(100.00)
Total Capital Expenditures	0.00	0.00	0.00	0.00	8,491.18	0.00	(8,491.18)	(100.00)
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	8,491.18	0.00	(8,491.18)	(100.00)
Net Income (Loss)	3,276.20	2,342.05	934.15	39.88	(873.56)	14,052.30	(14,925.86)	(106.21)

Bay City Housing Commission

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025				Year to Date 03/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Income								
Rental Income								
5100.000 - Public Housing Rental Income	0.00	45,146.39	(45,146.39)	(100.00)	0.00	270,878.34	(270,878.34)	(100.00)
5100.100 - Public Housing Operating Fund	62,829.00	61,354.91	1,474.09	2.40	362,828.00	368,129.46	(5,301.46)	(1.44)
5120.000 - Rent Revenue -- Gross Potential	68,682.00	0.00	68,682.00	100.00	400,008.00	0.00	400,008.00	100.00
5195.000 - Leases Less than Market	(5,710.00)	0.00	(5,710.00)	(100.00)	(37,211.00)	0.00	(37,211.00)	(100.00)
5196.000 - Leases in Excess of Market	2,028.00	0.00	2,028.00	100.00	10,491.00	0.00	10,491.00	100.00
Total Rental Income	127,829.00	106,501.30	21,327.70	20.02	736,116.00	639,007.80	97,108.20	15.19
Vacancy, Losses & Concessions								
5220.000 - Apartments	(375.00)	0.00	(375.00)	(100.00)	(3,450.00)	0.00	(3,450.00)	(100.00)
Total Vacancy, Losses & Concessions	(375.00)	0.00	(375.00)	(100.00)	(3,450.00)	0.00	(3,450.00)	(100.00)
Net Rental Income	127,454.00	106,501.30	20,952.70	19.67	732,666.00	639,007.80	93,658.20	14.65
Other Income								
5410.000 - Interest Revenue-Project Operations	218.45	3,373.38	(3,154.93)	(93.52)	723.99	20,240.28	(19,516.29)	(96.42)
5490.000 - Revenue from Investments -- Miscellaneous	(1,212.56)	0.00	(1,212.56)	(100.00)	53,038.96	0.00	53,038.96	100.00
5920.000 - Tenant Charges	1,705.93	1,750.05	(44.12)	(2.52)	11,414.51	10,500.30	914.21	8.70
5990.000 - Miscellaneous Revenue	14.00	325.00	(311.00)	(95.69)	123.94	1,950.00	(1,826.06)	(93.64)
Total Other Income	725.82	5,448.43	(4,722.61)	(86.67)	65,301.40	32,690.58	32,610.82	99.75
Total Income	128,179.82	111,949.73	16,230.09	14.49	797,967.40	671,698.38	126,269.02	18.79
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	139.83	139.83	100.00	15.00	838.98	823.98	98.21
6210.000 - Advertising and Marketing	65.00	160.13	95.13	59.40	614.05	960.78	346.73	36.08
6251.000 - Applicant Screening/Lease Compliance	1,348.69	375.00	(973.69)	(259.65)	9,375.53	2,250.00	(7,125.53)	(316.69)
6252.000 - Compliance Services	1,358.00	723.75	(634.25)	(87.63)	3,792.00	4,342.50	550.50	12.67
6310.000 - Office Salaries	13,589.33	14,037.29	447.96	3.19	76,326.97	84,223.74	7,896.77	9.37
6311.000 - Office Supplies and Misc Contracts	439.13	194.75	(244.38)	(125.48)	1,339.75	1,168.50	(171.25)	(14.65)
6311.100 - Office Computer Hardware and Maintenance	0.00	329.40	329.40	100.00	0.00	1,976.40	1,976.40	100.00
6311.200 - Office Computer Software	669.66	590.06	(79.60)	(13.49)	4,619.62	3,540.36	(1,079.26)	(30.48)
6311.300 - Office Telephone Expenses	446.57	517.78	71.21	13.75	2,693.09	3,106.68	413.59	13.31
6311.400 - Office Printing Expenses	524.50	218.33	(306.17)	(140.23)	(188.15)	1,309.98	1,498.13	114.36
6311.500 - Office Postage and Fees	0.00	342.66	342.66	100.00	1,815.90	2,055.96	240.06	11.67
6320.000 - Management Fee	10,768.58	10,609.31	(159.27)	(1.50)	64,611.48	63,655.86	(955.62)	(1.50)
6320.100 - Bookkeeping Fees	1,432.50	1,411.31	(21.19)	(1.50)	8,595.00	8,467.86	(127.14)	(1.50)
6320.300 - Capital Fund Management Fees	0.00	6,129.25	6,129.25	100.00	71,900.00	36,775.50	(35,124.50)	(95.51)

Bay City Housing Commission

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6350.000 - Audit Expense	0.00	338.83	338.83	100.00	0.00	2,032.98	2,032.98	100.00
6370.000 - Bad Debts Expense	0.00	2,553.41	2,553.41	100.00	(68.30)	15,320.46	15,388.76	100.44
6390.000 - Miscellaneous Administrative Expenses	165.72	571.53	405.81	71.00	1,285.12	3,429.18	2,144.06	62.52
7120.000 - Legal Expenses	0.00	856.96	856.96	100.00	3,762.50	5,141.76	1,379.26	26.82
Total Administrative Expenses	30,807.68	40,099.58	9,291.90	23.17	250,489.56	240,597.48	(9,892.08)	(4.11)
Utilities								
6450.000 - Electricity	260.16	247.74	(12.42)	(5.01)	1,497.09	1,486.44	(10.65)	(0.71)
6451.000 - Water	169.30	182.37	13.07	7.16	1,205.40	1,094.22	(111.18)	(10.16)
6452.000 - Gas	891.08	458.22	(432.86)	(94.46)	3,262.78	2,749.32	(513.46)	(18.67)
Total Utilities	1,320.54	888.33	(432.21)	(48.65)	5,965.27	5,329.98	(635.29)	(11.91)
Operating & Maintenance Expenses								
6510.000 - Payroll	17,841.29	17,729.86	(111.43)	(0.62)	94,011.43	106,379.16	12,367.73	11.62
6510.050 - Payroll - Overtime	893.24	1,269.32	376.08	29.62	4,548.30	7,615.92	3,067.62	40.27
6515.000 - Supplies General Maintenance and Tools	5,035.72	2,106.05	(2,929.67)	(139.10)	18,191.59	12,636.30	(5,555.29)	(43.96)
6515.100 - Supplies Electrical and Lighting	1,471.82	332.11	(1,139.71)	(343.17)	5,958.15	1,992.66	(3,965.49)	(199.00)
6515.200 - Supplies Mechanical and HVAC	1,726.61	649.42	(1,077.19)	(165.86)	8,466.56	3,896.52	(4,570.04)	(117.28)
6515.300 - Supplies Plumbing	5,178.22	1,922.83	(3,255.39)	(169.30)	14,097.10	11,536.98	(2,560.12)	(22.19)
6515.400 - Supplies Janitorial	424.96	121.62	(303.34)	(249.41)	1,005.56	729.72	(275.84)	(37.80)
6515.500 - Supplies Landscaping	244.14	40.03	(204.11)	(509.89)	244.14	240.18	(3.96)	(1.64)
6515.600 - Supplies Painting	450.05	390.63	(59.42)	(15.21)	4,527.95	2,343.78	(2,184.17)	(93.19)
6520.000 - Contracts General Maintenance	450.00	1,848.08	1,398.08	75.65	10,400.00	11,088.48	688.48	6.20
6520.100 - Contracts Electrical and Lighting	661.00	2,406.05	1,745.05	72.52	4,587.21	14,436.30	9,849.09	68.22
6520.200 - Contracts Mechanical and HVAC	1,446.00	678.02	(767.98)	(113.26)	5,963.00	4,068.12	(1,894.88)	(46.57)
6520.300 - Contracts Plumbing	980.00	1,087.92	107.92	9.91	2,790.00	6,527.52	3,737.52	57.25
6520.400 - Contracts Janitorial	704.00	223.17	(480.83)	(215.45)	2,965.68	1,339.02	(1,626.66)	(121.48)
6520.500 - Contracts Landscaping	17,012.50	1,401.96	(15,610.54)	(1,113.47)	30,682.50	8,411.76	(22,270.74)	(264.75)
6520.800 - Contracts Pest Control	0.00	307.40	307.40	100.00	356.26	1,844.40	1,488.14	80.68
6525.000 - Garbage & Trash Removal	287.81	310.70	22.89	7.36	2,198.11	1,864.20	(333.91)	(17.91)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	1,503.30	797.27	(706.03)	(88.55)	4,619.76	4,783.62	163.86	3.42
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	25.15	0.00	(25.15)	(100.00)
Total Operating & Maintenance Expenses	56,310.66	33,622.44	(22,688.22)	(67.47)	215,638.45	201,734.64	(13,903.81)	(6.89)
Maintenance & Repairs								
6520.501 - Contracts Tree Removal/Trimming	0.00	2,916.67	2,916.67	100.00	0.00	17,500.02	17,500.02	100.00
Total Maintenance & Repairs	0.00	2,916.67	2,916.67	100.00	0.00	17,500.02	17,500.02	100.00
Taxes & Insurance								
6710.000 - Real Estate Taxes	5,403.42	4,780.10	(623.32)	(13.03)	31,064.02	28,680.60	(2,383.42)	(8.31)
6711.000 - Payroll Taxes (Project's Share)	2,299.15	2,527.29	228.14	9.02	15,432.80	15,163.74	(269.06)	(1.77)
6720.000 - Property & Liability Insurance	7,685.81	6,971.70	(714.11)	(10.24)	42,402.53	41,830.20	(572.33)	(1.36)

Bay City Housing Commission

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
(Hazard)								
6720.100 - Flood Insurance	0.00	292.43	292.43	100.00	1,126.68	1,754.58	627.90	35.78
6720.200 - Vehicle & Misc Insurance	644.05	601.83	(42.22)	(7.01)	4,196.92	3,610.98	(585.94)	(16.22)
6722.000 - Workman's Compensation	811.34	322.73	(488.61)	(151.39)	2,116.14	1,936.38	(179.76)	(9.28)
6723.000 - Health Insurance and Other Employee Benefits	10,716.80	10,893.26	176.46	1.61	61,863.46	65,359.56	3,496.10	5.34
6723.100 - Retirement Expenses	2,129.56	2,357.48	227.92	9.66	15,266.84	14,144.88	(1,121.96)	(7.93)
6723.200 - Other Employee Benefits	0.00	302.65	302.65	100.00	841.06	1,815.90	974.84	53.68
6723.400 - Life Insurance	182.47	156.52	(25.95)	(16.57)	1,081.30	939.12	(142.18)	(15.13)
6723.500 - Disability Insurance	271.39	288.10	16.71	5.80	1,616.90	1,728.60	111.70	6.46
Total Taxes & Insurance	30,143.99	29,494.09	(649.90)	(2.20)	177,008.65	176,964.54	(44.11)	(0.02)
Service Related Expenses								
6990.000 - Other Services Expenses	1,455.42	1,983.70	528.28	26.63	9,641.86	11,902.20	2,260.34	18.99
Total Service Related Expenses	1,455.42	1,983.70	528.28	26.63	9,641.86	11,902.20	2,260.34	18.99
Total Operating Expenses	120,038.29	109,004.81	(11,033.48)	(10.12)	658,743.79	654,028.86	(4,714.93)	(0.72)
Net Operating Income (Loss)	8,141.53	2,944.92	5,196.61	176.46	139,223.61	17,669.52	121,554.09	687.93
Non-Operating Expenses								
Capital Expenditures								
5100.200 - Public Housing Capital Fund	0.00	(61,292.52)	(61,292.52)	(100.00)	(719,338.00)	(367,755.12)	351,582.88	95.60
8400.100 - Electrical Improvements	0.00	3,333.33	3,333.33	100.00	8,735.00	19,999.98	11,264.98	56.32
8400.200 - Mechanical and HVAC Improvements	0.00	4,149.17	4,149.17	100.00	27,820.00	24,895.02	(2,924.98)	(11.74)
8400.300 - Plumbing Improvements	0.00	42.25	42.25	100.00	0.00	253.50	253.50	100.00
8400.400 - Appliances and Furniture - Units	0.00	0.00	0.00	0.00	5,387.00	0.00	(5,387.00)	(100.00)
8400.600 - Flooring Replacements	20,692.00	8,681.25	(12,010.75)	(138.35)	42,154.76	52,087.50	9,932.74	19.06
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	4,455.83	4,455.83	100.00	1,407.00	26,734.98	25,327.98	94.73
8400.900 - General Building Improvements	0.00	0.00	0.00	0.00	73,293.00	0.00	(73,293.00)	(100.00)
Total Capital Expenditures	20,692.00	(40,630.69)	(61,322.69)	(150.92)	(560,541.24)	(243,784.14)	316,757.10	129.93
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	4,808.06	3,125.57	(1,682.49)	(53.82)	23,073.90	18,753.42	(4,320.48)	(23.03)
6723.310 - Retiree Benefits - Pension	1,247.67	1,238.68	(8.99)	(0.72)	7,486.02	7,432.08	(53.94)	(0.72)
Total Other Non-Operating Expenses	6,055.73	4,364.25	(1,691.48)	(38.75)	30,559.92	26,185.50	(4,374.42)	(16.70)
Total Non-Operating Expenses	26,747.73	(36,266.44)	(63,014.17)	(173.75)	(529,981.32)	(217,598.64)	312,382.68	143.55
Net Income (Loss)	(18,606.20)	39,211.36	(57,817.56)	(147.45)	669,204.93	235,268.16	433,936.77	184.44

