



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

NOTICE OF REGULAR BOARD MEETING FOR THE BAY CITY HOUSING COMMISSION

A regular meeting of the Bay City Housing Commission will be held on the following date, time and location:

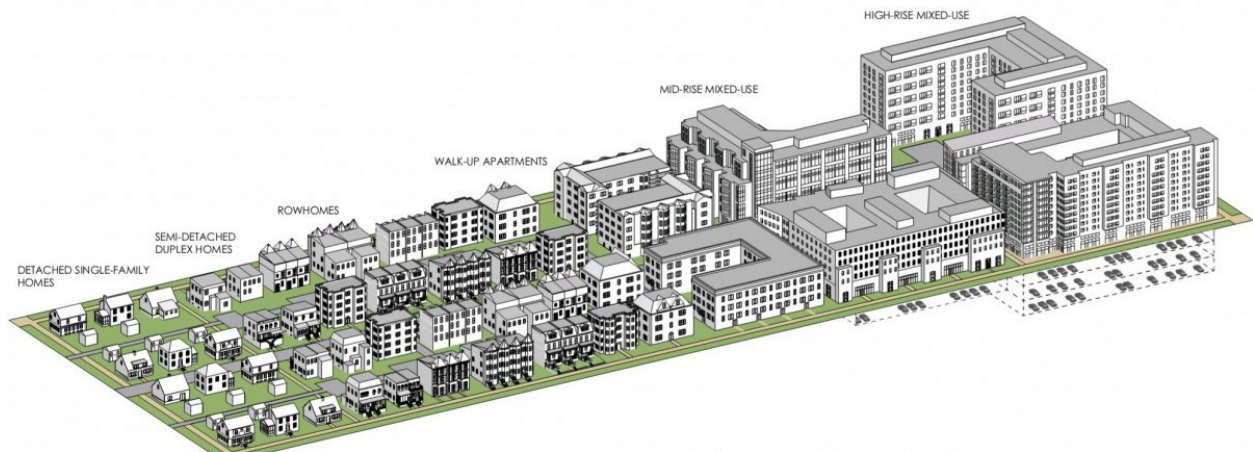
Date:	Wednesday, January 28, 2026
Time:	2:00PM
Location:	Bay City Housing Commission 315 14th Street Bay City, MI 48708

Members of the public may, during public comment, address the Commission to provide input directly to the Board. Proposed minutes of the meeting will be available for public inspection during regular business hours at 315 14th Street Bay City, Michigan 48708.

The approved minutes of a meeting will be available for public inspection during regular business hours, at the same location, not more than eight business days after the meeting at which they are approved. The minutes will also be posted on the Authority's website. Call (989) 892-9581 Ext: 102, for assistance.

This notice is given in compliance with Act No. 267 of the Public Acts of Michigan, 1976 and Public Act 228 of 2020.

BAY CITY HOUSING COMMISSION



MEETING OF THE BOARD OF COMMISSIONERS

AGENDA AND REPORT

JANUARY 28, 2026

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

January 28, 2026

1. Call to Order / Roll Call

- _____ Sharon Brown – President (2)
- _____ Louise Ryan – Vice President (2)
- _____ Debbie Kiesel – Secretary (2)
- _____ 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 December 3, 2025, Annual Board Meeting 1-3
- c. Minutes from December 17, 2025 Special Board Meeting 4-5

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 6-8
- b. Capital Improvement Update 9
- c. Financial Statements as of December 31, 2025 10-53
- d. Cash Disbursement as of December 31, 2025 54-67

7. Action Items for Consideration and Appropriate Action

- a. CEO Report for January 28, 2026, with the Financial Statements as of December 31, 2025 [Central Office, Public Housing (Scattered Sites), Multifamily (Smith Manor, Maloney Manor, Pine Towers), LIHTC Partnerships (Maplewood Manor)] 6-53
- b. Cash Disbursements and ACH Batch Transfers (List of Disbursements) as of December 31, 2025, in the amount of **\$687,841.37**. 54-67

8. Comments and Discussion by Board Members

9. Adjourn Meeting

Attachments

- | | |
|---|-------|
| 1. Board Attendance Log and Minutes from December 3, 2025, Annual Board Meeting | 1-3 |
| 2. Special Board Attendance Log and Minutes from December 17, 2025 | 4-5 |
| 3. CEO Report as of January 28, 2026 | 6-9 |
| 4. Financial Reports | 10-53 |
| 5. Cash Disbursements as of December 31, 2025 | 54-67 |

Upcoming Board Meetings/Conferences/Workshops

**BCHC Regular Board Meeting
Wednesday, February 25, 2026, at 2:00 PM**

BAY CITY HOUSING COMMISSION
ANNUAL 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, December 3, 2025**

Call to Order at: **2:04 PM**

ATTENDANCE LOG

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

MEETING MINUTES AND ACTIONS BY COMMISSION

1. Approval of the agenda with the addition of the following: 6b. CEO Evaluation and 7g. Approval of the CEO Evaluation Recommendation

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

2. Approval of the Regular Meeting minutes (10/22/2025) of the Bay City Housing Commission as presented.

Agenda Item: 3b
Motion: Ryan
Second: Whaley
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

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

4. During the election of officer process, the Board re-elected the same slate of officers from the 2025 calendar year. Following is the slate of officers for the Bay City Housing Commission Board for 2026:

President - Sharon Brown
Vice President - Louise Ryan
Secretary - Deb Kiesel

Agenda Item: 5
Motion: Grady
Second: Kiesel
Motion Approved: Unanimous

5. The Board received the 12/03/2025 CEO Report as presented.

Agenda Item: 7a
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

6. The Board accepted the current financial statements for the period ending 10/31/2025.

Agenda Item: 7a
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

7. The Board approved the CEO the authority to negotiate a third amendment and structure lease agreement with New Cingular Wireless PCS, LLC for Pine Towers.

Agenda Item: 7b
Motion: Kiesel
Second: Ryan
Motion Approved: Unanimous

8. Approval of the special meeting date of December 17, 2025 at 2:00 PM.

Agenda Item: 7c
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

9. Approval of the proposed 2026 Bay City Housing Commission Meeting Schedule as presented.

Agenda Item: 7d
Motion: Ryan
Second: Whaley
Motion Approved: Unanimous

10. The Board approved Resolution #455 ratification of Board Approval of the FY2026 Operating and Capital Budgets.

Agenda Item: 7e
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

11. Approval of all disbursements including ACH transactions and payroll in the total amount of \$503,288.07 for the period ending 10/31/2025.

Agenda Item: 7f
Motion: Grady
Second: Ryan
Motion Approved: Unanimous

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

12. The Board approved a 10% bonus and a 4% annual wage increase for the CEO beginning with the first pay in January 2026. The Board concurred that his performance is superior.

Agenda Item: 7g
Motion: Kiesel
Second: Ryan
Motion Approved: Unanimous

13. Adjournment at 3:36 PM.

Agenda Item 9
Motion: Kiesel
Second: Grady
Motion Approved: Unanimous

UNAPPROVED MINUTES OF THE BAY CITY HOUSING COMMISSION ARE TO BE REVIEWED AND APPROVED BY THE BOARD AT THE JANUARY 28, 2026 REGULAR MEETING.

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 yay 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:

Secretary:

John C. Neeb III, CFO

Deb Kiesel

Date: _____

Date: _____

BAY CITY HOUSING COMMISSION
SPECIAL 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, December 17, 2025**

Call to Order at: **2:02 PM**

ATTENDANCE LOG

	Present	Excused	Absent
<u>Commissioners:</u>			
Sharon Brown	X		
Louise Ryan	X		
Deb 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. Accept and approve the agenda as presented.

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

3. Suspend the regular rules for Public Input at 2:04 PM.

Public Input

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

Return to Regular Order at 2:05 PM

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

4. The Board received and supported the 12/17/2025 CEO Report as presented.

Agenda Item: 5a
Motion: N/A
Second: N/A
Motion Approved: Unanimous

5. The Board approved Resolution #456, authorizing the CEO to submit a significant amendment for the CY2025 Annual PHA Plan to incorporate the revised Public Housing Repositioning Plan.

Agenda Item: 6a
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

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

6. The Board approved the revised (12/17/2025) Public Housing Repositioning Plan as presented.

Agenda Item: 6b
Motion: Ryan
Second: Kiesel
Motion Approved: Unanimous

7. The Board approved Resolution #457, the Management and Operating Agreement with Great Lakes Community Development Partners (GLCDP).

Agenda Item: 6c
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

8. The Board approved the UWUA Collective Bargaining Agreement as handed out and presented.

Agenda Item: 6d
Motion: Ryan
Second: Grady
Motion Approved: Unanimous

9. Adjournment at 3:11 PM.

Agenda Item: N/A
Motion: Ryan
Second: Whaley
Motion Approved: Unanimous

UNAPPROVED MINUTES OF THE BAY CITY HOUSING COMMISSION ARE TO BE REVIEWED AND APPROVED BY THE BOARD AT THE JANUARY 28, 2026 REGULAR MEETING.

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Attest:

Secretary:

By: John C. Neeb, III CFO

Deb Kiesel

Date:

Date:



BAY CITY HOUSING COMMISSION

CEO REPORT TO THE BOARD OF COMMISSIONERS JANUARY 28, 2026

- Portfolio Performance** – Higher than average turnover at Pine Towers, Maplewood Manor and Maloney Manor contributed to a slight decline in average physical occupancy. However, pre-leasing levels continue to provide ample applicants to re-occupy the property.

BAY CITY HOUSING COMMISSION
Portfolio Occupancy

1/21/26	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 6/18/2025	Waitlist #Units Last Quarter	Percent Change Over Prior Quarter
Smith Manor	141	0	0	0	4	141	100.0%	102.8%	-	-	-	66	93	-29.0%
Maloney Manor	113	0	3	3	3	110	97.3%	100.0%	-	-	3	58	85	-31.8%
SubTotal	254	0	3	3	7	251	98.8%	101.6%	-	-	3	124	178	-30.3%
Pine Towers	115	1	2	3	3	112	97.4%	100.0%	-	-	3	52	79	-34.2%
Maplewood Manor	158	2	0	5	5	156	98.7%	100.0%	-	-	-	28	42	-33.3%
SubTotal (62+)	273	3	2	8	8	268	98.2%	100.0%	-	-	3	80	121	-33.9%
Total All Highrise Bldg:	527	3	5	11	15	519	98.5%	100.8%	-	-	6	204	299	-31.8%
Scattered Site (PH) Unit Mix														
1-BR	20	0	0	0	0	20	100.0%	100.0%	-	-	-	56	129	-56.6%
2-BR	47	0	0	0	0	47	100.0%	100.0%	-	-	-	24	72	-66.7%
3-BR	67	2	0	2	4	65	97.0%	103.0%	1	-	1	37	64	-42.2%
4-BR	39	0	0	0	2	39	100.0%	105.1%	-	-	-	23	24	-4.2%
5-BR	20	1	0	1	1	19	95.0%	100.0%	2	-	2	7	9	-22.2%
Total Scattered Site (P)	193	3	0	3	7	190	98.4%	102.1%	3	0	3	147	298	-50.7%
Market/Master Lsd ³	2	0	0	0	0	2	100.0%	100.0%	-	-	-	5	5	0.0%
TOTAL PORTFOLIO	722	6	5	14	22	711	98.5%	101.1%	3	-	9	356	602	-40.9%

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 6/18/2025 - Waitlist figures indicate the number of units required to fill current applications. The number of applications per household is typically much higher.

- Update on Capital Fund Improvement Projects** – See the attached memo for updates on capital projects.
- NSPIRE Inspections at Maplewood Manor** – An INSPIRE Inspection is being conducted on January 29, 2026.
- Surplus Property Disposition Program** – No additional transactions since the last report.
- MDCR Update**– We received notice from MDCR that one of the two cases was dismissed.
- 216 N. Madison Avenue – Substantial Rehabilitation/Remodeling** – Bids for the abatement and unit demolition have been received. Final construction RFPs are being distributed shortly. When complete pricing is received, we will complete a development agreement with the City for the HOME Program.

7. **Columbus Avenue Blight Removal Project** – the former YMCA and Bay County Market are gone. Site abatement and demolition debris removal are underway.
8. **Public Housing Repositioning Plan** – The Section 18 Disposition of Scattered Site Properties is progressing slowly. We have submitted a list of properties for disposition to MSHDA for review and to obtain waivers of certain noncompliance issues between the Public Housing Program and the MSHDA Administrative Plan for Section 8 Housing Choice Vouchers. The application to the Special Applications Center of HUD for the inventory removals is pending HUD's final environmental review and approval of the Significant Amendment to the CY2025 PHA Annual Plan which should be forthcoming.

We are considering requesting a Reliance Letter from the City reaffirming our capacity to apply the PILOT (Cooperation) Agreement from 1968 to the GLCDP properties. We can move forward without this, but I believe it is necessary due diligence to avoid any potential conflict over the applicability. As a part of the information gathering process, we asked the City Tax Assessor to provide a rough estimate of the SEV for the properties. Based on average square foot values used by the Tax Assessor, the total SEV for the 101+ properties transferring to GLCDP is approximately \$11,692,480.

9. **501 Columbus Avenue Affordable Housing Development** – The development plan calls for the entire 120-unit development to be constructed simultaneously at a projected total development cost of \$46,380,515_±.

The entitlement process is underway for 501 Columbus Avenue:

- Six applications were submitted to the City for this project that include: Site Plan Approval, two special use permits to allow 3-story residential uses, a variance to reduce required parking spaces, street vacation for N. Jefferson St. and a request to vacate all pre-existing easements on the site.
- Concurrently with these applications, BCHC has requested a City Ordinance to set the rate for a payment in lieu of taxes at 4% of shelter rents, similar to the PILOT structure for Maplewood Manor but less than the statutory cap of 10% that was originally agreed to in 1965.
- The City has also proposed that we substitute the proposed \$762,723 HOME Funding with the unobligated HOME-ARP Funding.