Maloney Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	39,369.00	74,087.00	(34,718.00)	(46.86)	233,328.00	444,522.00	(211,194.00)	(47.51)
5121.000 - Tenant Assistance Payments	34,718.00	0.00	34,718.00	100.00	211,194.00	0.00	211,194.00	100.00
5195.000 - Leases Less than Market	0.00	(1.08)	1.08	100.00	(2.00)	(6.48)	4.48	69.13
5196.000 - Leases in Excess of Market	1.00	23.83	(22.83)	(95.80)	2.00	142.98	(140.98)	(98.60)
5921.100 - Management Rent Adjustment	0.00	(36.08)	36.08	100.00	0.00	(216.48)	216.48	100.00
Total Rental Income	74,088.00	74,073.67	14.33	0.01	444,522.00	444,442.02	79.98	0.01
Vacancy, Losses & Concessions								
5220.000 - Apartments	(949.00)	(1,852.18)	903.18	48.76	(7,273.00)	(11,113.08)	3,840.08	34.55
5290.000 - Miscellaneous	137.58	106.61	30.97	29.04	804.86	639.66	165.20	25.82
Total Vacancy, Losses & Concessions	(811.42)	(1,745.57)	934.15	53.51	(6,468.14)	(10,473.42)	4,005.28	38.24
Net Rental Income	73,276.58	72,328.10	948.48	1.31	438,053.86	433,968.60	4,085.26	0.94
Other Income								
5410.000 - Interest Revenue-Project Operations	6.92	7.45	(0.53)	(7.11)	42.14	44.70	(2.56)	(5.72)
5910.000 - Laundry and Vending Revenue	1,508.00	811.58	696.42	85.81	4,217.91	4,869.48	(651.57)	(13.38)
5915.000 - Rooftop Revenue	2,572.49	1,868.85	703.64	37.65	13,502.48	11,213.10	2,289.38	20.41
5920.000 - Tenant Charges	225.66	2,196.70	(1,971.04)	(89.72)	3,664.06	13,180.20	(9,516.14)	(72.20)
5990.000 - Miscellaneous Revenue	(4.00)	0.00	(4.00)	(100.00)	(4.00)	0.00	(4.00)	(100.00)
Total Other Income	4,309.07	4,884.58	(575.51)	(11.78)	21,422.59	29,307.48	(7,884.89)	(26.90)
Total Income	77,585.65	77,212.68	372.97	0.48	459,476.45	463,276.08	(3,799.63)	(0.82)
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	550.00	165.83	(384.17)	(231.66)	715.00	994.98	279.98	28.13
6210.000 - Advertising and Marketing	65.00	139.13	74.13	53.28	614.05	834.78	220.73	26.44
6251.000 - Applicant Screening/Lease Compliance	0.00	250.00	250.00	100.00	4,102.45	1,500.00	(2,602.45)	(173.49)
6252.000 - Compliance Services	863.00	423.75	(439.25)	(103.65)	3,280.28	2,542.50	(737.78)	(29.01)
6310.000 - Office Salaries	7,820.30	8,187.90	367.60	4.48	48,133.44	49,127.40	993.96	2.02
6310.400 - Office Other Employee Benefits	0.00	(2.78)	(2.78)	(100.00)	0.00	(16.68)	(16.68)	(100.00)
6311.000 - Office Supplies and Misc Contracts	287.39	179.22	(108.17)	(60.35)	1,023.97	1,075.32	51.35	4.77
6311.100 - Office Computer Hardware and Maintenance	0.00	587.51	587.51	100.00	150.00	3,525.06	3,375.06	95.74
6311.200 - Office Computer Software	422.56	365.53	(57.03)	(15.60)	3,756.97	2,193.18	(1,563.79)	(71.30)
6311.300 - Office Telephone Expenses	471.64	473.74	2.10	0.44	2,787.66	2,842.44	54.78	1.92
6311.400 - Office Printing Expenses	524.50	218.33	(306.17)	(140.23)	(404.05)	1,309.98	1,714.03	130.84
6311.500 - Office Postage and Fees	0.00	71.00	71.00	100.00	43.19	426.00	382.81	89.86
6320.000 - Management Fee	5,864.21	6,880.09	1,015.88	14.76	36,230.87	41,280.54	5,049.67	12.23

Maloney Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
6340.000 - Legal Expense - Project	0.00	7.59	7.59	100.00	0.00	45.54	45.54	100.00
6350.000 - Audit Expense	0.00	239.58	239.58	100.00	0.00	1,437.48	1,437.48	100.00
6370.000 - Bad Debts Expense	(590.50)	500.00	1,090.50	218.10	(590.50)	3,000.00	3,590.50	119.68
6390.000 - Miscellaneous Administrative Expenses	113.90	292.78	178.88	61.09	1,617.84	1,756.68	138.84	7.90
7120.000 - Legal Expenses	3,097.50	510.72	(2,586.78)	(506.49)	4,033.50	3,064.32	(969.18)	(31.62)
Total Administrative Expenses	19,489.50	19,489.92	0.42	0.00	105,494.67	116,939.52	11,444.85	9.78
Utilities								
6450.000 - Electricity	4,990.69	5,774.15	783.46	13.56	31,739.57	34,644.90	2,905.33	8.38
6451.000 - Water	5,435.32	4,831.61	(603.71)	(12.49)	37,453.62	28,989.66	(8,463.96)	(29.19)
6452.000 - Gas	5,488.93	2,428.77	(3,060.16)	(125.99)	18,917.46	14,572.62	(4,344.84)	(29.81)
Total Utilities	15,914.94	13,034.53	(2,880.41)	(22.09)	88,110.65	78,207.18	(9,903.47)	(12.66)
Operating & Maintenance Expenses								
6510.000 - Payroll	8,559.77	7,764.27	(795.50)	(10.24)	44,297.82	46,585.62	2,287.80	4.91
6510.050 - Payroll - Overtime	1,068.91	545.34	(523.57)	(96.00)	4,374.37	3,272.04	(1,102.33)	(33.68)
6510.400 - Maintenance Other Employee Benefits	0.00	0.00	0.00	0.00	232.00	0.00	(232.00)	(100.00)
6515.000 - Supplies General Maintenance and Tools	828.13	668.31	(159.82)	(23.91)	3,555.06	4,009.86	454.80	11.34
6515.100 - Supplies Electrical and Lighting	330.64	91.93	(238.71)	(259.66)	747.64	551.58	(196.06)	(35.54)
6515.200 - Supplies Mechanical and HVAC	0.00	113.92	113.92	100.00	237.94	683.52	445.58	65.18
6515.300 - Supplies Plumbing	395.09	473.78	78.69	16.60	941.08	2,842.68	1,901.60	66.89
6515.400 - Supplies Janitorial	0.00	214.00	214.00	100.00	1,659.88	1,284.00	(375.88)	(29.27)
6515.500 - Supplies Landscaping	0.00	111.48	111.48	100.00	0.00	668.88	668.88	100.00
6515.600 - Supplies Painting	1,119.70	254.74	(864.96)	(339.54)	1,198.06	1,528.44	330.38	21.61
6520.000 - Contracts General Maintenance	345.49	567.11	221.62	39.07	1,856.91	3,402.66	1,545.75	45.42
6520.100 - Contracts Electrical and Lighting	3,610.00	551.81	(3,058.19)	(554.21)	3,620.90	3,310.86	(310.04)	(9.36)
6520.200 - Contracts Mechanical and HVAC	117.50	695.11	577.61	83.09	2,129.30	4,170.66	2,041.36	48.94
6520.300 - Contracts Plumbing	345.00	278.84	(66.16)	(23.72)	1,027.80	1,673.04	645.24	38.56
6520.400 - Contracts Janitorial	1,357.00	1,318.40	(38.60)	(2.92)	7,834.00	7,910.40	76.40	0.96
6520.500 - Contracts Landscaping	0.00	697.08	697.08	100.00	1,375.00	4,182.48	2,807.48	67.12
6520.700 - Contracts Elevator	0.00	841.96	841.96	100.00	2,256.00	5,051.76	2,795.76	55.34
6520.800 - Contracts Pest Control	4,062.50	927.53	(3,134.97)	(337.99)	13,715.00	5,565.18	(8,149.82)	(146.44)
6525.000 - Garbage & Trash Removal	868.35	739.72	(128.63)	(17.38)	5,132.75	4,438.32	(694.43)	(15.64)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	4.00	221.58	217.58	98.19	1,178.79	1,329.48	150.69	11.33
6590.000 - Miscellaneous Operating & Maintenance Expenses	362.40	0.00	(362.40)	(100.00)	420.35	0.00	(420.35)	(100.00)
Total Operating & Maintenance Expenses	23,374.48	17,076.91	(6,297.57)	(36.87)	97,790.65	102,461.46	4,670.81	4.55
Taxes & Insurance								
6710.000 - Real Estate Taxes	1,921.03	2,102.47	181.44	8.62	11,774.38	12,614.82	840.44	6.66
6711.000 - Payroll Taxes (Project's Share)	1,241.74	1,262.06	20.32	1.61	7,871.60	7,572.36	(299.24)	(3.95)
6720.000 - Property & Liability Insurance	3,098.04	2,855.18	(242.86)	(8.50)	17,125.95	17,131.08	5.13	0.02

Maloney Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
(Hazard)								
6720.200 - Vehicle & Misc Insurance	53.76	50.23	(3.53)	(7.02)	350.31	301.38	(48.93)	(16.23)
6722.000 - Workman's Compensation	475.03	189.12	(285.91)	(151.17)	1,238.97	1,134.72	(104.25)	(9.18)
6723.000 - Health Insurance and Other Employee Benefits	3,357.76	5,177.87	1,820.11	35.15	26,810.25	31,067.22	4,256.97	13.70
6723.100 - Retirement Expenses	1,203.95	1,402.29	198.34	14.14	8,841.93	8,413.74	(428.19)	(5.08)
6723.200 - Other Employee Benefits	0.00	128.29	128.29	100.00	638.25	769.74	131.49	17.08
6723.400 - Life Insurance	85.97	87.00	1.03	1.18	505.65	522.00	16.35	3.13
6723.500 - Disability Insurance	144.89	134.80	(10.09)	(7.48)	876.81	808.80	(68.01)	(8.40)
Total Taxes & Insurance	11,582.17	13,389.31	1,807.14	13.49	76,034.10	80,335.86	4,301.76	5.35
Service Related Expenses								
6990.000 - Other Services Expenses	963.34	480.45	(482.89)	(100.50)	5,032.33	2,882.70	(2,149.63)	(74.57)
Total Service Related Expenses	963.34	480.45	(482.89)	(100.50)	5,032.33	2,882.70	(2,149.63)	(74.57)
Total Operating Expenses	71,324.43	63,471.12	(7,853.31)	(12.37)	372,462.40	380,826.72	8,364.32	2.19
Net Operating Income (Loss)	6,261.22	13,741.56	(7,480.34)	(54.43)	87,014.05	82,449.36	4,564.69	5.53
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(226.30)	(1,553.80)	(1,327.50)	(85.43)	(13,671.18)	(9,322.80)	4,348.38	46.64
8000.000 - Replacement Reserve Deposits	11,453.47	11,453.47	0.00	0.00	68,720.82	68,720.82	0.00	0.00
8100.000 - Replacement Reserve Withdrawals	0.00	(7,632.23)	(7,632.23)	(100.00)	0.00	(45,793.38)	(45,793.38)	(100.00)
8400.100 - Electrical Improvements	0.00	0.00	0.00	0.00	48,334.65	0.00	(48,334.65)	(100.00)
8400.500 - Landscaping Improvements	0.00	282.22	282.22	100.00	0.00	1,693.32	1,693.32	100.00
8400.600 - Flooring Replacements	4,466.00	5,266.67	800.67	15.20	15,472.68	31,600.02	16,127.34	51.03
8400.700 - Elevator Upgrades and Improvements	0.00	1,250.00	1,250.00	100.00	0.00	7,500.00	7,500.00	100.00
8400.900 - General Building Improvements	0.00	833.33	833.33	100.00	295.00	4,999.98	4,704.98	94.09
Total Capital Expenditures	15,693.17	9,899.66	(5,793.51)	(58.52)	119,151.97	59,397.96	(59,754.01)	(100.59)
Total Non-Operating Expenses	15,693.17	9,899.66	(5,793.51)	(58.52)	119,151.97	59,397.96	(59,754.01)	(100.59)
Net Income (Loss)	(9,431.95)	3,841.90	(13,273.85)	(345.50)	(32,137.92)	23,051.40	(55,189.32)	(239.41)

Pine Towers

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	40,328.00	78,391.00	(38,063.00)	(48.55)	244,973.00	470,346.00	(225,373.00)	(47.91)
5121.000 - Tenant Assistance Payments	38,063.00	0.00	38,063.00	100.00	225,373.00	0.00	225,373.00	100.00
5195.000 - Leases Less than Market	(34.00)	(0.42)	(33.58)	(7,995.23)	(340.00)	(2.52)	(337.48)	(13,392.06)
5196.000 - Leases in Excess of Market	1.00	21.17	(20.17)	(95.27)	2.00	127.02	(125.02)	(98.42)
Total Rental Income	78,358.00	78,411.75	(53.75)	(0.06)	470,008.00	470,470.50	(462.50)	(0.09)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(395.00)	(1,959.78)	1,564.78	79.84	(6,097.00)	(11,758.68)	5,661.68	48.14
5290.000 - Miscellaneous	100.19	70.68	29.51	41.75	716.32	424.08	292.24	68.91
Total Vacancy, Losses & Concessions	(294.81)	(1,889.10)	1,594.29	84.39	(5,380.68)	(11,334.60)	5,953.92	52.52
Net Rental Income	78,063.19	76,522.65	1,540.54	2.01	464,627.32	459,135.90	5,491.42	1.19
Other Income								
5410.000 - Interest Revenue-Project Operations	8.19	9.52	(1.33)	(13.97)	49.93	57.12	(7.19)	(12.58)
5910.000 - Laundry and Vending Revenue	828.16	835.56	(7.40)	(0.88)	4,055.95	5,013.36	(957.41)	(19.09)
5915.000 - Rooftop Revenue	3,883.51	3,117.51	766.00	24.57	24,370.26	18,705.06	5,665.20	30.28
5920.000 - Tenant Charges	937.50	1,038.40	(100.90)	(9.71)	5,926.50	6,230.40	(303.90)	(4.87)
Total Other Income	5,657.36	5,000.99	656.37	13.12	34,402.64	30,005.94	4,396.70	14.65
Total Income	83,720.55	81,523.64	2,196.91	2.69	499,029.96	489,141.84	9,888.12	2.02
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	168.93	168.93	100.00	15.00	1,013.58	998.58	98.52
6210.000 - Advertising and Marketing	65.00	139.13	74.13	53.28	614.05	834.78	220.73	26.44
6251.000 - Applicant Screening/Lease Compliance	0.00	250.00	250.00	100.00	4,513.15	1,500.00	(3,013.15)	(200.87)
6252.000 - Compliance Services	900.00	431.25	(468.75)	(108.69)	2,510.00	2,587.50	77.50	2.99
6310.000 - Office Salaries	8,258.73	8,641.38	382.65	4.42	46,900.72	51,848.28	4,947.56	9.54
6311.000 - Office Supplies and Misc Contracts	134.67	100.63	(34.04)	(33.82)	521.95	603.78	81.83	13.55
6311.100 - Office Computer Hardware and Maintenance	0.00	295.86	295.86	100.00	321.25	1,775.16	1,453.91	81.90
6311.200 - Office Computer Software	427.03	370.03	(57.00)	(15.40)	2,858.54	2,220.18	(638.36)	(28.75)
6311.300 - Office Telephone Expenses	507.69	510.08	2.39	0.46	3,029.42	3,060.48	31.06	1.01
6311.400 - Office Printing Expenses	524.50	218.33	(306.17)	(140.23)	(443.93)	1,309.98	1,753.91	133.88
6311.500 - Office Postage and Fees	0.00	79.40	79.40	100.00	43.19	476.40	433.21	90.93
6320.000 - Management Fee	7,026.67	7,014.62	(12.05)	(0.17)	41,899.70	42,087.72	188.02	0.44
6350.000 - Audit Expense	0.00	239.58	239.58	100.00	0.00	1,437.48	1,437.48	100.00
6370.000 - Bad Debts Expense	0.00	455.77	455.77	100.00	0.00	2,734.62	2,734.62	100.00
6390.000 - Miscellaneous Administrative Expenses	163.17	212.95	49.78	23.37	1,526.16	1,277.70	(248.46)	(19.44)

Pine Towers

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025		
	Actual	Budget	Variance		Actual	Budget	Variance
penses	282.75	266.02	(16.73)	(6.28)	575.25	1,596.12	1,020.87
7120.000 - Legal Expenses	18,290.21	19,393.96	1,103.75	5.69	104,884.45	116,363.76	11,479.31
Total Administrative Expenses							63.95
							9.86
Utilities							
6450.000 - Electricity	5,914.86	6,710.89	796.03	11.86	37,893.97	40,265.34	2,371.37
6451.000 - Water	4,702.54	4,973.32	270.78	5.44	28,287.19	29,839.92	1,552.73
6452.000 - Gas	4,741.66	2,195.89	(2,545.77)	(115.93)	16,888.27	13,175.34	(3,712.93)
Total Utilities	15,359.06	13,880.10	(1,478.96)	(10.65)	83,069.43	83,280.60	211.17
							0.25
Operating & Maintenance Expenses							
6510.000 - Payroll	7,463.87	8,538.42	1,074.55	12.58	43,996.83	51,230.52	7,233.69
6510.050 - Payroll - Overtime	81.00	606.89	525.89	86.65	3,159.38	3,641.34	481.96
6515.000 - Supplies General Maintenance and Tools	981.98	757.58	(224.40)	(29.62)	5,350.04	4,545.48	(804.56)
6515.100 - Supplies Electrical and Lighting	130.11	350.47	220.36	62.87	1,145.75	2,102.82	957.07
6515.200 - Supplies Mechanical and HVAC	1,199.64	286.14	(913.50)	(319.24)	1,335.20	1,716.84	381.64
6515.300 - Supplies Plumbing	78.28	456.74	378.46	82.86	1,797.67	2,740.44	942.77
6515.400 - Supplies Janitorial	1,268.86	336.93	(931.93)	(276.59)	2,087.19	2,021.58	(65.61)
6515.500 - Supplies Landscaping	0.00	107.92	107.92	100.00	464.50	647.52	183.02
6515.600 - Supplies Painting	164.40	136.82	(27.58)	(20.15)	1,437.93	820.92	(617.01)
6520.000 - Contracts General Maintenance	236.49	415.16	178.67	43.03	1,653.33	2,490.96	837.63
6520.100 - Contracts Electrical and Lighting	5,200.00	628.97	(4,571.03)	(726.74)	5,200.00	3,773.82	(1,426.18)
6520.200 - Contracts Mechanical and HVAC	117.50	429.52	312.02	72.64	3,938.50	2,577.12	(1,361.38)
6520.300 - Contracts Plumbing	0.00	228.75	228.75	100.00	120.00	1,372.50	1,252.50
6520.400 - Contracts Janitorial	1,584.00	1,538.82	(45.18)	(2.93)	9,254.00	9,232.92	(21.08)
6520.500 - Contracts Landscaping	0.00	55.64	55.64	100.00	150.00	333.84	183.84
6520.700 - Contracts Elevator	0.00	568.42	568.42	100.00	6,278.00	3,410.52	(2,867.48)
6520.800 - Contracts Pest Control	822.00	1,002.53	180.53	18.00	4,632.00	6,015.18	1,383.18
6525.000 - Garbage & Trash Removal	800.96	665.62	(135.34)	(20.33)	4,728.41	3,993.72	(734.69)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	42.50	158.88	116.38	73.25	2,367.76	953.28	(1,414.48)
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	783.51	0.00	(783.51)
Total Operating & Maintenance Expenses	20,171.59	17,270.22	(2,901.37)	(16.79)	99,880.00	103,621.32	3,741.32
							3.61
Taxes & Insurance							
6710.000 - Real Estate Taxes	2,094.72	2,140.18	45.46	2.12	13,270.19	12,841.08	(429.11)
6711.000 - Payroll Taxes (Project's Share)	1,025.20	1,360.68	335.48	24.65	8,738.83	8,164.08	(574.75)
6720.000 - Property & Liability Insurance (Hazard)	3,661.59	3,378.75	(282.84)	(8.37)	20,306.24	20,272.50	(33.74)
6720.200 - Vehicle & Misc Insurance	63.90	59.71	(4.19)	(7.01)	416.40	358.26	(58.14)
6722.000 - Workman's Compensation	483.44	192.23	(291.21)	(151.49)	1,260.93	1,153.38	(107.55)
6723.000 - Health Insurance and Other Employee Benefits	4,437.20	4,738.97	301.77	6.36	25,994.77	28,433.82	2,439.05
6723.100 - Retirement Expenses	1,103.34	1,511.87	408.53	27.02	9,903.27	9,071.22	(832.05)
							(9.17)

Pine Towers

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6723.200 - Other Employee Benefits	0.00	169.77	169.77	100.00	506.64	1,018.62	511.98	50.26
6723.400 - Life Insurance	105.30	88.53	(16.77)	(18.94)	623.03	531.18	(91.85)	(17.29)
6723.500 - Disability Insurance	152.73	145.05	(7.68)	(5.29)	910.54	870.30	(40.24)	(4.62)
Total Taxes & Insurance	13,127.42	13,785.74	658.32	4.77	81,930.84	82,714.44	783.60	0.94
Service Related Expenses								
6990.000 - Other Services Expenses	342.92	362.17	19.25	5.31	2,093.52	2,173.02	79.50	3.65
Total Service Related Expenses	342.92	362.17	19.25	5.31	2,093.52	2,173.02	79.50	3.65
Total Operating Expenses	67,291.20	64,692.19	(2,599.01)	(4.01)	371,858.24	388,153.14	16,294.90	4.19
Net Operating Income (Loss)	16,429.35	16,831.45	(402.10)	(2.38)	127,171.72	100,988.70	26,183.02	25.92
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Re-placement Reserve	(2,420.54)	(1,361.78)	1,058.76	77.74	(15,315.45)	(8,170.68)	7,144.77	87.44
8000.000 - Replacement Reserve Deposits	11,443.00	11,656.17	213.17	1.82	69,723.85	69,937.02	213.17	0.30
8100.000 - Replacement Reserve Withdraws	(49,716.50)	(36,684.59)	13,031.91	35.52	(49,716.50)	(220,107.54)	(170,391.04)	(77.41)
8400.100 - Electrical Improvements	49,716.50	0.00	(49,716.50)	(100.00)	49,716.50	0.00	(49,716.50)	(100.00)
8400.300 - Plumbing Improvements	0.00	117.92	117.92	100.00	0.00	707.52	707.52	100.00
8400.600 - Flooring Replacements	900.00	1,100.00	200.00	18.18	13,332.91	6,600.00	(6,732.91)	(102.01)
8400.700 - Elevator Upgrades and Improve-ments	0.00	33,333.33	33,333.33	100.00	0.00	199,999.98	199,999.98	100.00
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	466.67	466.67	100.00	0.00	2,800.02	2,800.02	100.00
8400.900 - General Building Improvements	395.00	1,666.67	1,271.67	76.30	53,241.00	10,000.02	(43,240.98)	(432.40)
Total Capital Expenditures	10,317.46	10,294.39	(23.07)	(0.22)	120,982.31	61,766.34	(59,215.97)	(95.87)
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00
Total Other Non-Operating Expenses	0.00	125.00	125.00	100.00	0.00	750.00	750.00	100.00
Total Non-Operating Expenses	10,317.46	10,419.39	101.93	0.97	120,982.31	62,516.34	(58,465.97)	(93.52)
Net Income (Loss)	6,111.89	6,412.06	(300.17)	(4.68)	6,189.41	38,472.36	(32,282.95)	(83.91)

Smith Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	46,331.00	93,500.00	(47,169.00)	(50.44)	279,442.00	561,000.00	(281,558.00)	(50.18)
5121.000 - Tenant Assistance Payments	47,169.00	0.00	47,169.00	100.00	281,558.00	0.00	281,558.00	100.00
5195.000 - Leases Less than Market	(1.00)	(2.42)	1.42	58.67	(36.00)	(14.52)	(21.48)	(147.93)
5196.000 - Leases in Excess of Market	0.00	6.33	(6.33)	(100.00)	334.00	37.98	296.02	779.41
5921.100 - Management Rent Adjustment	(200.00)	(56.67)	(143.33)	(252.92)	73.50	(340.02)	413.52	121.61
Total Rental Income	93,299.00	93,447.24	(148.24)	(0.15)	561,371.50	560,683.44	688.06	0.12
Vacancy, Losses & Concessions								
5220.000 - Apartments	(512.00)	(2,337.50)	1,825.50	78.09	(6,850.00)	(14,025.00)	7,175.00	51.15
5290.000 - Miscellaneous	231.18	127.88	103.30	80.77	1,221.81	767.28	454.53	59.23
Total Vacancy, Losses & Concessions	(280.82)	(2,209.62)	1,928.80	87.29	(5,628.19)	(13,257.72)	7,629.53	57.54
Net Rental Income	93,018.18	91,237.62	1,780.56	1.95	555,743.31	547,425.72	8,317.59	1.51
Other Income								
5410.000 - Interest Revenue-Project Operations	7.89	8.73	(0.84)	(9.62)	48.02	52.38	(4.36)	(8.32)
5910.000 - Laundry and Vending Revenue	1,170.00	1,077.00	93.00	8.63	6,035.31	6,462.00	(426.69)	(6.60)
5920.000 - Tenant Charges	1,392.00	1,747.57	(355.57)	(20.34)	9,460.70	10,485.42	(1,024.72)	(9.77)
5990.000 - Miscellaneous Revenue	0.00	0.58	(0.58)	(100.00)	(1.00)	3.48	(4.48)	(128.73)
Total Other Income	2,569.89	2,833.88	(263.99)	(9.31)	15,543.03	17,003.28	(1,460.25)	(8.58)
Total Income	95,588.07	94,071.50	1,516.57	1.61	571,286.34	564,429.00	6,857.34	1.21
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	172.08	172.08	100.00	15.00	1,032.48	1,017.48	98.54
6210.000 - Advertising and Marketing	65.00	139.13	74.13	53.28	614.07	834.78	220.71	26.43
6251.000 - Applicant Screening/Lease Compliance	0.00	250.00	250.00	100.00	4,077.50	1,500.00	(2,577.50)	(171.83)
6252.000 - Compliance Services	1,036.00	528.75	(507.25)	(95.93)	4,047.96	3,172.50	(875.46)	(27.59)
6310.000 - Office Salaries	4,376.99	8,894.23	4,517.24	50.78	39,953.65	53,365.38	13,411.73	25.13
6310.400 - Office Other Employee Benefits	0.00	50.00	50.00	100.00	0.00	300.00	300.00	100.00
6311.000 - Office Supplies and Misc Contracts	418.66	244.41	(174.25)	(71.29)	1,059.84	1,466.46	406.62	27.72
6311.100 - Office Computer Hardware and Maintenance	0.00	587.66	587.66	100.00	505.23	3,525.96	3,020.73	85.67
6311.200 - Office Computer Software	484.73	431.50	(53.23)	(12.33)	4,417.83	2,589.00	(1,828.83)	(70.63)
6311.300 - Office Telephone Expenses	486.88	283.39	(203.49)	(71.80)	2,881.20	1,700.34	(1,180.86)	(69.44)
6311.400 - Office Printing Expenses	524.50	218.33	(306.17)	(140.23)	(436.71)	1,309.98	1,746.69	133.33
6311.500 - Office Postage and Fees	0.00	63.42	63.42	100.00	43.19	380.52	337.33	88.64
6320.000 - Management Fee	8,528.04	8,606.21	78.17	0.90	51,542.56	51,637.26	94.70	0.18
6350.000 - Audit Expense	0.00	239.58	239.58	100.00	0.00	1,437.48	1,437.48	100.00