The schedule for public meetings for the entitlements is:

- Wednesday, February 18, 2026 @ 6:30 PM Planning Commission Meeting
- Tuesday, March 10, 2026 @ 7:00PM Zoning Board of Appeals
- Monday, March 16, 2026 @ 6:00PM City Commission

10. Financial Highlights for the Period – The CFO narrative, financial reports, as of December 31, 2025, are attached along with the proposed FY2026 Operating Budgets for BCHC.

11. City Staff Changes – The City Manager and another senior manager are retiring.

Attachments:

1. Capital Improvements Update Memo
2. Financial Report

TO: William Phillips, Chief Executive Officer
FROM: Karl Opheim, Assistant Director
DATE: January 20, 2026
SUBJECT: 2025/26 Capital Improvements Update

Central Annex Office Repair

Interior work completed January 9, 2026. Exterior (brick/roof finish work and east face architectural canopy) remains to be finished but we need some consistent 30-degree temperatures. Lawn restoration will likely be in April.

Pine Towers Elevator Project

Four deliveries of materials have arrived at Pine Towers, which represents approximately 90% we have been informed. New estimated start site will be during the week of January 20, 2026.

Scattered Site Electric Service Panel Replacements

Town and Country Electric is approximately 50% complete with their electric service panel replacements.

Scattered Site Furnace Replacements

Several cold nights at or below 20 degrees have found tenant calls of little or no heat. We purchased seven additional furnaces in December and January. Twelve replacement furnaces have been installed since November 1st.

Renovation of 216 N. Madison Four Dwelling Unit

We drafted and released a bid on December 26, 2025 for asbestos removal and demolition of the interior walls and insulation. Four bids were received on January 16, 2026 and tabulation is included for Board review. Our architect at Austin Associates has drafted and forwarded to us drawings and specifications for our staff review.

In my previous report I mentioned our interior renovations will be more extensive and expensive than first planned, however it will allow us to easily reconfigure a modern efficient design and create two-barrier free, ground floor apartments.

Smith Manor Front Drive Canopy Repair. I was hoping to fast-track the repairs to our driveway canopy that was hit by a tall box truck. These repairs are minor in scope and cost compared to our annex office repairs. Our insurance adjustor initially estimated repairs at \$12,000, Paul Davis Restoration independently estimated about \$22,000. Paul Davis followed up with a detailed repair report to our adjustor in December. He has tentatively confirmed their scope and cost. I expect to receive a revised adjustment report any time and we can sign a repair agreement with Paul Davis Restoration.



FY 2025-2026 Financial Operating Results Through Quarter One

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Cash Transactions Summary and Detail	28-57

A high-quality financial outcome is not the objective; it is the result of a job well done.



BAY CITY HOUSING COMMISSION

To: Bay City Housing Commissioners
 From: John Neeb
 Subject: **Financial Report of the CFO**
 Date: January 23, 2026
 Copies to: William Phillips, CEO

FY 2025-2026 Q1 Operating Results

After the first quarter of the fiscal year, the Bay City Housing Commission continues to enjoy the level of financial stability and predictability to which we have become accustomed. Financial results are tracking well and remain within comfortable margins of expectations. Economic occupancy remains strong across all subsidized multifamily properties, comfortably exceeding the budgeted level of 97.5%.

The conventional portfolio continues to lose ground, as 216 N. Madison remains in limbo while we work toward committing to a long-term future for the property. Gentle fluctuations in occupancy can be driven by a multitude of variables, including evictions, unit turn times, and the general comings and goings of tenants. Overall, economic occupancy across the portfolio remains strong.

	Economic Occupancy				
	SM	MM	PT	MWM	BCHC
Gross Rent Potential	\$ 292,365	\$ 231,777	\$ 245,202	\$1,936,580	\$ 8,955
Vacancy Loss	\$ 5,423	\$ 1,940	\$ 527	\$ 15,022	\$ 4,500
Economic Occupancy	98.15%	99.16%	99.79%	99.22%	49.75%
Prior Year	98.67%	97.90%	98.16%	99.15%	74.27%
Days Ahead/(Behind) Prior Year	(68.09)	131.30	171.93	10.80	(135.36)
Days Available	141	113	115	158	6

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 positive results. The COCC and BCHC Conventional Portfolio are discussed below.

	SM	MM	PT	MWM	SS	COCC	BCHC
Operating Income	\$ 96,028	\$ 57,683	\$ 74,510	\$ 983,706	\$ 107,754	\$ (102,489)	\$ 1,111
RR Contributions	\$ (42,075)	\$ (33,726)	\$ (32,790)	\$ -	\$ -	\$ -	\$ -
Adjusted Operating Income	\$ 53,953	\$ 23,957	\$ 41,720	\$ 983,706	\$ 107,754	\$ (102,489)	\$ 1,111

The COCC is showing a negative position after Q1 due to the timing of the recognition of “lumpy revenues” within the cost center. Distributions from Maplewood Manor, Capital Fund Management Fees, insurance proceeds, and HAI dividends have not yet been received or recognized in the fiscal year. As these inflows occur, the financial position of the COCC is expected to move closer to budgeted expectations.

The BCHC Conventional Portfolio is currently running behind and will likely continue to languish until plans for the future of the property are finalized. We are in the process of finalizing rehabilitation pricing for the building and securing funding for the project in partnership with the City of Bay City.

Bed Bugs and Pest Control

Year to date, more than \$55,000 has been spent on pest control at the high-rise properties. These outlays represent significant and unexpected budget variances at Maloney Manor and Maplewood Manor. There has been growing frustration among property-level staff regarding the quality of proactive service being provided by our pest control contractor.

The management team has also expressed concern about tenants unilaterally moving infested furniture from their units to dumpsters. During this process, bed bugs can fall from the furniture and spread into other units, further exacerbating infestations. The management team is actively working to address both issues.

Additionally, we have begun tracking bed bug–related costs by unit in the accounting system. This is expected to provide better insight into infestation patterns and transmission dynamics between units.

	SM	MM	PT	MWM
Pest Control Expense	\$ 2,543	\$ 8,228	\$ 1,866	\$ 37,100
Pest Control Budget	\$ 3,696	\$ 6,758	\$ 2,808	\$ 17,210
Variance	\$ 1,153	\$ (1,470)	\$ 942	\$ (19,890)
Variance %	31.20%	-21.75%	33.54%	-115.57%

Outlook

A strong backlog of applications, a flexible and efficient management team, moderated inflation, and strong investment returns all point toward another strong year for the Bay City Housing Commission. Barring any catastrophic events, we can reasonably expect the year to progress financially as projected.

Even amid significant pressure on federal spending, it does not appear that our programs have been meaningfully targeted by the Administration for elimination or reduction. While fiscal pressures will always ebb and flow, current indicators suggest that the Bay City Housing Commission will continue to have the financial resources necessary to serve our tenants and fulfill our mission at the high level we have come to expect.

Predevelopment Cash Flow and Risk Considerations for LIHTC Applications

As we begin the process of applying for Low Income Housing Tax Credit (LIHTC), it's important that we understand that they come with a certain amount of financial risk. These types of developments require an upfront financial commitment well before there is certainty of success. During the predevelopment phase, the Housing Commission must expend cash for professional services and due diligence necessary to submit a competitive application. These costs typically include architectural and engineering work, market studies, environmental reviews, legal and consulting fees, appraisals, and site control–related expenses.