Smith Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			Year to Date 03/31/2025		
	Actual	Budget	Variance	%	Actual	Budget
6370.000 - Bad Debts Expense	(117.77)	578.05	695.82	120.37	(117.77)	3,468.30
6390.000 - Miscellaneous Administrative Expenses	204.39	286.62	82.23	28.68	1,047.15	1,719.72
7120.000 - Legal Expenses	195.00	127.13	(67.87)	(53.38)	828.75	762.78
Total Administrative Expenses	16,202.42	21,700.49	5,498.07	25.33	110,479.45	130,202.94
Utilities						
6450.000 - Electricity	6,407.64	6,923.03	515.39	7.44	39,102.70	41,538.18
6451.000 - Water	5,267.62	5,646.23	378.61	6.70	31,385.92	33,877.38
6452.000 - Gas	6,630.77	3,569.09	(3,061.68)	(85.78)	24,723.45	21,414.54
Total Utilities	18,306.03	16,138.35	(2,167.68)	(13.43)	95,212.07	96,830.10
Operating & Maintenance Expenses						
6510.000 - Payroll	5,800.14	8,313.18	2,513.04	30.22	40,697.37	49,879.08
6510.050 - Payroll - Overtime	128.64	605.54	476.90	78.75	2,735.93	3,633.24
6515.000 - Supplies General Maintenance and Tools	1,414.38	467.60	(946.78)	(202.47)	4,861.50	2,805.60
6515.100 - Supplies Electrical and Lighting	500.34	205.05	(295.29)	(144.00)	2,385.85	1,230.30
6515.200 - Supplies Mechanical and HVAC	0.00	256.99	256.99	100.00	551.27	1,541.94
6515.300 - Supplies Plumbing	1,126.70	374.28	(752.42)	(201.03)	1,622.90	2,245.68
6515.400 - Supplies Janitorial	0.00	272.16	272.16	100.00	1,129.20	1,632.96
6515.500 - Supplies Landscaping	0.00	225.93	225.93	100.00	636.50	1,355.58
6515.600 - Supplies Painting	135.29	514.07	378.78	73.68	1,298.23	3,084.42
6520.000 - Contracts General Maintenance	351.69	339.06	(12.63)	(3.72)	2,024.33	2,034.36
6520.100 - Contracts Electrical and Lighting	0.00	411.53	411.53	100.00	118.58	2,469.18
6520.200 - Contracts Mechanical and HVAC	117.50	889.37	771.87	86.78	1,582.20	5,336.22
6520.300 - Contracts Plumbing	0.00	442.45	442.45	100.00	1,686.00	2,654.70
6520.400 - Contracts Janitorial	1,545.00	1,545.73	0.73	0.04	7,461.00	9,274.38
6520.500 - Contracts Landscaping	0.00	614.58	614.58	100.00	2,250.00	3,687.48
6520.700 - Contracts Elevator	0.00	674.92	674.92	100.00	4,200.00	4,049.52
6520.800 - Contracts Pest Control	1,397.50	1,056.79	(340.71)	(32.24)	5,945.00	6,340.74
6525.000 - Garbage & Trash Removal	1,173.08	1,107.39	(65.69)	(5.93)	6,961.13	6,644.34
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	469.22	292.41	(176.81)	(60.46)	696.14	1,754.46
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	189.01	0.00
Total Operating & Maintenance Expenses	14,159.48	18,609.03	4,449.55	23.91	89,032.14	111,654.18
Taxes & Insurance						
6710.000 - Real Estate Taxes	2,348.31	2,452.33	104.02	4.24	15,165.88	14,713.98
6711.000 - Payroll Taxes (Project's Share)	731.25	1,362.69	631.44	46.33	7,976.16	8,176.14
6720.000 - Property & Liability Insurance (Hazard)	3,842.13	3,545.27	(296.86)	(8.37)	21,246.81	21,271.62
6720.200 - Vehicle & Misc Insurance	74.04	69.18	(4.86)	(7.02)	482.46	415.08
6722.000 - Workman's Compensation	592.70	232.05	(360.65)	(155.41)	1,536.76	1,392.30
6723.000 - Health Insurance and Other Em-	6,014.33	6,300.44	286.11	4.54	33,050.68	37,802.64
Total Operating & Maintenance Expenses	14,159.48	18,609.03	4,449.55	23.91	89,032.14	111,654.18
Taxes & Insurance						
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6720.200 - Vehicle & Misc Insurance	74.04	69.18	(4.86)	(7.02)	482.46	415.08
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6720.000 - Property & Liability Insurance (Hazard)	3,842.13	3,545.27	(296.86)	(8.37)	21,246.81	21,271.62
6720.200 - Vehicle & Misc Insurance	74.04	69.18	(4.86)	(7.02)	482.46	415.08
6722.000 - Workman's Compensation	592.70	232.05	(360.65)	(155.41)	1,536.76	1,392.30
6723.000 - Health Insurance and Other Em-	6,014.33	6,300.44	286.11	4.54	33,050.68	37,802.64
Total Operating & Maintenance Expenses	14,159.48	18,609.03	4,449.55	23.91	89,032.14	111,654.18
Taxes & Insurance						
6710.000 - Real Estate Taxes	2,348.31	2,452.33	104.02	4.24	15,165.88	14,713.98
6711.000 - Payroll Taxes (Project's Share)	731.25	1,362.69	631.44	46.33	7,976.16	8,176.14
6720.000 - Property & Liability Insurance (Hazard)	3,842.13	3,545.27	(296.86)	(8.37)	21,246.81	21,271.62
6720.200 - Vehicle & Misc Insurance	74.04	69.18	(4.86)	(7.02)	482.46	415.08
6722.000 - Workman's Compensation	592.70	232.05	(360.65)	(155.41)	1,536.76	1,392.30
6723.000 - Health Insurance and Other Em-	6,014.33	6,300.44	286.11	4.54	33,050.68	37,802.64
Total Operating & Maintenance Expenses	14,159.48	18,609.03	4,449.55	23.91	89,032.14	111,654.18
Taxes & Insurance						
6710.000 - Real Estate Taxes	2,348.31	2,452.33	104.02	4.24	15,165.88	14,713.98
6711.000 - Payroll Taxes (Project's Share)	731.25	1,362.69	631.44	46.33	7,976.16	8,176.14
6720.000 - Property & Liability Insurance (Hazard)	3,842.13	3,545.27	(296.86)	(8.37)	21,246.81	21,271.62
6720.200 - Vehicle & Misc Insurance	74.04	69.18	(4.86)	(7.02)	482.46	415.08
6722.000 - Workman's Compensation	592.70	232.05	(360.65)	(155.41)	1,536.76	1,392.30
6723.000 - Health Insurance and Other Em-	6,014.33	6,300.44	286.11	4.54	33,050.68	37,802.64
Total Operating & Maintenance Expenses	14,159.48	18,609.03	4,449.55	23.91	89,032.14	111,654.18
Taxes & Insurance						
6710.000 - Real Estate Taxes	2,348.31	2,452.33	104.02	4.24	15,165.88	14,713.98
6711.000 - Payroll Taxes (Project's Share)	731.25	1,362.69	631.44	46.33	7,976.16	8,176.14
6720.000 - Property & Liability Insurance (Hazard)	3,842.13	3,545.27	(296.86)	(8.37)	21,24	

Smith Manor

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
ployee Benefits								
6723.100 - Retirement Expenses	702.37	1,514.10	811.73	53.61	9,388.06	9,084.60	(303.46)	(3.34)
6723.200 - Other Employee Benefits	0.00	163.67	163.67	100.00	635.80	982.02	346.22	35.25
6723.400 - Life Insurance	107.05	91.10	(15.95)	(17.50)	634.41	546.60	(87.81)	(16.06)
6723.500 - Disability Insurance	152.78	136.74	(16.04)	(11.73)	908.96	820.44	(88.52)	(10.78)
Total Taxes & Insurance	14,564.96	15,867.57	1,302.61	8.20	91,025.98	95,205.42	4,179.44	4.38
Service Related Expenses								
6990.000 - Other Services Expenses	418.75	483.01	64.26	13.30	3,404.01	2,898.06	(505.95)	(17.45)
Total Service Related Expenses	418.75	483.01	64.26	13.30	3,404.01	2,898.06	(505.95)	(17.45)
Total Operating Expenses	63,651.64	72,798.45	9,146.81	12.56	389,153.65	436,790.70	47,637.05	10.90
Net Operating Income (Loss)	31,936.43	21,273.05	10,663.38	50.12	182,132.69	127,638.30	54,494.39	42.69
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Re- placement Reserve	(512.33)	(1,441.02)	(928.69)	(64.44)	(19,151.71)	(8,646.12)	10,505.59	121.50
8000.000 - Replacement Reserve Deposits	14,291.49	14,291.49	0.00	0.00	85,748.94	85,748.94	0.00	0.00
8100.000 - Replacement Reserve Withdraws	0.00	(5,601.75)	(5,601.75)	(100.00)	0.00	(33,610.50)	(33,610.50)	(100.00)
8400.300 - Plumbing Improvements	0.00	25.00	25.00	100.00	0.00	150.00	150.00	100.00
8400.400 - Appliances and Furniture - Units	0.00	160.08	160.08	100.00	0.00	960.48	960.48	100.00
8400.600 - Flooring Replacements	0.00	2,500.00	2,500.00	100.00	28,248.00	15,000.00	(13,248.00)	(88.32)
8400.700 - Elevator Upgrades and Improve- ments	0.00	1,250.00	1,250.00	100.00	0.00	7,500.00	7,500.00	100.00
8400.900 - General Building Improvements	0.00	1,666.67	1,666.67	100.00	33,505.00	10,000.02	(23,504.98)	(235.04)
8400.901 - General Building Improvements - YE to Income Statement	0.00	0.00	0.00	0.00	350.00	0.00	(350.00)	(100.00)
Total Capital Expenditures	13,779.16	12,850.47	(928.69)	(7.22)	128,700.23	77,102.82	(51,597.41)	(66.92)
Total Non-Operating Expenses	13,779.16	12,850.47	(928.69)	(7.22)	128,700.23	77,102.82	(51,597.41)	(66.92)
Net Income (Loss)	18,157.27	8,422.58	9,734.69	115.57	53,432.46	50,535.48	2,896.98	5.73

Maplewood Manor (LIHTC) Budget Comparison March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	58,699.00	161,381.67	(102,682.67)	(63.62)	172,637.00	484,145.01	(311,508.01)	(64.34)
5121.000 - Tenant Assistance Payments	88,536.00	0.00	88,536.00	100.00	269,068.00	0.00	269,068.00	100.00
5195.000 - Leases Less than Market	0.00	0.00	0.00	0.00	(2.00)	0.00	(2.00)	(100.00)
5196.000 - Leases in Excess of Market	1.00	0.00	1.00	100.00	2.00	0.00	2.00	100.00
Total Rental Income	147,236.00	161,381.67	(14,145.67)	(8.76)	441,705.00	484,145.01	(42,440.01)	(8.76)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,742.00)	(4,034.54)	2,292.54	56.82	(6,903.00)	(12,103.62)	5,200.62	42.96
5290.000 - Miscellaneous	131.19	120.06	11.13	9.27	249.43	360.18	(110.75)	(30.74)
Total Vacancy, Losses & Concessions	(1,610.81)	(3,914.48)	2,303.67	58.84	(6,653.57)	(11,743.44)	5,089.87	43.34
Net Rental Income	145,625.19	157,467.19	(11,842.00)	(7.52)	435,051.43	472,401.57	(37,350.14)	(7.90)
Other Income								
5410.000 - Interest Revenue-Project Operations	1,853.14	708.53	1,144.61	161.54	5,717.12	2,125.59	3,591.53	168.96
5910.000 - Laundry and Vending Revenue	1,080.92	1,009.32	71.60	7.09	2,974.14	3,027.96	(53.82)	(1.77)
5915.000 - Rooftop Revenue	5,536.01	4,166.67	1,369.34	32.86	16,686.57	12,500.01	4,186.56	33.49
5920.000 - Tenant Charges	511.00	824.83	(313.83)	(38.04)	1,988.00	2,474.49	(486.49)	(19.66)
5990.000 - Miscellaneous Revenue	300.00	0.00	300.00	100.00	300.00	0.00	300.00	100.00
Total Other Income	9,281.07	6,709.35	2,571.72	38.33	27,665.83	20,128.05	7,537.78	37.44
Total Income	154,906.26	164,176.54	(9,270.28)	(5.64)	462,717.26	492,529.62	(29,812.36)	(6.05)
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	228.98	228.98	100.00	0.00	686.94	686.94	100.00
6210.000 - Advertising and Marketing	65.00	128.08	63.08	49.25	419.05	384.24	(34.81)	(9.05)
6251.000 - Applicant Screening/Lease Compliance	0.00	507.31	507.31	100.00	0.00	1,521.93	1,521.93	100.00
6252.000 - Compliance Services	1,043.00	832.42	(210.58)	(25.29)	2,679.00	2,497.26	(181.74)	(7.27)
6310.000 - Office Salaries	8,754.02	9,255.84	501.82	5.42	25,864.15	27,767.52	1,903.37	6.85
6310.400 - Office Other Employee Benefits	0.00	25.33	25.33	100.00	0.00	75.99	75.99	100.00
6311.000 - Office Supplies and Misc Contracts	134.67	200.69	66.02	32.89	771.14	602.07	(169.07)	(28.08)
6311.100 - Office Computer Hardware and Maintenance	0.00	87.74	87.74	100.00	150.00	263.22	113.22	43.01
6311.200 - Office Computer Software	522.45	465.88	(56.57)	(12.14)	1,623.84	1,397.64	(226.20)	(16.18)
6311.300 - Office Telephone Expenses	533.83	290.90	(242.93)	(83.50)	1,608.14	872.70	(735.44)	(84.27)
6311.400 - Office Printing Expenses	524.50	218.33	(306.17)	(140.23)	(849.56)	654.99	1,504.55	229.70
6311.500 - Office Postage and Fees	0.00	53.89	53.89	100.00	0.00	161.67	161.67	100.00
6320.000 - Management Fee	7,439.17	7,439.17	0.00	0.00	22,317.51	22,317.51	0.00	0.00
6320.200 - Asset Management Fees	0.00	858.98	858.98	100.00	0.00	2,576.94	2,576.94	100.00

Maplewood Manor (LIHTC) Budget Comparison March 31, 2025

	Month Ending 03/31/2025				Year to Date 03/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6320.500 - Company Management Fees	0.00	1,631.00	1,631.00	100.00	0.00	4,893.00	4,893.00	100.00
6340.000 - Legal Expense - Project	0.00	208.33	208.33	100.00	0.00	624.99	624.99	100.00
6350.000 - Audit Expense	0.00	1,083.33	1,083.33	100.00	0.00	3,249.99	3,249.99	100.00
6370.000 - Bad Debts Expense	0.00	292.88	292.88	100.00	0.00	878.64	878.64	100.00
6390.000 - Miscellaneous Administrative Expenses	137.00	451.88	314.88	69.68	5,423.32	1,355.64	(4,067.68)	(300.05)
7120.000 - Legal Expenses	341.25	244.73	(96.52)	(39.43)	495.85	734.19	238.34	32.46
Total Administrative Expenses	19,494.89	24,505.69	5,010.80	20.44	60,502.44	73,517.07	13,014.63	17.70
Utilities								
6450.000 - Electricity	10,509.39	10,134.44	(374.95)	(3.69)	31,870.73	30,403.32	(1,467.41)	(4.82)
6451.000 - Water	5,422.06	5,692.32	270.26	4.74	15,914.21	17,076.96	1,162.75	6.80
6452.000 - Gas	5,098.17	2,577.11	(2,521.06)	(97.82)	14,841.26	7,731.33	(7,109.93)	(91.96)
Total Utilities	21,029.62	18,403.87	(2,625.75)	(14.26)	62,626.20	55,211.61	(7,414.59)	(13.42)
Operating & Maintenance Expenses								
6510.000 - Payroll	8,701.90	8,534.64	(167.26)	(1.95)	25,893.74	25,603.92	(289.82)	(1.13)
6510.050 - Payroll - Overtime	103.15	976.16	873.01	89.43	2,652.70	2,928.48	275.78	9.41
6515.000 - Supplies General Maintenance and Tools	4,286.08	754.32	(3,531.76)	(468.20)	6,173.01	2,262.96	(3,910.05)	(172.78)
6515.100 - Supplies Electrical and Lighting	46.95	483.86	436.91	90.29	553.55	1,451.58	898.03	61.86
6515.200 - Supplies Mechanical and HVAC	0.00	339.33	339.33	100.00	0.00	1,017.99	1,017.99	100.00
6515.300 - Supplies Plumbing	903.03	544.33	(358.70)	(65.89)	1,454.62	1,632.99	178.37	10.92
6515.400 - Supplies Janitorial	0.00	14.29	14.29	100.00	138.64	42.87	(95.77)	(223.39)
6515.500 - Supplies Landscaping	0.00	32.26	32.26	100.00	464.50	96.78	(367.72)	(379.95)
6515.600 - Supplies Painting	195.08	214.92	19.84	9.23	1,867.21	644.76	(1,222.45)	(189.59)
6520.000 - Contracts General Maintenance	409.88	1,124.98	715.10	63.56	2,226.03	3,374.94	1,148.91	34.04
6520.100 - Contracts Electrical and Lighting	0.00	262.22	262.22	100.00	0.00	786.66	786.66	100.00
6520.200 - Contracts Mechanical and HVAC	117.50	1,255.42	1,137.92	90.64	1,446.30	3,766.26	2,319.96	61.59
6520.300 - Contracts Plumbing	0.00	720.22	720.22	100.00	0.00	2,160.66	2,160.66	100.00
6520.400 - Contracts Janitorial	1,716.00	2,240.57	524.57	23.41	5,050.00	6,721.71	1,671.71	24.87
6520.500 - Contracts Landscaping	0.00	1,045.85	1,045.85	100.00	0.00	3,137.55	3,137.55	100.00
6520.600 - Contracts Flooring	0.00	23.75	23.75	100.00	0.00	71.25	71.25	100.00
6520.700 - Contracts Elevator	18,370.00	2,104.67	(16,265.33)	(772.82)	20,050.00	6,314.01	(13,735.99)	(217.54)
6520.800 - Contracts Pest Control	0.00	1,434.17	1,434.17	100.00	9,377.76	4,302.51	(5,075.25)	(117.96)
6525.000 - Garbage & Trash Removal	772.35	687.84	(84.51)	(12.28)	2,854.15	2,063.52	(790.63)	(38.31)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	79.49	841.67	762.18	90.55	210.45	2,525.01	2,314.56	91.66
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	94.50	0.00	(94.50)	(100.00)
Total Operating & Maintenance Expenses	35,701.41	23,635.47	(12,065.94)	(51.05)	80,507.16	70,906.41	(9,600.75)	(13.54)
Taxes & Insurance								
6710.000 - Real Estate Taxes	5,121.83	6,293.88	1,172.05	18.62	15,306.34	18,881.64	3,575.30	18.93
6711.000 - Payroll Taxes (Project's Share)	1,063.84	1,387.90	324.06	23.34	3,611.44	4,163.70	552.26	13.26
6720.000 - Property & Liability Insurance	4,908.43	4,728.55	(179.88)	(3.80)	14,282.19	14,185.65	(96.54)	(0.68)

Maplewood Manor (LIHTC)
Budget Comparison
March 31, 2025

	Month Ending 03/31/2025			%	Year to Date 03/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
(Hazard)								
6720.200 - Vehicle & Misc Insurance	0.00	70.61	70.61	100.00	0.00	211.83	211.83	100.00
6722.000 - Workman's Compensation	664.21	268.54	(395.67)	(147.34)	1,013.59	805.62	(207.97)	(25.81)
6723.000 - Health Insurance and Other Employee Benefits	5,522.96	4,724.40	(798.56)	(16.90)	15,829.06	14,173.20	(1,655.86)	(11.68)
6723.100 - Retirement Expenses	1,141.32	1,542.11	400.79	25.98	4,722.24	4,626.33	(95.91)	(2.07)
6723.200 - Other Employee Benefits	0.00	138.12	138.12	100.00	0.00	414.36	414.36	100.00
6723.400 - Life Insurance	110.43	90.56	(19.87)	(21.94)	410.21	271.68	(138.53)	(50.99)
6723.500 - Disability Insurance	156.12	143.87	(12.25)	(8.51)	624.48	431.61	(192.87)	(44.68)
6723.600 - Compensated Absences Adjustment	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00
Total Taxes & Insurance	18,689.14	19,513.54	824.40	4.22	55,799.55	58,540.62	2,741.07	4.68
Service Related Expenses								
6990.000 - Other Services Expenses	626.47	662.26	35.79	5.40	1,929.08	1,986.78	57.70	2.90
Total Service Related Expenses	626.47	662.26	35.79	5.40	1,929.08	1,986.78	57.70	2.90
Total Operating Expenses	95,541.53	86,720.83	(8,820.70)	(10.17)	261,364.43	260,162.49	(1,201.94)	(0.46)
Net Operating Income (Loss)	59,364.73	77,455.71	(18,090.98)	(23.35)	201,352.83	232,367.13	(31,014.30)	(13.34)
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(5.68)	(42.92)	(37.24)	(86.76)	(15.04)	(128.76)	(113.72)	(88.31)
8100.000 - Replacement Reserve Withdraws	0.00	(10,916.67)	(10,916.67)	(100.00)	0.00	(32,750.01)	(32,750.01)	(100.00)
8400.100 - Electrical Improvements	1,439.10	0.00	(1,439.10)	(100.00)	1,439.10	0.00	(1,439.10)	(100.00)
8400.200 - Mechanical and HVAC Improvements	0.00	0.00	0.00	0.00	26,100.00	0.00	(26,100.00)	(100.00)
8400.400 - Appliances and Furniture - Units	0.00	250.00	250.00	100.00	0.00	750.00	750.00	100.00
8400.500 - Landscaping Improvements	0.00	666.67	666.67	100.00	0.00	2,000.01	2,000.01	100.00
8400.600 - Flooring Replacements	0.00	5,416.67	5,416.67	100.00	8,765.40	16,250.01	7,484.61	46.05
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	4,166.67	4,166.67	100.00	0.00	12,500.01	12,500.01	100.00
8400.900 - General Building Improvements	0.00	416.67	416.67	100.00	4,603.00	1,250.01	(3,352.99)	(268.23)
Total Capital Expenditures	1,433.42	(42.91)	(1,476.33)	(3,440.52)	40,892.46	(128.73)	(41,021.19)	(31,866.06)
Depreciation & Amortization								
6600.000 - Depreciation Expenses	0.00	35,833.33	35,833.33	100.00	0.00	107,499.99	107,499.99	100.00
6610.000 - Amortization Expense	0.00	758.33	758.33	100.00	0.00	2,274.99	2,274.99	100.00
Total Depreciation & Amortization	0.00	36,591.66	36,591.66	100.00	0.00	109,774.98	109,774.98	100.00
Debt Services								
6820.000 - Interest on Mortgage Payable	8,857.30	8,810.33	(46.97)	(0.53)	26,611.62	26,430.99	(180.63)	(0.68)
6850.000 - Mortgage Insurance Premium/Servicing		1,171.49	1,163.05	(8.44)	(0.72)	3,514.47	3,489.15	(25.32)
								(0.72)

Maplewood Manor (LIHTC)

Budget Comparison

March 31, 2025

	Month Ending 03/31/2025				Year to Date 03/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
vice Charge								
Total Debt Services	10,028.79	9,973.38	(55.41)	(0.55)	30,126.09	29,920.14	(205.95)	(0.68)
Other Non-Operating Expenses								
6320.400 - Incentive Management Fees	0.00	19,766.33	19,766.33	100.00	0.00	59,298.99	59,298.99	100.00
7140.000 - Interest Income	0.00	(500.00)	(500.00)	(100.00)	0.00	(1,500.00)	(1,500.00)	(100.00)
Total Other Non-Operating Expenses	0.00	19,266.33	19,266.33	100.00	0.00	57,798.99	57,798.99	100.00
Total Non-Operating Expenses	11,462.21	65,788.46	54,326.25	82.57	71,018.55	197,365.38	126,346.83	64.01
Net Income (Loss)	47,902.52	11,667.25	36,235.27	310.57	130,334.28	35,001.75	95,332.53	272.36

Bay City Housing Commission
Cash Transactions
03/1/2025 to 03/31/2025

Total of Checks, Payments, Credit Cards and ACH Transactions \$ 1,127,303.12

Payroll Transactions			
Pay Date	3/12/2025	Management Wages	37,143.01
		Administrative Wages	-
		Maintenance Wages	21,726.24
		Employer Taxes	4,259.15
		Total Transfer	63,128.40
Pay Date	3/26/2025	Management Wages	37,196.50
		Administrative Wages	-
		Maintenance Wages	22,072.00
		Employer Taxes	4,289.61
		Total Transfer	63,558.11
Pay Date	1/0/1900	Management Wages	-
		Administrative Wages	-
		Maintenance Wages	-
		Employer Taxes	-
		Total Transfer	-

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
45719	COCC	Alliance Contracting & Design, Inc.	Snow Removal - Clear Walks - Vacant Lots	685.00
45719	COCC	Minted, LLC	Employee Clothing-J. Neeb	70.96
45719	MM	Applied Innovation	Printer Cabinets	105.40
45719	MWM	HD Supply Facilities Maintenance	Pro impact bite package	4.90
45719	MWM	The Estate of Dennis France	Deposit Refund	171.00
45719	MWM	Applied Innovation	Printer Cabinets	105.40
45719	PT	Home Depot Credit Services	Plumbing supplies-Toilets	197.70
45719	PT	State of Michigan - Boiler Division	Boiler license renewals and inspections	150.00
45719	PT	Applied Innovation	Printer Cabinets	105.40
45719	SM	Abell Pest Control	Monthly BB & roach Inspection program	587.50
45719	SM	Applied Innovation	Printer Cabinets	105.40
45719	SS	Home Depot Credit Services	Amana gas range (1)/Frigidaire Refrigerator (5)	3,267.00
45721	COCC	Alerus Financial	DC Payment - Admin	1,167.19
45721	COCC	Alerus Financial	DC Payment - Emp Withholding	1,372.64
45721	COCC	Alerus Financial	DC Payment - Loan Repay	619.73
45721	MM	Alerus Financial	DC Payment - Admin	266.60
45721	MM	Alerus Financial	DC Payment - Maint	273.54
45721	MWM	Alerus Financial	DC Payment - Admin	298.43
45721	MWM	Alerus Financial	DC Payment - Maint	281.40
45721	PT	Alerus Financial	DC Payment - Admin	281.55
45721	PT	Alerus Financial	DC Payment - Maint	281.52
45721	SM	Alerus Financial	DC Payment - Admin	149.21