It is important for the Board to understand that these predevelopment costs are incurred before tax credits are awarded and, as such, represent funds that leave the organization with no guarantee of recovery. If an application is unsuccessful, some or all these costs may not be reimbursed and must be absorbed by the organization.

That said, this risk is not unusual in affordable housing development and is inherent in any competitive LIHTC process. In many cases, successful applications allow predevelopment costs to be reimbursed or capitalized into the project at closing. Unsuccessful applications, however, do not offer that opportunity.

While this reality introduces financial risk, it is also important to place that risk in context. The Bay City Housing Commission's historical performance, strong financial position, and disciplined management have placed the organization in a position where it can prudently absorb a measured level of predevelopment risk without jeopardizing its core mission or ongoing operations. These expenditures are intentional, calculated investments rather than speculative losses.

Equally important is the broader strategic and community impact. The demand for quality affordable housing in Bay City continues to exceed supply, and LIHTC remains one of the most effective tools available to address that gap. Choosing not to pursue these developments in order to avoid all upfront risk would significantly limit our ability to create new housing opportunities and fulfill our mission.

In short, while predevelopment expenditures require cash to go out the door with no absolute guarantee of return, the potential benefits; new housing units, long-term financial stability through project-based revenue, and meaningful community impact, justify the risk. Based on our experience, capacity, and financial strength, we believe that pursuing LIHTC developments is in the best interest of both the organization and the community we serve.

BAY CITY HOUSING COMMISSION

Balance Sheet

12/31/2025

	All Program Lines of Buiness	Central Office	Market	Public Housing	Multifamily Owned			Multifamily Managed	Maplewood Manor LLC
					Maloney Manor	Pine Towers	Smith Manor		
				Scattered Sites				Maplewood Manor (LIHTC)	
Assets									
Current Assets									
Cash	2,013,425	119,594	109,773	355,668	248,516	218,002	463,614	479,650	18,610
Accounts Receivable	195,171	134,384	0	33,006	5,233	1,947	7,174	13,426	0
Deposits & Escrows	4,083,750	125	300	56,700	988,473	988,617	1,291,369	758,166	0
Other Current Assets	6,451,112	2,050,442	2,822	3,732,567	46,508	52,312	52,773	434,238	79,451
Total Current Assets	12,743,458	2,304,545	112,895	4,177,941	1,288,729	1,260,879	1,814,931	1,685,479	98,061
Fixed Assets	13,609,751	430,210	2,945	1,502,333	1,169,736	1,006,212	1,186,530	8,311,784	0
Other Assets	979,163	866,599	0	112,564	0	0	0	0	0
Total Assets	27,332,373	3,601,354	115,840	5,792,838	2,458,465	2,267,091	3,001,461	9,997,264	98,061
Liabilities & Equity									
Liabilities									
Current Liabilities	215,445	20,421	66	45,143	36,890	42,609	35,755	34,562	0
Other Current Liabilities	763,300	154,361	1,730	169,700	167,468	114,173	83,089	72,779	0
Long Term Liabilities	(424,533)	(2,585,144)	0	(914,283)	0	0	0	3,074,894	0
Total Liabilities	554,213	(2,410,362)	1,796	(699,439)	204,358	156,781	118,844	3,182,235	0
Equity									
Retained Earnings	26,211,723	6,114,205	112,933	6,577,006	2,208,058	2,068,001	2,787,617	6,343,903	0
Current Net Income	721,707	(102,489)	1,111	(84,729)	46,050	42,308	95,000	471,126	253,330
Total Equity	26,778,160	6,011,716	114,044	6,492,277	2,254,108	2,110,309	2,882,617	6,815,028	98,061
Total Liabilities & Equity	27,332,373	3,601,354	115,840	5,792,838	2,458,465	2,267,091	3,001,461	9,997,264	98,061

BAY CITY HOUSING COMMISSION
Income Statement

12/31/2025

All Program Lines of Business	Central Office	Market	Public Housing	Multifamily Owned			Multifamily Managed	Maplewood Manor LLC
			Scattered Sites	Maloney Manor	Pine Towers	Smith Manor	Maplewood Manor (LIHTC)	
Income								
Rental Income	3,119,407	1,087	9,840	403,319	231,546	245,058	291,978	0
Vacancy, Losses & Concessions	(32,985)	0	(4,500)	(7,923)	(1,727)	(387)	(4,806)	0
Net Rental Income	3,086,422	1,087	5,340	395,396	229,819	244,671	287,172	0
Service Related Income	627,857	114,791	0	0	0	0	0	513,066
Other Income	197,684	14,808	152	33,209	13,464	17,400	5,596	0
Total Income	3,911,964	130,687	5,492	428,605	243,283	262,071	292,768	513,066
Expenses								
Administrative Expenses	722,759	128,823	1,942	93,910	54,653	56,475	61,293	21,872
Utilities	336,929	1,708	1,033	2,601	33,743	37,051	42,310	0
Operating & Maintenance Expenses	681,876	134,461	987	116,850	53,959	47,958	42,944	0
Maintenance & Repairs	1,400	0	0	950	0	0	0	0
Taxes & Insurance	518,944	46,599	298	102,173	41,061	44,384	48,013	0
Service Related Expenses	18,961	0	120	4,366	2,171	1,694	2,181	0
Total Operating Expenses	2,280,868	311,592	4,381	320,851	185,586	187,561	196,740	21,872
Net Operating Income (Loss)	1,631,095	(180,905)	1,111	107,754	57,696	74,510	96,028	491,194
Non-Operating Expenses								
Non-Operating Income	120,000	120,000	0	0	0	0	0	0
Capital Expenditures	185,439	0	0	177,125	11,647	32,202	1,028	(36,563)
Debt Services	116,268	0	0	0	0	0	0	0
Other Non-Operating Expenses	514,024	41,584	0	15,358	0	0	0	237,864
Total Non-Operating Expenses	815,731	41,584	0	192,484	11,647	32,202	1,028	237,864
Net Income (Loss)	935,364	(102,489)	1,111	(84,729)	46,050	42,308	95,000	253,330

Bay City Housing Management
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025		
	Actual	Budget	Variance		Actual	Budget	Variance
Income							
Rental Income							
5190.000 - Miscellaneous Rent Revenue	0.00	0.00	0.00	0.00	1,087.10	0.00	1,087.10
Total Rental Income	0.00	0.00	0.00	0.00	1,087.10	0.00	1,087.10
Net Rental Income							
	0.00	0.00	0.00	0.00	1,087.10	0.00	1,087.10
Service Related Income							
5300.000 - Public Housing Management Fees	10,712.20	11,926.53	(1,214.33)	(10.18)	32,136.60	35,779.59	(3,642.99)
5300.101 - Section 8 Housing Management Fee	28,230.38	30,107.83	(1,877.45)	(6.23)	85,699.48	90,323.49	(4,624.01)
5300.102 - Section 8 Housing IMF	0.00	16,666.67	(16,666.67)	(100.00)	(7,319.87)	50,000.01	(57,319.88)
5300.200 - Public Housing Bookkeeping Fees	1,425.00	1,411.31	13.69	0.97	4,275.00	4,233.93	41.07
5300.700 - Capital Fund Administrative Fees	0.00	6,198.00	(6,198.00)	(100.00)	0.00	18,594.00	(18,594.00)
Total Service Related Income	40,367.58	66,310.34	(25,942.76)	(39.12)	114,791.21	198,931.02	(84,139.81)
Other Income							
5410.000 - Interest Revenue-Project Operations	6,863.98	3,750.00	3,113.98	83.03	14,808.34	11,250.00	3,558.34
5490.000 - Revenue from Investments -- Miscellaneous	0.00	3,810.05	(3,810.05)	(100.00)	0.00	11,430.15	(11,430.15)
5990.000 - Miscellaneous Revenue	0.00	2.08	(2.08)	(100.00)	0.00	6.24	(6.24)
Total Other Income	6,863.98	7,562.13	(698.15)	(9.23)	14,808.34	22,686.39	(7,878.05)
Total Income	47,231.56	73,872.47	(26,640.91)	(36.06)	130,686.65	221,617.41	(90,930.76)
Expenses							
Administrative Expenses							
6203.000 - Conventions and Meeting	133.75	1,003.99	870.24	86.67	939.12	3,011.97	2,072.85
6210.000 - Advertising and Marketing	0.00	9.26	9.26	100.00	161.54	27.78	(133.76)
6310.000 - Office Salaries	69,801.98	42,569.66	(27,232.32)	(63.97)	111,243.66	127,708.98	16,465.32
6311.000 - Office Supplies and Misc Contracts	240.83	197.25	(43.58)	(22.09)	711.42	591.75	(119.67)
6311.100 - Office Computer Hardware and Maintenance	22.01	386.65	364.64	94.30	4,556.01	1,159.95	(3,396.06)
6311.200 - Office Computer Software	1,770.77	599.08	(1,171.69)	(195.58)	3,302.94	1,797.24	(1,505.70)
6311.300 - Office Telephone Expenses	407.66	425.88	18.22	4.27	1,222.70	1,277.64	54.94
6311.400 - Office Printing Expenses	149.16	150.00	0.84	0.56	447.48	450.00	2.52
6350.000 - Audit Expense	0.00	806.07	806.07	100.00	0.00	2,418.21	2,418.21
6390.000 - Miscellaneous Administrative Expenses	263.26	271.34	8.08	2.97	3,074.54	814.02	(2,260.52)
7120.000 - Legal Expenses	0.00	3,283.98	3,283.98	100.00	3,163.75	9,851.94	6,688.19
Total Administrative Expenses	72,789.42	49,703.16	(23,086.26)	(46.44)	128,823.16	149,109.48	20,286.32
Utilities							
							67.88
							13.60

Bay City Housing Management
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			Year to Date 12/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6450.000 - Electricity	328.06	344.10	16.04	4.66	948.13	1,032.30	84.17	8.15
6451.000 - Water	90.14	115.35	25.21	21.85	253.74	346.05	92.31	26.67
6452.000 - Gas	297.21	119.40	(177.81)	(148.91)	506.13	358.20	(147.93)	(41.29)
Total Utilities	715.41	578.85	(136.56)	(23.59)	1,708.00	1,736.55	28.55	1.64
Operating & Maintenance Expenses								
6510.000 - Payroll	0.00	253.79	253.79	100.00	396.85	761.37	364.52	47.87
6510.050 - Payroll - Overtime	0.00	176.46	176.46	100.00	0.00	529.38	529.38	100.00
6515.000 - Supplies General Maintenance and Tools	423.69	34.52	(389.17)	(1,127.37)	793.69	103.56	(690.13)	(666.40)
6515.100 - Supplies Electrical and Lighting	0.00	17.50	17.50	100.00	20.74	52.50	31.76	60.49
6515.200 - Supplies Mechanical and HVAC	0.00	3.49	3.49	100.00	0.00	10.47	10.47	100.00
6515.300 - Supplies Plumbing	0.00	19.55	19.55	100.00	0.00	58.65	58.65	100.00
6515.400 - Supplies Janitorial	0.00	33.48	33.48	100.00	12.78	100.44	87.66	87.27
6515.600 - Supplies Painting	0.00	14.28	14.28	100.00	0.00	42.84	42.84	100.00
6520.000 - Contracts General Maintenance	0.00	116.96	116.96	100.00	820.00	350.88	(469.12)	(133.69)
6520.200 - Contracts Mechanical and HVAC	0.00	97.30	97.30	100.00	0.00	291.90	291.90	100.00
6520.300 - Contracts Plumbing	0.00	23.33	23.33	100.00	0.00	69.99	69.99	100.00
6520.400 - Contracts Janitorial	142.89	113.75	(29.14)	(25.61)	428.67	341.25	(87.42)	(25.61)
6520.500 - Contracts Landscaping	0.00	2,950.83	2,950.83	100.00	7,575.88	8,852.49	1,276.61	14.42
6525.000 - Garbage & Trash Removal	28.55	28.55	0.00	0.00	85.65	85.65	0.00	0.00
6548.000 - Snow Removal	1,518.00	581.46	(936.54)	(161.06)	1,518.00	1,744.38	226.38	12.97
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	220.61	114.38	(106.23)	(92.87)	337.03	343.14	6.11	1.78
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	296.00	0.00	(296.00)	(100.00)
6599.000 - Causality-Insurance Deductible	13,035.00	0.00	(13,035.00)	(100.00)	122,175.75	0.00	(122,175.75)	(100.00)
Total Operating & Maintenance Expenses	15,368.74	4,579.63	(10,789.11)	(235.58)	134,461.04	13,738.89	(120,722.15)	(878.68)
Taxes & Insurance								
6710.000 - Real Estate Taxes	514.41	41.67	(472.74)	(1,134.48)	514.41	125.01	(389.40)	(311.49)
6711.000 - Payroll Taxes (Project's Share)	5,193.37	3,270.08	(1,923.29)	(58.81)	12,299.21	9,810.24	(2,488.97)	(25.37)
6720.000 - Property & Liability Insurance (Hazard)	847.75	908.27	60.52	6.66	2,543.25	2,724.81	181.56	6.66
6720.200 - Vehicle & Misc Insurance	139.81	85.39	(54.42)	(63.73)	419.43	256.17	(163.26)	(63.73)
6723.000 - Health Insurance and Other Employee Benefits	5,965.11	5,655.24	(309.87)	(5.47)	16,910.34	16,965.72	55.38	0.32
6723.100 - Retirement Expenses	4,976.20	3,021.23	(1,954.97)	(64.70)	12,348.31	9,063.69	(3,284.62)	(36.23)
6723.200 - Other Employee Benefits	165.97	109.11	(56.86)	(52.11)	165.97	327.33	161.36	49.29
6723.400 - Life Insurance	264.66	242.36	(22.30)	(9.20)	793.98	727.08	(66.90)	(9.20)
6723.500 - Disability Insurance	0.00	211.78	211.78	100.00	604.53	635.34	30.81	4.84
Total Taxes & Insurance	18,067.28	13,545.13	(4,522.15)	(33.38)	46,599.43	40,635.39	(5,964.04)	(14.67)
Service Related Expenses								
6990.000 - Other Services Expenses	0.00	96.00	96.00	100.00	0.00	288.00	288.00	100.00
Total Service Related Expenses	0.00	96.00	96.00	100.00	0.00	288.00	288.00	100.00