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
45721	SM	Alerus Financial	DC Payment - Maint	167.43
45721	SS	Alerus Financial	DC Payment - Admin	325.55
45721	SS	Alerus Financial	DC Payment - Maint	625.50
45728	PT	Capital One Bank (USA), N.A.	Replaced 2023 Ford Transit windshield	500.00
45735	COCC	Consumers Energy - Routine	02/05/2025-03/06/2025	2,722.91
45735	MM	Star 2 Star Communication	Office phones	158.97
45735	MM	Star 2 Star Communication	Office phones	51.45
45735	PT	Star 2 Star Communication	Office phones	53.71
45735	SM	Star 2 Star Communication	Office phones	51.43
45735	SS	Star 2 Star Communication	Office phones	53.71
45736	COCC	Standard Electric Company	M4 LED Flat Panel	78.33
45736	COCC	Birchler, Fitzhugh, Purtell & Brissette Legal Fees		44.00
45736	MM	Birchler, Fitzhugh, Purtell & Brissette Legal Fees		126.75
45736	MM	Johnson Controls Fire Protection LP	Annual service fire alarm 01.2025-12.2025	204.75
45736	MM	Valley Carpet, Inc.	Flooring - Unit 308	3,610.00
45736	MM	CINDI-IE Services	Compliance Training	2,233.00
45736	MM	Sheri Kornecky	Moveout Refund of overpayment	863.00
45736	MM	Hugos Key & Lock Service	Key SC1 & SC4 blanks	4.00
45736	MM	Birchler, Fitzhugh, Purtell & Brissette Legal Fees		309.95
45736	MM	Spectrum Enterprise	Community Room Internet	243.75
45736	PT	Unclaimed Freight Ace Hardware	Chain proof, clevis grab hook	158.14
45736	PT	Birchler, Fitzhugh, Purtell & Brissette Legal Fees		109.49
45736	PT	Bay United Motors Inc	Rooftop unit-Blower wheel	282.75
45736	SS	PDQ Supply Company	Freezer Parts	675.00
45736	SS	Medler Electric Company	120V Smoke alarm w/battery hard wire 9v	337.60
45736	SS	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 1/22/2025-2/22/2025	401.02
45736	SS	Bay City Treasurer - Utility Payments	Utility Usage - 1810 S. Mountain - Vacant - 01/30/2025 - 02/01/2025	303.91
45736	SS	Bay City Treasurer - Utility Payments	Utility Usage - 310 Sophia St. - Vacant - 01/27/2025 - 02/15/2025	49.41
45736	SS	Housing Authority Risk Retention Gr	Commercial liability insurance	72.84
45740	COCC	Travelers CL Remittance Center	Additional Crime Insurance Coverage	4,187.00
45740	COCC	Housing Authority Risk Retention Gr	Commercial liability insurance	112.20
45740	MM	Travelers CL Remittance Center	Additional Crime Insurance Coverage	7,672.00
45740	MM	PDQ Supply Company	Freezer door gasket	157.13
45740	MM	Travelers CL Remittance Center	Additional Crime Insurance Coverage	192.00
45740	MM	Travelers CL Remittance Center	Additional Crime Insurance Coverage	221.55
45740	PT	Housing Authority Risk Retention Gr	Commercial liability insurance	7,809.00
45740	PT	Travelers CL Remittance Center	Additional Crime Insurance Coverage	161.26
45740	SM	Abell Pest Control	Monthly Bed Bug & Roach Inspections	450.00
45740	SM	Abell Pest Control	Bed Bug Aprehend Treatment Unit 102	300.00
45740	SM	Hugos Key & Lock Service	CDC IC Lever, MT300	625.00
45740	SM	Housing Authority Risk Retention Gr	Commercial liability insurance	9,535.00
45740	SM	Travelers CL Remittance Center	Additional Crime Insurance Coverage	199.13
45740	SS	Dependable Sewer Cleaners	214 Mosher - Flushed line, general buildup, water in basement	120.00
45740	SS	HD Supply Facilities Maintenance	Light lens for range hoods, spiral balance, privacy lockset	394.63
45740	SS	R.A. Townsend	Furnace Parts - Condensate pressure switch	602.57
45740	SS	Housing Authority Risk Retention Gr	Commercial liability insurance	16,120.00
45740	SS	Billy Goat Lawn Care LLC	Spring clean-up 103 & 103 1/2 Polk St	168.75
45740	SS	Jack's Tree Service, Inc.	113/115 Marsac removed 2 Maple trees and stumps	7,100.00
45740	SS	Travelers CL Remittance Center	Additional Crime Insurance Coverage	270.73
45740	BCHC	Housing Authority Risk Retention Gr	Commercial liability insurance	500.00
45741	COCC	One America	Disability Insurance Payment	201.51
45741	MM	One America	Disability Insurance Payment	144.89
45741	MM	One America	Disability Insurance Payment	156.12

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
45741	PT	One America	Disability Insurance Payment	152.73
45741	SM	One America	Disability Insurance Payment	152.78
45741	SS	One America	Disability Insurance Payment	271.39
45744	MM	Clean Team, Inc.	Monthly janitorial services for 3/1/2025.	1,357.00
45744	MM	Equiparts	GEN-NEX hooded coveralls	71.53
45744	MWM	Millars Appliance	Oven parts, broil element	125.00
45744	PT	Clean Team, Inc.	Once weekly cleaning for March 2025	1,584.00
45744	SM	Home Depot Credit Services	Closet and bedroom door handles	74.94
45744	SS	Hugos Key & Lock Service	Keys	19.80
45744	SS	Medler Electric Company	Standard service entrance ellis	9.85
3/1/2025	MM	Capital One Bank (USA), N.A.	BCHC Pens	87.65
3/1/2025	MWM	Capital One Bank (USA), N.A.	BCHC Pens	87.65
3/1/2025	PT	Capital One Bank (USA), N.A.	BCHC Pens	87.65
3/1/2025	SM	Capital One Bank (USA), N.A.	BCHC Pens	87.65
3/1/2025	SS	Capital One Bank (USA), N.A.	BCHC Pens	87.65
3/2/2025	COCC	Capital One Bank (USA), N.A.	Bill.com subscription	79.00
3/3/2025	COCC	Clean Team, Inc.	Office Cleaning for SS and COCC	115.00
3/3/2025	COCC	One America	Disability Insurance Payment	-
3/3/2025	COCC	SAMSA, Inc.	Office 365 subscriptions for 03/25	186.61
3/3/2025	COCC	SAMSA, Inc.	Renewal of Fortigate 221E	25.00
3/3/2025	COCC	Dependable Sewer Cleaners	Toilets gurgling, backup	280.00
3/3/2025	COCC	UWUA Local 542	Union Dues	396.00
3/3/2025	COCC	Alliance Contracting & Design, Inc.	Snow Removal - Clear Walks - Vacant Lots	2,792.50
3/3/2025	COCC	Minted, LLC	Employee Clothing-D. Grigg	183.90
3/3/2025	COCC	Minted, LLC	Employee Clothing-T. Klosowski	62.71
3/3/2025	MM	Clean Team, Inc.	Monthly janitorial services for 2/1/2025.	1,357.00
3/3/2025	MM	One America	Disability Insurance Payment	-
3/3/2025	MM	RealPage, Inc.	PM Software	245.55
3/3/2025	MM	SAMSA, Inc.	Office 365 subscriptions for 03/25	114.91
3/3/2025	MM	Johnson Controls Fire Protection LP	Fire Detection Panel Upgrades	48,334.65
3/3/2025	MM	Morris, Denise M	Deposit Refund	270.00
3/3/2025	MWM	Churchill Mortgage Investment LLC	Mortgage	29,189.05
3/3/2025	MWM	Clean Team, Inc.	February cleaning contract	1,716.00
3/3/2025	MWM	Menards	mud; anchor screws	40.92
3/3/2025	MWM	Menards	Disposable coveralls;batteries;drywall anchors	169.27
3/3/2025	MWM	One America	Disability Insurance Payment	-
3/3/2025	MWM	RealPage, Inc.	PM Software	343.33
3/3/2025	MWM	SAMSA, Inc.	Office 365 subscriptions for 03/25	117.02
3/3/2025	MWM	Dorothy Murphy	Security Deposit Reissued to Beneficiary MWM 417	465.00
3/3/2025	PT	Abell Pest Control	Monthly Bedbug Inspection	462.00
3/3/2025	PT	Abell Pest Control	General Pest Control Services	60.00
3/3/2025	PT	Abell Pest Control	Quarterly Aprehend Treatment, 4 of 4	300.00
3/3/2025	PT	Clean Team, Inc.	Once weekly janitorial svcs.	1,584.00
3/3/2025	PT	One America	Disability Insurance Payment	-
3/3/2025	PT	RealPage, Inc.	PM Software	249.88
3/3/2025	PT	SAMSA, Inc.	Office 365 subscriptions for 03/25	115.05
3/3/2025	PT	Universal Air, Inc.	Fix Water heater issues-Reinstalled flow switch, installed new pump and fuse	2,048.00
3/3/2025	PT	Home Depot Credit Services	Maintenance supplies	261.52
3/3/2025	PT	Home Depot Credit Services	Janitorial-Floor cleaning	9.98
3/3/2025	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 1/08/2025-02/08/2025	11,321.24
3/3/2025	PT	L. M. Satkowiak & Sons, Inc.	Asphalt repair	8,850.00
3/3/2025	SM	Abell Pest Control	Roach treatment for 41 Units	410.00
3/3/2025	SM	Abell Pest Control	Pest Control Contract for Mar 2025	60.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/3/2025	SM	Clean Team, Inc.	Cleaning of all common areas in the building.	1,545.00
3/3/2025	SM	One America	Disability Insurance Payment	-
3/3/2025	SM	RealPage, Inc.	PM Software	306.39
3/3/2025	SM	SAMSA, Inc.	Office 365 subscriptions for 03/25	116.24
3/3/2025	SS	Clean Team, Inc.	Office Cleaning for SS and COCC	230.00
3/3/2025	SS	Menards	Winston Vanity Combo	258.53
3/3/2025	SS	One America	Disability Insurance Payment	-
3/3/2025	SS	RealPage, Inc.	PM Software	419.39
3/3/2025	SS	SAMSA, Inc.	Office 365 subscriptions for 03/25	155.17
3/3/2025	SS	SAMSA, Inc.	Renewal of Fortigate 221E	50.00
3/3/2025	SS	PDQ Supply Company	Control Board	345.00
3/3/2025	SS	Dependable Sewer Cleaners	2108 First St - Basement backing up	120.00
3/3/2025	SS	R.A. Townsend	Furnace Parts - Ignitor Kits	236.18
3/3/2025	SS	Modernistic	Clean HVAC System/Air Ducts 2110 First Street	395.00
3/3/2025	SS	Smith Mechanical HVAC LLC	310 Sophia St - Install water heater; Replace gate valve; Add heat run; Re-route existing duct run	1,060.00
3/3/2025	SS	Smith Mechanical HVAC LLC	405 W Hart St-Permit for water heater	120.00
3/3/2025	BCHC	RealPage, Inc.	PM Software	13.04
3/4/2025	COCC	Amazon	Office Supplies	8.99
3/4/2025	PT	Capital One Bank (USA), N.A.	Welcome baskets for new residents	75.72
3/4/2025	SS	One America	Disability Insurance Payment	67.86
3/5/2025	COCC	Ring Central	Digital fax lines	21.23
3/5/2025	MM	Ring Central	Digital fax lines	21.64
3/5/2025	MWM	Ring Central	Digital fax lines	22.22
3/5/2025	PT	Ring Central	Digital fax lines	21.57
3/5/2025	SM	Ring Central	Digital fax lines	22.00
3/5/2025	SS	Ring Central	Digital fax lines	32.72
3/5/2025	SS	Arrow Heating & Plumbing Supply	Delta 1400 series Pressure cartridges	(138.00)
3/6/2025	COCC	Amazon	Business Prime membership fee	58.15
3/6/2025	MM	Amazon	Business Prime membership fee	58.17
3/6/2025	MWM	Amazon	Business Prime membership fee	58.17
3/6/2025	PT	Amazon	Business Prime membership fee	58.17
3/6/2025	SM	Amazon	Business Prime membership fee	58.17
3/6/2025	SS	Amazon	Business Prime membership fee	58.17
3/7/2025	COCC	ADP, Inc.	Payroll Processing Fee	192.19
3/7/2025	MM	Capital One Bank (USA), N.A.	Retake EMS Training & Testing - J. Danks	550.00
3/7/2025	MM	Amy DeLavern	Overpayment of Rent	304.00
3/11/2025	COCC	Alerus HCSP	HSCP Payment - Admin	82.88
3/11/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	428.15
3/11/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,905.98
3/11/2025	MM	Alerus HCSP	HSCP Payment - Admin	35.54
3/11/2025	MM	Alerus HCSP	HSCP Payment - Maint	36.46
3/11/2025	MWM	Alerus HCSP	HSCP Payment - Admin	39.78
3/11/2025	MWM	Alerus HCSP	HSCP Payment - Maint	37.51
3/11/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
3/11/2025	PT	Alerus HCSP	HSCP Payment - Maint	37.53
3/11/2025	SM	Alerus HCSP	HSCP Payment - Admin	19.89
3/11/2025	SM	Alerus HCSP	HSCP Payment - Maint	22.32
3/11/2025	SS	Alerus HCSP	HSCP Payment - Admin	43.40
3/11/2025	SS	Alerus HCSP	HSCP Payment - Maint	35.31
3/12/2025	MM	Spectrum Enterprise	Community Room Internet	-
3/12/2025	MM	Consumers Energy - Routine	02/06/2024-03/07/2025	3,103.26
3/12/2025	SM	Consumers Energy - Routine	02/06/24-03/07/25	3,769.38
3/12/2025	SS	Consumers Energy - Routine	02/05/2024-03/06/2025	609.36

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/13/2025	MM	King Communications	After hours answering services	42.27
3/13/2025	MM	Spectrum Enterprise	Community Room Internet	126.26
3/13/2025	MWM	King Communications	After hours answering services	59.10
3/13/2025	PT	King Communications	After hours answering services	43.01
3/13/2025	SM	King Communications	After hours answering services	52.73
3/13/2025	SS	King Communications	After hours answering services	72.19
3/13/2025	SS	Bay City Treasurer - Negative Rents	Negative rent payment	3,422.01
3/17/2025	COCC	Capital One Bank (USA), N.A.	Monthly Zoom Subscription	16.95
3/18/2025	COCC	US Bank Equipment Finance	Copier Usage & Rental	242.97
3/18/2025	MM	US Bank Equipment Finance	Copier Usage & Rental	242.97
3/18/2025	MWM	US Bank Equipment Finance	Copier Usage & Rental	242.97
3/18/2025	PT	US Bank Equipment Finance	Copier Usage & Rental	242.97
3/18/2025	SM	US Bank Equipment Finance	Copier Usage & Rental	242.96
3/18/2025	SS	US Bank Equipment Finance	Copier Usage & Rental	242.97
3/19/2025	COCC	Capital One Bank (USA), N.A.	HAI Annual Meeting - K. Opheim	580.36
3/19/2025	SS	Capital One Bank (USA), N.A.	Vanities (3)	502.77
3/20/2025	COCC	SAMSA, Inc.	Office 365 subscriptions for 02/25	166.50
3/20/2025	COCC	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	105.00
3/20/2025	COCC	Verizon Wireless	Cell phones	98.15
3/20/2025	COCC	Shred Experts LLC	Shredding services	30.00
3/20/2025	COCC	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 01/22/2025-02/22/2025	460.74
3/20/2025	COCC	Spectrum Enterprise	Telephone	169.99
3/20/2025	COCC	Honigman LLP	Columbus Avenue RAD Conversion Project	320.50
3/20/2025	COCC	Honigman LLP	Non-Profit Matters/Formation of Affiliate	12,000.00
3/20/2025	MM	RealPage, Inc.	Vendor Payment Fees	8.10
3/20/2025	MM	RealPage, Inc.	Stop Payment Fee-Adam Brandon	20.00
3/20/2025	MM	SAMSA, Inc.	Office 365 subscriptions for 02/25	54.00
3/20/2025	MM	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	57.75
3/20/2025	MM	Verizon Wireless	Cell phones	146.29
3/20/2025	MM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
3/20/2025	MM	Shred Experts LLC	Shredding services	45.00
3/20/2025	MM	Bay City Housing Commission	Management Fee - Maloney Manor-MM-2/20251741369342	5,839.66
3/20/2025	MM	Birchler, Fitzhugh, Purtell & Brissette Legal Fees	Rooftop Lease	58.50
3/20/2025	MM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 01/22/2025-02/22/2025	10,374.56
3/20/2025	MM	Spectrum Enterprise	Telephone & Internet	209.99
3/20/2025	MM	Valley Carpet, Inc.	Flooring - Unit 104	2,233.00
3/20/2025	MM	Grace Peck	Bill of Sale & Release per BP for resident to leave items & vacate due to BB	500.00
3/20/2025	MWM	Cintas Corp #346	lobby rugs	168.23
3/20/2025	MWM	Continental Management, LLC	Management Fee - Maplewood Manor-MWM-3/20251741594085	7,439.17
3/20/2025	MWM	RealPage, Inc.	Vendor Payment Fees	8.10
3/20/2025	MWM	RealPage, Inc.	Stop Payment Fee-Kathy Matthews	20.00
3/20/2025	MWM	SAMSA, Inc.	Office 365 subscriptions for 02/25	54.00
3/20/2025	MWM	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	31.50
3/20/2025	MWM	Verizon Wireless	Cell phones	148.80
3/20/2025	MWM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
3/20/2025	MWM	Shred Experts LLC	Shredding services	45.00
3/20/2025	MWM	Birchler, Fitzhugh, Purtell & Brissette Legal Fees	Rooftop Lease	97.50
3/20/2025	MWM	Joint, Clutch & Gear Service Inc	Snowplow hydraulic fluid - 2 qt	26.14
3/20/2025	MWM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 01/22/2025-02/22/2025	15,910.00
3/20/2025	MWM	Spectrum Enterprise	Internet & Phone	250.00
3/20/2025	MWM	Equiparts	Single lever kitchen faucet	903.03
3/20/2025	MWM	Equiparts	Black lock & keeper	86.28
3/20/2025	MWM	Equiparts	Slow close toilet seats	85.26

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/20/2025	MWM	Equiparts	Angle stop (10)	147.25
3/20/2025	MWM	Equiparts	PVC pipe cutter, closet repair flange, drain grate	98.93
3/20/2025	MWM	Remer Plumbing & Heating Inc	Service water heater	447.50
3/20/2025	MWM	CINDI-IE Services	Compliance Training	1,043.00
3/20/2025	MWM	Bornor Restoration, Inc.	High Rise Masonry Repairs	4,603.00
3/20/2025	PT	RealPage, Inc.	Vendor Payment Fees	8.10
3/20/2025	PT	SAMSA, Inc.	Office 365 subscriptions for 02/25	54.00
3/20/2025	PT	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	31.50
3/20/2025	PT	Unclaimed Freight Ace Hardware	Work gloves, pliers combo 6 in 1	31.46
3/20/2025	PT	Verizon Wireless	Cell phones	146.70
3/20/2025	PT	PDQ Supply Company	Freezer door gaskets	271.90
3/20/2025	PT	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
3/20/2025	PT	Standard Electric Company	Honeywell powerhead	258.18
3/20/2025	PT	Shred Experts LLC	Shredding services	45.00
3/20/2025	PT	Bay City Housing Commission	Management Fee - Pine Towers-PT-2/20251741369354	6,764.70
3/20/2025	PT	Spectrum Enterprise	Telephone & Internet	244.98
3/20/2025	PT	CINDI-IE Services	Compliance Training	900.00
3/20/2025	PT	Bornor Restoration, Inc.	High Rise Masonry Repairs	3,726.00
3/20/2025	SM	RealPage, Inc.	Vendor Payment Fees	8.10
3/20/2025	SM	SAMSA, Inc.	Office 365 subscriptions for 02/25	54.00
3/20/2025	SM	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	31.50
3/20/2025	SM	Staples	Binder, folders, paper	216.80
3/20/2025	SM	Verizon Wireless	Cell phones	148.45
3/20/2025	SM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
3/20/2025	SM	Shred Experts LLC	Shredding services	45.00
3/20/2025	SM	Bay City Housing Commission	Management Fee - Smith Manor-SM-2/20251741369353	8,253.67
3/20/2025	SM	Joint, Clutch & Gear Service Inc	Snowplow-Hose replacement, repaired broken wires	456.80
3/20/2025	SM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 01/22/2025-02/22/2025	11,680.91
3/20/2025	SM	Spectrum Enterprise	Telephone & Internet	209.99
3/20/2025	SM	Equiparts	LED under cabinet light, deep ceiling pan conduct box	307.11
3/20/2025	SM	CINDI-IE Services	Compliance Training	1,036.00
3/20/2025	SM	Bornor Restoration, Inc.	High Rise Masonry Repairs	3,183.00
3/20/2025	SM	Rice, Eldon S	Deposit Refund	135.50
3/20/2025	SM	Kunze, Lisa L	Deposit Refund	501.00
3/20/2025	SS	Amazon	Retrofit ventilation fan	149.99
3/20/2025	SS	Menards	Spray paint, paint rollers, wood finish stain, appliances bulbs, wiper blades	174.98
3/20/2025	SS	RealPage, Inc.	Vendor Payment Fees	8.10
3/20/2025	SS	SAMSA, Inc.	Office 365 subscriptions for 02/25	87.00
3/20/2025	SS	SAMSA, Inc.	New printer setup, created new GPO for color printer, setup SMTP settings for all non-color printers	31.50
3/20/2025	SS	Staples	Copy paper, address labels	128.53
3/20/2025	SS	Verizon Wireless	Cell phones	263.33
3/20/2025	SS	Bay Glass Company	310 Sophia - Living Room 15 1/2 x 32 low-e unit	76.55
3/20/2025	SS	Bay Glass Company	1810 Mountain - Dining Room - 3/4 Clear annid lowe-e	133.96
3/20/2025	SS	Bay Glass Company	1810 Mountain 3/4 clear annid lowe unit	81.34
3/20/2025	SS	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
3/20/2025	SS	Standard Electric Company	Stainless steel gas connector, thermostat	193.61
3/20/2025	SS	Shred Experts LLC	Shredding services	30.00
3/20/2025	SS	Escon Group, Inc.	310 Sophia-Ran power to disconnect for water heater. Connect water heater.	661.00
3/20/2025	SS	Bay City Housing Commission	Management Fee - Scattered Sites-SS-2/20251741369691	10,712.20
3/20/2025	SS	Bay City Housing Commission	Capital Fund Management Fee-SS-2/20251741037167	71,900.00
3/20/2025	SS	Bay City Housing Commission	Bookkeeping Fee - Scattered Site-SS-2/20251741369705	1,425.00
3/20/2025	SS	Prices Auto Service	Oil change - 2023 Ford Transit	139.00
3/20/2025	SS	Landquist & Son, Inc.	Bifold door hardware	360.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/20/2025	SS	R.A. Townsend	Furnace Parts - Ignitor Kits	274.59
3/20/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - Sally Roque - 244 Adams MI 02/17/2025	300.00
3/20/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 2110 First St - Lisa Fredenburg MI 02/28/2025	300.00
3/20/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage - 207 39th - Vacant - 01/15/2025 - 02/01/2025	72.71
3/20/2025	SS	Consumers Energy - SS Vacant	Gas Usage - Vacant - 207 39th - 01/24/2025 - 02/12/2025	57.51
3/20/2025	SS	Smith Mechanical HVAC LLC	1810 Mountain St - Duct cleaning	474.00
3/20/2025	SS	Equiparts	toilet seats	266.93
3/20/2025	SS	Equiparts	Toilet tanks, bowls	1,296.90
3/20/2025	SS	Valley Carpet, Inc.	1810 S Mountain - Flooring	13,355.50
3/20/2025	SS	Valley Carpet, Inc.	310 Sophia Flooring	3,613.00
3/20/2025	SS	CINDI-E Services	Compliance Training	1,358.00
3/21/2025	COCC	ADP, Inc.	Payroll Processing Fee	192.19
3/24/2025	COCC	Blue Cross & Blue Shield Of MI	Health insurance premiums	19,435.24
3/24/2025	COCC	Housing Insurance Services, Inc	Commercial liability insurance	5,986.00
3/24/2025	COCC	Consumers Energy - Routine	02/19/2025-03/18/2025	187.69
3/24/2025	COCC	IMA	IMA Annual renewal fee 02/01/25 to 01/31/26	295.00
3/24/2025	MM	Abell Pest Control	Monthly Bed Bug & Roach Inspections	462.50
3/24/2025	MM	Abell Pest Control	Apprehend treatment for BB Unit #301	300.00
3/24/2025	MM	Abell Pest Control	Apprehend treatment for BB unit #501	300.00
3/24/2025	MM	Abell Pest Control	Apprehend treatment for BB Unit #618	300.00
3/24/2025	MM	Abell Pest Control	Apprehend treatment for BB Unit #408	300.00
3/24/2025	MM	Blue Cross & Blue Shield Of MI	Health insurance premiums	3,357.76
3/24/2025	MM	GFL Environmental	Dumpster rental	218.40
3/24/2025	MM	Staples	Binders, file folders, mouse pad, copy paper	126.47
3/24/2025	MM	US Bank Equipment Finance	Copier Usage & Rental	138.00
3/24/2025	MM	Waste Management	Dumpster rentals	621.40
3/24/2025	MM	Solucient Security Systems	Monthly Service 01/01/2025-03/31/2025	236.49
3/24/2025	MM	Dependable Sewer Cleaners	Unplugged 5th floor laundry room catch drain	345.00
3/24/2025	MM	Sherwin Williams Company	unit paint	1,119.70
3/24/2025	MM	Housing Insurance Services, Inc	Commercial liability insurance	27,619.00
3/24/2025	MM	Bay City Treasurer - Misc Other Paymr	Fireline fees	80.00
3/24/2025	MWM	Blue Cross & Blue Shield Of MI	Health insurance premiums	5,522.96
3/24/2025	MWM	GFL Environmental	Dumpster rental	218.40
3/24/2025	MWM	US Bank Equipment Finance	Copier Usage & Rental	138.00
3/24/2025	MWM	PDQ Supply Company	Refrigerator parts	507.68
3/24/2025	MWM	PDQ Supply Company	Condenser Assy Motor	417.64
3/24/2025	MWM	Waste Management	Dumpster rentals	475.40
3/24/2025	MWM	Solucient Security Systems	Monthly Service 01/01/2025-03/31/2025	241.65
3/24/2025	MWM	HD Supply Facilities Maintenance	Nylon utility grout brush	16.98
3/24/2025	MWM	HD Supply Facilities Maintenance	Warner pole sander head	26.04
3/24/2025	MWM	HD Supply Facilities Maintenance	Universal toilet wax ring, stainless steel hole cover, wall protector, valve contractor, drop cloth	301.60
3/24/2025	MWM	Sherwin Williams Company	unit paint	1,671.51
3/24/2025	MWM	Consumers Energy - Routine	02/19/2025-03/18/2025	2,425.03
3/24/2025	MWM	Bay City Treasurer - Misc Other Paymr	Fireline fees	100.00
3/24/2025	PT	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,437.20
3/24/2025	PT	GFL Environmental	Dumpster rental	218.40
3/24/2025	PT	US Bank Equipment Finance	Copier Usage & Rental	138.00
3/24/2025	PT	Waste Management	Dumpster rentals	544.01
3/24/2025	PT	Solucient Security Systems	Monthly Service 01/01/2025-03/31/2025	236.49
3/24/2025	PT	Sherwin Williams Company	unit paint	164.40
3/24/2025	PT	Single Source Lighting&Cleaning Sup	Janitorial Supplies	884.63
3/24/2025	PT	Housing Insurance Services, Inc	Commercial liability insurance	34,195.00
3/24/2025	PT	Grainger	Universal AC cover, molded plastic	524.64