Bay City Housing Management

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Total Operating Expenses	106,940.85	68,502.77	(38,438.08)	(56.11)	311,591.63	205,508.31	(106,083.32)	(51.61)
Net Operating Income (Loss)	(59,709.29)	5,369.70	(65,078.99)	(1,211.96)	(180,904.98)	16,109.10	(197,014.08)	(1,222.99)
Non-Operating Income								
5991.000 - OPEB Trust Draws	179,262.72	(12,199.38)	191,462.10	1,569.44	120,000.00	(36,598.14)	156,598.14	427.88
Total Non-Operating Income	179,262.72	(12,199.38)	191,462.10	1,569.44	120,000.00	(36,598.14)	156,598.14	427.88
Non-Operating Expenses								
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	9,646.35	8,929.27	(717.08)	(8.03)	23,912.93	26,787.81	2,874.88	10.73
6723.310 - Retiree Benefits - Pension	5,890.37	5,906.06	15.69	0.26	17,671.11	17,718.18	47.07	0.26
Total Other Non-Operating Expenses	15,536.72	14,835.33	(701.39)	(4.72)	41,584.04	44,505.99	2,921.95	6.56
Total Non-Operating Expenses	15,536.72	14,835.33	(701.39)	(4.72)	41,584.04	44,505.99	2,921.95	6.56
Net Income (Loss)	104,016.71	(21,665.01)	125,681.72	580.11	(102,489.02)	(64,995.03)	(37,493.99)	(57.68)

Bay City Housing Commission Conventional
Budget Comparison
September 30, 2025

	Month Ending 09/30/2025				Year to Date 09/30/2025			
	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	35,820.00	33,240.00	2,580.00	7.76
5196.000 - Leases in Excess of Market	295.00	0.00	295.00	100.00	2,516.00	0.00	2,516.00	100.00
Total Rental Income	3,280.00	2,770.00	510.00	18.41	38,336.00	33,240.00	5,096.00	15.33
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,500.00)	(138.50)	(1,361.50)	(983.03)	(11,431.00)	(1,662.00)	(9,769.00)	(587.78)
Total Vacancy, Losses & Concessions	(1,500.00)	(138.50)	(1,361.50)	(983.03)	(11,431.00)	(1,662.00)	(9,769.00)	(587.78)
Net Rental Income	1,780.00	2,631.50	(851.50)	(32.35)	26,905.00	31,578.00	(4,673.00)	(14.79)
Other Income								
5410.000 - Interest Revenue-Project Operations	21.35	35.81	(14.46)	(40.37)	231.21	429.72	(198.51)	(46.19)
5920.000 - Tenant Charges	25.00	(76.79)	101.79	132.55	4,855.39	(921.48)	5,776.87	626.91
Total Other Income	46.35	(40.98)	87.33	213.10	5,086.60	(491.76)	5,578.36	1,134.36
Total Income	1,826.35	2,590.52	(764.17)	(29.49)	31,991.60	31,086.24	905.36	2.91
Expenses								
Administrative Expenses								
6311.200 - Office Computer Software	12.30	11.43	(0.87)	(7.61)	152.21	137.16	(15.05)	(10.97)
6370.000 - Bad Debts Expense	2,050.91	0.00	(2,050.91)	(100.00)	2,050.91	0.00	(2,050.91)	(100.00)
6390.000 - Miscellaneous Administrative Expenses	51.54	45.39	(6.15)	(13.54)	15,324.22	544.68	(14,779.54)	(2,713.43)
7120.000 - Legal Expenses	0.00	0.00	0.00	0.00	224.25	0.00	(224.25)	(100.00)
Total Administrative Expenses	2,114.75	56.82	(2,057.93)	(3,621.84)	17,751.59	681.84	(17,069.75)	(2,503.48)
Utilities								
6450.000 - Electricity	73.24	0.00	(73.24)	(100.00)	726.83	0.00	(726.83)	(100.00)
6451.000 - Water	94.83	0.00	(94.83)	(100.00)	565.15	0.00	(565.15)	(100.00)
6452.000 - Gas	60.00	0.00	(60.00)	(100.00)	414.54	0.00	(414.54)	(100.00)
Total Utilities	228.07	0.00	(228.07)	(100.00)	1,706.52	0.00	(1,706.52)	(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	960.00	960.00	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	405.00	0.00	(405.00)	(100.00)	1,130.00	0.00	(1,130.00)	(100.00)
6525.000 - Garbage & Trash Removal	92.75	0.00	(92.75)	(100.00)	562.50	0.00	(562.50)	(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	497.75	80.00	(417.75)	(522.18)	10,373.15	960.00	(9,413.15)	(980.53)

Bay City Housing Commission Conventional
Budget Comparison
September 30, 2025

	Month Ending 09/30/2025			%	Year to Date 09/30/2025		
	Actual	Budget	Variance		Actual	Budget	Variance
Taxes & Insurance							
6720.000 - Property & Liability Insurance (Hazard)	99.34	111.65	12.31	11.02	1,167.40	1,339.80	172.40
Total Taxes & Insurance	99.34	111.65	12.31	11.02	1,167.40	1,339.80	172.40
Service Related Expenses							
6990.000 - Other Services Expenses	40.00	0.00	(40.00)	(100.00)	480.00	0.00	(480.00)
Total Service Related Expenses	40.00	0.00	(40.00)	(100.00)	480.00	0.00	(480.00)
Total Operating Expenses	2,979.91	248.47	(2,731.44)	(1,099.30)	31,478.66	2,981.64	(28,497.02)
Net Operating Income (Loss)	(1,153.56)	2,342.05	(3,495.61)	(149.25)	512.94	28,104.60	(27,591.66)
Non-Operating Expenses							
Capital Expenditures							
8400.200 - Mechanical and HVAC Improvements	0.00	0.00	0.00	0.00	8,395.00	0.00	(8,395.00)
8400.300 - Plumbing Improvements	0.00	0.00	0.00	0.00	1,338.18	0.00	(1,338.18)
8400.600 - Flooring Replacements	0.00	0.00	0.00	0.00	7,153.00	0.00	(7,153.00)
Total Capital Expenditures	0.00	0.00	0.00	0.00	16,886.18	0.00	(16,886.18)
Total Non-Operating Expenses	0.00	0.00	0.00	0.00	16,886.18	0.00	(16,886.18)
Net Income (Loss)	(1,153.56)	2,342.05	(3,495.61)	(149.25)	(16,373.24)	28,104.60	(44,477.84)

Bay City Housing Commission
Budget Comparison
December 31, 2025

Income	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Rental Income								
5100.000 - Public Housing Rental Income	0.00	60,918.48	(60,918.48)	(100.00)	0.00	182,755.44	(182,755.44)	(100.00)
5100.100 - Public Housing Operating Fund	66,332.00	63,239.44	3,092.56	4.89	198,787.00	189,718.32	9,068.68	4.78
5120.000 - Rent Revenue -- Gross Potential	76,113.00	0.00	76,113.00	100.00	225,123.00	0.00	225,123.00	100.00
5195.000 - Leases Less than Market	(6,368.00)	0.00	(6,368.00)	(100.00)	(24,863.00)	0.00	(24,863.00)	(100.00)
5196.000 - Leases in Excess of Market	1,859.00	0.00	1,859.00	100.00	8,749.00	0.00	8,749.00	100.00
5921.100 - Management Rent Adjustment	(1,558.00)	0.00	(1,558.00)	(100.00)	(4,477.00)	0.00	(4,477.00)	(100.00)
Total Rental Income	136,378.00	124,157.92	12,220.08	9.84	403,319.00	372,473.76	30,845.24	8.28
Vacancy, Losses & Concessions								
5220.000 - Apartments	(3,910.00)	0.00	(3,910.00)	(100.00)	(8,045.00)	0.00	(8,045.00)	(100.00)
5290.000 - Miscellaneous	0.00	0.00	0.00	0.00	122.26	0.00	122.26	100.00
Total Vacancy, Losses & Concessions	(3,910.00)	0.00	(3,910.00)	(100.00)	(7,922.74)	0.00	(7,922.74)	(100.00)
Net Rental Income	132,468.00	124,157.92	8,310.08	6.69	395,396.26	372,473.76	22,922.50	6.15
Other Income								
5410.000 - Interest Revenue-Project Operations	100.73	127.78	(27.05)	(21.16)	318.94	383.34	(64.40)	(16.79)
5490.000 - Revenue from Investments -- Miscellaneous	17,135.33	0.00	17,135.33	100.00	26,961.67	0.00	26,961.67	100.00
5920.000 - Tenant Charges	2,131.50	1,571.20	560.30	35.66	5,928.34	4,713.60	1,214.74	25.77
5990.000 - Miscellaneous Revenue	0.00	189.38	(189.38)	(100.00)	0.00	568.14	(568.14)	(100.00)
Total Other Income	19,367.56	1,888.36	17,479.20	925.62	33,208.95	5,665.08	27,543.87	486.20
Total Income	151,835.56	126,046.28	25,789.28	20.46	428,605.21	378,138.84	50,466.37	13.34
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	70.69	70.69	100.00	15.00	212.07	197.07	92.92
6210.000 - Advertising and Marketing	65.00	165.61	100.61	60.75	195.00	496.83	301.83	60.75
6251.000 - Applicant Screening/Lease Compliance	117.89	1,390.00	1,272.11	91.51	2,622.17	4,170.00	1,547.83	37.11
6252.000 - Compliance Services	1,478.00	1,375.00	(103.00)	(7.49)	6,024.00	4,125.00	(1,899.00)	(46.03)
6310.000 - Office Salaries	18,677.40	13,442.43	(5,234.97)	(38.94)	34,670.03	40,327.29	5,657.26	14.02
6311.000 - Office Supplies and Misc Contracts	921.70	344.54	(577.16)	(167.51)	2,215.45	1,033.62	(1,181.83)	(114.33)
6311.100 - Office Computer Hardware and Maintenance	44.02	395.74	351.72	88.87	3,104.02	1,187.22	(1,916.80)	(161.45)
6311.200 - Office Computer Software	1,119.30	585.78	(533.52)	(91.07)	2,564.84	1,757.34	(807.50)	(45.95)
6311.300 - Office Telephone Expenses	422.90	601.43	178.53	29.68	1,262.47	1,804.29	541.82	30.02
6311.400 - Office Printing Expenses	287.16	183.33	(103.83)	(56.63)	861.48	549.99	(311.49)	(56.63)
6311.500 - Office Postage and Fees	0.00	369.25	369.25	100.00	1,007.94	1,107.75	99.81	9.01
6320.000 - Management Fee	10,712.20	11,926.53	1,214.33	10.18	32,136.60	35,779.59	3,642.99	10.18

Bay City Housing Commission
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
6320.100 - Bookkeeping Fees	1,425.00	1,411.31	(13.69)	(0.97)	4,275.00	4,233.93	(41.07)	(0.97)
6320.300 - Capital Fund Management Fees	0.00	6,198.00	6,198.00	100.00	0.00	18,594.00	18,594.00	100.00
6350.000 - Audit Expense	0.00	343.83	343.83	100.00	0.00	1,031.49	1,031.49	100.00
6370.000 - Bad Debts Expense	0.00	3,877.88	3,877.88	100.00	0.00	11,633.64	11,633.64	100.00
6390.000 - Miscellaneous Administrative Expenses	503.66	223.50	(280.16)	(125.35)	1,191.38	670.50	(520.88)	(77.68)
7120.000 - Legal Expenses	0.00	638.49	638.49	100.00	1,764.75	1,915.47	150.72	7.86
Total Administrative Expenses	35,774.23	43,543.34	7,769.11	17.84	93,910.13	130,630.02	36,719.89	28.10
Utilities								
6450.000 - Electricity	311.72	319.15	7.43	2.32	793.68	957.45	163.77	17.10
6451.000 - Water	207.50	268.58	61.08	22.74	574.04	805.74	231.70	28.75
6452.000 - Gas	868.98	467.41	(401.57)	(85.91)	1,233.76	1,402.23	168.47	12.01
Total Utilities	1,388.20	1,055.14	(333.06)	(31.56)	2,601.48	3,165.42	563.94	17.81
Operating & Maintenance Expenses								
6510.000 - Payroll	30,831.76	18,439.05	(12,392.71)	(67.20)	54,037.93	55,317.15	1,279.22	2.31
6510.050 - Payroll - Overtime	5,818.92	1,268.85	(4,550.07)	(358.59)	8,880.15	3,806.55	(5,073.60)	(133.28)
6510.400 - Maintenance Other Employee Benefits	0.00	0.00	0.00	0.00	2,600.00	0.00	(2,600.00)	(100.00)
6515.000 - Supplies General Maintenance and Tools	2,644.46	3,977.20	1,332.74	33.50	12,985.15	11,931.60	(1,053.55)	(8.82)
6515.100 - Supplies Electrical and Lighting	1,028.50	782.06	(246.44)	(31.51)	3,086.01	2,346.18	(739.83)	(31.53)
6515.200 - Supplies Mechanical and HVAC	455.60	4,105.22	3,649.62	88.90	2,576.84	12,315.66	9,738.82	79.07
6515.300 - Supplies Plumbing	1,871.41	1,980.31	108.90	5.49	9,290.35	5,940.93	(3,349.42)	(56.37)
6515.400 - Supplies Janitorial	0.00	121.12	121.12	100.00	356.96	363.36	6.40	1.76
6515.500 - Supplies Landscaping	0.00	30.22	30.22	100.00	641.41	90.66	(550.75)	(607.48)
6515.600 - Supplies Painting	0.00	772.54	772.54	100.00	2,368.03	2,317.62	(50.41)	(2.17)
6520.000 - Contracts General Maintenance	0.00	2,045.42	2,045.42	100.00	225.00	6,136.26	5,911.26	96.33
6520.100 - Contracts Electrical and Lighting	0.00	610.02	610.02	100.00	245.00	1,830.06	1,585.06	86.61
6520.200 - Contracts Mechanical and HVAC	979.50	876.35	(103.15)	(11.77)	4,278.50	2,629.05	(1,649.45)	(62.73)
6520.300 - Contracts Plumbing	1,125.00	661.25	(463.75)	(70.13)	1,540.00	1,983.75	443.75	22.36
6520.400 - Contracts Janitorial	290.11	227.50	(62.61)	(27.52)	870.33	682.50	(187.83)	(27.52)
6520.500 - Contracts Landscaping	0.00	1,116.49	1,116.49	100.00	1,345.00	3,349.47	2,004.47	59.84
6520.600 - Contracts Flooring	4,879.10	6,488.86	1,609.76	24.80	4,879.10	19,466.58	14,587.48	74.93
6520.800 - Contracts Pest Control	360.00	616.95	256.95	41.64	841.26	1,850.85	1,009.59	54.54
6525.000 - Garbage & Trash Removal	269.49	544.01	274.52	50.46	1,739.43	1,632.03	(107.40)	(6.58)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	2,929.96	757.73	(2,172.23)	(286.67)	4,063.70	2,273.19	(1,790.51)	(78.76)
Total Operating & Maintenance Expenses	53,483.81	45,421.15	(8,062.66)	(17.75)	116,850.15	136,263.45	19,413.30	14.24
Maintenance & Repairs								
6520.501 - Contracts Tree Removal/Trimming	0.00	2,741.67	2,741.67	100.00	950.00	8,225.01	7,275.01	88.44
Total Maintenance & Repairs	0.00	2,741.67	2,741.67	100.00	950.00	8,225.01	7,275.01	88.44
Taxes & Insurance								