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/24/2025	PT	Johnson Controls Fire Protection LP	Annual service on fire alarm 01.2025-12.2025	5,200.00
3/24/2025	PT	Johnson Controls Fire Protection LP	Fire Detection Panel Upgrades	49,716.50
3/24/2025	PT	Bay City Treasurer - Misc Other Payrr	Fireline fees	80.00
3/24/2025	SM	Blue Cross & Blue Shield Of MI	Health insurance premiums	6,014.33
3/24/2025	SM	GFL Environmental	Dumpster rental	218.40
3/24/2025	SM	Menards	Maintenance supplies	31.96
3/24/2025	SM	Staples	Manila folder; Classification folders	67.19
3/24/2025	SM	US Bank Equipment Finance	Copier Usage & Rental	138.00
3/24/2025	SM	Waste Management	Dumpster rentals	889.03
3/24/2025	SM	Solucient Security Systems	Monthly Service 01/01/2025-03/31/2025	351.69
3/24/2025	SM	HD Supply Facilities Maintenance	Light bulbs, switch plates, weather strip	188.03
3/24/2025	SM	Birchier, Fitzhugh, Purtell & Brissette	Legal Fees -Tenant	195.00
3/24/2025	SM	Housing Insurance Services, Inc	Commercial liability insurance	34,181.00
3/24/2025	SM	Bay City Treasurer - Misc Other Payrr	Fireline fees	60.00
3/24/2025	SM	Millars Appliance	GE White Fresh Refrig. Door	552.00
3/24/2025	SS	Blue Cross & Blue Shield Of MI	Health insurance premiums	14,048.50
3/24/2025	SS	GFL Environmental	Dumpster rental	218.40
3/24/2025	SS	Menards	Vanity Combo, damp rid, mailbox mount, ceiling diffuser	839.27
3/24/2025	SS	US Bank Equipment Finance	Copier Usage & Rental	138.00
3/24/2025	SS	Hugos Key & Lock Service	MT300 Rekey	234.00
3/24/2025	SS	Dependable Sewer Cleaners	Cleaned oil separator	685.00
3/24/2025	SS	Sequin Lumber Company	HC Birch Slab doors, circular saw blade	1,147.38
3/24/2025	SS	HD Supply Facilities Maintenance	Toilet tanks, wax rings, floor grills	647.94
3/24/2025	SS	HD Supply Facilities Maintenance	Schlage privacy lockset (9)	337.68
3/24/2025	SS	HD Supply Facilities Maintenance	Storm door handles, moen posi-temp cartridge, toilet tissue holder, light lens range hood	572.06
3/24/2025	SS	HD Supply Facilities Maintenance	Round plastic toilet seat	56.97
3/24/2025	SS	HD Supply Facilities Maintenance	Round bowls-toilet, floor grille	384.55
3/24/2025	SS	Sherwin Williams Company	Paint (2) 5 gallon	366.10
3/24/2025	SS	Prices Auto Service	2017 GMC Savana - Oil change, tire rotation	107.41
3/24/2025	SS	Prices Auto Service	2013 Chevrolet Express Oil change, tire rotation	87.91
3/24/2025	SS	Carahsoft Technology Corporation	The Work Number usage fees	1,348.69
3/24/2025	SS	Housing Insurance Services, Inc	Commercial liability insurance	72,861.00
3/24/2025	SS	Builders Plumbing & Heating Supply	Furnace Filters	699.46
3/24/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 1810 S. Mountain - Carriona Kolba MI 03/21/2025	300.00
3/24/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 103 1/2 Polk - K. Herzberg - MI 03/14/2025	300.00
3/24/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 310 Sophia - M. Moszyk MI 03/13/2025	300.00
3/24/2025	SS	Billy Goat Lawn Care LLC	Spring clean-up 1806 S. Mountain St	93.75
3/24/2025	SS	Jack's Tree Service, Inc.	Tree Trimming/Removal-900 Bangor, 304 S Warner; 1015 N Farragut; 507 Howard; 113 Polk	4,600.00
3/24/2025	SS	Jack's Tree Service, Inc.	1014 & 1016 Jennison-Removed 2 Maple trees and fruit tree & stumps	3,950.00
3/24/2025	SS	Jack's Tree Service, Inc.	607 Frank-Trimmed 4 Maples and removed Elm tree and stump	1,500.00
3/24/2025	SS	Smith Mechanical HVAC LLC	1109 Taylor-Gas line	520.00
3/24/2025	SS	Woodcock, Danny	Tenant Refund	349.69
3/24/2025	BCHC	Housing Insurance Services, Inc	Commercial property insurance	692.00
3/25/2025	COCC	Alerus Financial	DC Payment - Admin	1,167.19
3/25/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	1,382.61
3/25/2025	COCC	Alerus Financial	DC Payment - Loan Repay	619.73
3/25/2025	COCC	Alerus Financial	DC Payment - Maint	348.30
3/25/2025	COCC	Standard Insurance Company	Life insurance	368.82
3/25/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,905.98
3/25/2025	COCC	Wex Bank	Fuel charges for BCHC vehicle fleet	31.82
3/25/2025	COCC	MERS Defined Benefit	Defined benefit	3,531.79
3/25/2025	MM	Alerus Financial	DC Payment - Admin	266.60
3/25/2025	MM	Alerus Financial	DC Payment - Maint	255.60

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/25/2025	MM	Standard Insurance Company	Life insurance	85.97
3/25/2025	MM	Peck, Grace A	Deposit Refund	344.00
3/25/2025	MWM	Alerus Financial	DC Payment - Admin	298.43
3/25/2025	MWM	Alerus Financial	DC Payment - Maint	128.82
3/25/2025	MWM	Standard Insurance Company	Life insurance	110.43
3/25/2025	MWM	Wex Bank	Fuel charges for BHC vehicle fleet	39.35
3/25/2025	PT	Alerus Financial	DC Payment - Admin	281.55
3/25/2025	PT	Alerus Financial	DC Payment - Maint	128.94
3/25/2025	PT	Amazon	Flashing doorbell for resident that is deaf, corner protectors for BF or apts. w amigos	137.97
3/25/2025	PT	Amazon	Breaker locks from fire alarm/sprinkler inspection corrections needed per Johnson Controls	87.12
3/25/2025	PT	Standard Insurance Company	Life insurance	105.30
3/25/2025	PT	Wex Bank	Fuel charges for BHC vehicle fleet	36.50
3/25/2025	PT	Morrison, Mary J	Deposit Refund	305.00
3/25/2025	SM	Alerus Financial	DC Payment - Admin	149.21
3/25/2025	SM	Alerus Financial	DC Payment - Maint	153.90
3/25/2025	SM	Standard Insurance Company	Life insurance	107.05
3/25/2025	SM	Wex Bank	Fuel charges for BHC vehicle fleet	12.42
3/25/2025	SS	Alerus Financial	DC Payment - Admin	329.54
3/25/2025	SS	Alerus Financial	DC Payment - Maint	639.75
3/25/2025	SS	Standard Insurance Company	Life insurance	234.55
3/25/2025	SS	Wex Bank	Fuel charges for BHC vehicle fleet	355.00
3/25/2025	SS	MERS Defined Benefit	Defined benefit	1,247.67
3/26/2025	COCC	Alerus HCSP	HSCP Payment - Admin	82.88
3/26/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	429.43
3/26/2025	COCC	Alerus HCSP	HSCP Payment - Maint	46.43
3/26/2025	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	695.08
3/26/2025	COCC	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	4,023.64
3/26/2025	MM	Alerus HCSP	HSCP Payment - Admin	35.54
3/26/2025	MM	Alerus HCSP	HSCP Payment - Maint	34.07
3/26/2025	MWM	Alerus HCSP	HSCP Payment - Admin	39.78
3/26/2025	MWM	Alerus HCSP	HSCP Payment - Maint	17.17
3/26/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
3/26/2025	PT	Alerus HCSP	HSCP Payment - Maint	17.19
3/26/2025	SM	Alerus HCSP	HSCP Payment - Admin	19.89
3/26/2025	SM	Alerus HCSP	HSCP Payment - Maint	20.52
3/26/2025	SS	Alerus HCSP	HSCP Payment - Admin	43.93
3/26/2025	SS	Alerus HCSP	HSCP Payment - Maint	34.50
3/26/2025	SS	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	1,476.36
3/27/2025	MWM	Capital One Bank (USA), N.A.	Outdoor Wall Light	79.95
3/27/2025	MWM	Capital One Bank (USA), N.A.	17 Outdoor Wall Lights	-
3/27/2025	SS	Amazon	Carbon Monoxide tester and detector	129.00
3/27/2025	SS	Amazon	Carbon Monoxide tester and detector, GFCI outlet tester	151.96
3/28/2025	COCC	Clean Team, Inc.	Office Cleaning for SS and COCC	115.00
3/28/2025	COCC	SAMSA, Inc.	Office 365 subscriptions for 04/25	186.61
3/28/2025	COCC	Lavidania Salazar	Resident stipend for lawn/snow care at 2115 Second 10/12/24 to 01/13/25	200.00
3/28/2025	COCC	Minted, LLC	Employee Clothing-D. Grigg	116.94
3/28/2025	MM	RealPage, Inc.	PM Software	245.55
3/28/2025	MM	SAMSA, Inc.	Office 365 subscriptions for 04/25	114.91
3/28/2025	MM	Valley Roofing Co. Inc.	Patched Leak	109.00
3/28/2025	MM	Standard Electric Company	GFC Electrical outlets, masonry screws, sloan flush valve cartridge	149.18
3/28/2025	MM	Standard Electric Company	Penetrating Oil	21.59
3/28/2025	MM	Standard Electric Company	LED Strip Lamp	40.11
3/28/2025	MM	Birchler, Fitzhugh, Purteill & Brissette	Legal Fees	2,834.25

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/28/2025	MM	Batteries Plus	Simplex replacement batteries for MM.	362.40
3/28/2025	MM	Enerco Corporation	Boiler Hot Loop Treatment, 4 High Rises	117.50
3/28/2025	MM	Bay City Treasurer - PILOT	Payment of 2024 Pilot to City	24,540.48
3/28/2025	MM	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	2,385.67
3/28/2025	MM	Equiparts	GFI power cord, replacement sewer cable	325.09
3/28/2025	MM	Equiparts	End cap and trim for baseboard heater	380.55
3/28/2025	MM	Equiparts	GFI Receptacle, keyless porcelain ceiling lamp	142.80
3/28/2025	MM	Equiparts	Single handle faucet ceramic cartridge	136.36
3/28/2025	MWM	Churchill Mortgage Investment LLC	Mortgage	29,189.05
3/28/2025	MWM	Clean Team, Inc.	March cleaning contract	1,716.00
3/28/2025	MWM	RealPage, Inc.	PM Software	343.33
3/28/2025	MWM	SAMSA, Inc.	Office 365 subscriptions for 04/25	117.02
3/28/2025	MWM	Great Lakes Elevator	Small car-Replace and install handrail	1,900.00
3/28/2025	MWM	Great Lakes Elevator	Small elevator-Re-rope traction elevator hoisting rope	16,470.00
3/28/2025	MWM	Standard Electric Company	Electrical supplies	21.50
3/28/2025	MWM	Home Depot Credit Services	Powercorner brooms, indoor ceiling fan light kit	127.85
3/28/2025	MWM	Enerco Corporation	Boiler Hot Loop Treatment, 4 High Rises	117.50
3/28/2025	MWM	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	2,673.14
3/28/2025	MWM	Millars Appliance	GE Electric Range	529.20
3/28/2025	PT	Amazon	Door Knock for Deaf Resident, PT 803	42.99
3/28/2025	PT	Menards	Maintenance supplies for vacant	151.42
3/28/2025	PT	RealPage, Inc.	PM Software	249.88
3/28/2025	PT	SAMSA, Inc.	Office 365 subscriptions for 04/25	115.05
3/28/2025	PT	Unclaimed Freight Ace Hardware	Blue Rhino	59.37
3/28/2025	PT	Unclaimed Freight Ace Hardware	Clevis grab hook	8.99
3/28/2025	PT	Unclaimed Freight Ace Hardware	Big gap filler	15.98
3/28/2025	PT	Home Depot Credit Services	Cleaning products and janitorial	68.51
3/28/2025	PT	Enerco Corporation	Boiler Hot Loop Treatment, 4 High Rises	117.50
3/28/2025	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 1/08/2025-02/08/2025	10,575.95
3/28/2025	PT	Bay City Treasurer - PILOT	Payment of 2024 Pilot to City	26,685.20
3/28/2025	PT	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	2,018.75
3/28/2025	SM	Clean Team, Inc.	Cleaning of all common areas in the building.	1,545.00
3/28/2025	SM	RealPage, Inc.	PM Software	306.39
3/28/2025	SM	SAMSA, Inc.	Office 365 subscriptions for 04/25	116.24
3/28/2025	SM	Home Depot Credit Services	Bi-fold door kit:black oxide 2 hole step bit	124.74
3/28/2025	SM	Enerco Corporation	Boiler Hot Loop Treatment, 4 High Rises	117.50
3/28/2025	SM	Bay City Treasurer - PILOT	Payment of 2024 Pilot to City	29,578.01
3/28/2025	SM	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	2,861.39
3/28/2025	SM	Equiparts	Single Lever Faucet (6)	656.22
3/28/2025	SM	Equiparts	20 Watt LED cloud flush light	337.50
3/28/2025	SM	Equiparts	Shower balancing cartridge, toilet gasket	470.48
3/28/2025	SM	Socia, Terry	Deposit Refund	140.50
3/28/2025	SS	Clean Team, Inc.	Office Cleaning for SS and COCC	230.00
3/28/2025	SS	RealPage, Inc.	PM Software	419.39
3/28/2025	SS	SAMSA, Inc.	Office 365 subscriptions for 04/25	155.17
3/28/2025	SS	Standard Electric Company	PVC DWV Cap	39.30
3/28/2025	SS	Standard Electric Company	Dual speed fan	171.36
3/28/2025	SS	Standard Electric Company	Smart action motion sensor	42.46
3/28/2025	SS	Standard Electric Company	Water heaters	2,182.75
3/28/2025	SS	Dependable Sewer Cleaners	1205 Webster St-Sewage backed up into tub	175.00
3/28/2025	SS	Medler Electric Company	120V Smoke alarm w/battery hard wire 9v	786.08
3/28/2025	SS	Nielson Construction LLC	Remove existing B-vent chimney	275.00
3/28/2025	SS	Bay Farm Services Inc	Grass Seed	244.14

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
3/28/2025	SS	Bay City Treasurer - PILOT	Payment of 2024 Pilot to City	56,213.13
3/28/2025	SS	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	224.21
3/28/2025	SS	Nahikian, Onna Susan	Account balance refund	184.07
3/28/2025	SS	Austin LaForest	Tenant Move-Out Refund	57.75
3/28/2025	BCHC	RealPage, Inc.	PM Software	13.04
3/31/2025	COCC	Bay City Bridge Partners	Bridge Tolls 02.28.2025-03.31.2025	6.00
3/31/2025	MM	Bay City Bridge Partners	Bridge Tolls 02.28.2025-03.31.2025	4.00
3/31/2025	MWM	Bay City Bridge Partners	Bridge Tolls 02.28.2025-03.31.2025	14.00
3/31/2025	PT	Bay City Bridge Partners	Bridge Tolls 02.28.2025-03.31.2025	6.00
3/31/2025	SS	Bay City Bridge Partners	Bridge Tolls 02.28.2025-03.31.2025	284.00
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Grand Total				1,000,616.61