Bay City Housing Commission
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			Year to Date 12/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6710.000 - Real Estate Taxes	5,659.60	5,382.20	(277.40)	(5.15)	16,927.23	16,146.60	(780.63)	(4.83)
6711.000 - Payroll Taxes (Project's Share)	3,970.28	2,536.00	(1,434.28)	(56.55)	10,019.21	7,608.00	(2,411.21)	(31.69)
6720.000 - Property & Liability Insurance (Hazard)	7,415.08	7,603.14	188.06	2.47	22,245.24	22,809.42	564.18	2.47
6720.100 - Flood Insurance	286.67	299.25	12.58	4.20	860.01	897.75	37.74	4.20
6720.200 - Vehicle & Misc Insurance	528.24	547.18	18.94	3.46	2,142.49	1,641.54	(500.95)	(30.51)
6722.000 - Workman's Compensation	323.48	348.23	24.75	7.10	730.35	1,044.69	314.34	30.08
6723.000 - Health Insurance and Other Employee Benefits	12,516.17	10,915.61	(1,600.56)	(14.66)	35,153.28	32,746.83	(2,406.45)	(7.34)
6723.100 - Retirement Expenses	4,188.33	2,363.71	(1,824.62)	(77.19)	11,837.34	7,091.13	(4,746.21)	(66.93)
6723.200 - Other Employee Benefits	366.93	79.99	(286.94)	(358.71)	947.06	239.97	(707.09)	(294.65)
6723.400 - Life Insurance	172.81	156.52	(16.29)	(10.40)	518.43	469.56	(48.87)	(10.40)
6723.500 - Disability Insurance	0.00	293.69	293.69	100.00	792.09	881.07	88.98	10.09
Total Taxes & Insurance	35,427.59	30,525.52	(4,902.07)	(16.05)	102,172.73	91,576.56	(10,596.17)	(11.57)
Service Related Expenses								
6990.000 - Other Services Expenses	1,455.42	1,613.72	158.30	9.80	4,366.26	4,841.16	474.90	9.80
Total Service Related Expenses	1,455.42	1,613.72	158.30	9.80	4,366.26	4,841.16	474.90	9.80
Total Operating Expenses	127,529.25	124,900.54	(2,628.71)	(2.10)	320,850.75	374,701.62	53,850.87	14.37
Net Operating Income (Loss)	24,306.31	1,145.74	23,160.57	2,021.45	107,754.46	3,437.22	104,317.24	3,034.93
Non-Operating Expenses								
Capital Expenditures								
5100.200 - Public Housing Capital Fund	0.00	(61,980.04)	(61,980.04)	(100.00)	0.00	(185,940.12)	(185,940.12)	(100.00)
8000.000 - Replacement Reserve Deposits	395.00	0.00	(395.00)	(100.00)	395.00	0.00	(395.00)	(100.00)
8400.100 - Electrical Improvements	0.00	6,666.67	6,666.67	100.00	18,539.00	20,000.01	1,461.01	7.30
8400.200 - Mechanical and HVAC Improvements	25,116.00	2,649.17	(22,466.83)	(848.07)	33,688.00	7,947.51	(25,740.49)	(323.88)
8400.400 - Appliances and Furniture - Units	2,914.98	0.00	(2,914.98)	(100.00)	4,448.98	0.00	(4,448.98)	(100.00)
8400.600 - Flooring Replacements	0.00	6,488.86	6,488.86	100.00	41,391.10	19,466.58	(21,924.52)	(112.62)
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	117.25	117.25	100.00	49,463.00	351.75	(49,111.25)	(13,961.97)
8400.900 - General Building Improvements	0.00	0.00	0.00	0.00	29,200.00	0.00	(29,200.00)	(100.00)
Total Capital Expenditures	28,425.98	(46,058.09)	(74,484.07)	(161.71)	177,125.08	(138,174.27)	(315,299.35)	(228.18)
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	3,550.02	3,270.11	(279.91)	(8.55)	8,822.59	9,810.33	987.74	10.06
6723.310 - Retiree Benefits - Pension	2,178.63	2,162.94	(15.69)	(0.72)	6,535.89	6,488.82	(47.07)	(0.72)
Total Other Non-Operating Expenses	5,728.65	5,433.05	(295.60)	(5.44)	15,358.48	16,299.15	940.67	5.77
Total Non-Operating Expenses	34,154.63	(40,625.04)	(74,779.67)	(184.07)	192,483.56	(121,875.12)	(314,358.68)	(257.93)

Bay City Housing Commission
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025				Year to Date 12/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Net Income (Loss)	(9,848.32)	41,770.78	(51,619.10)	(123.57)	(84,729.10)	125,312.34	(210,041.44)	(167.61)

Maloney Manor
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	40,155.00	77,259.00	(37,104.00)	(48.02)	119,860.00	231,777.00	(111,917.00)	(48.28)
5121.000 - Tenant Assistance Payments	37,104.00	0.00	37,104.00	100.00	111,917.00	0.00	111,917.00	100.00
5195.000 - Leases Less than Market	0.00	(0.25)	0.25	100.00	(28.00)	(0.75)	(27.25)	(3,633.33)
5196.000 - Leases in Excess of Market	0.00	42.52	(42.52)	(100.00)	1.00	127.56	(126.56)	(99.21)
5921.100 - Management Rent Adjustment	0.00	(7.42)	7.42	100.00	(204.00)	(22.26)	(181.74)	(816.44)
Total Rental Income	77,259.00	77,293.85	(34.85)	(0.04)	231,546.00	231,881.55	(335.55)	(0.14)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(1,122.00)	(1,931.48)	809.48	41.90	(1,940.00)	(5,794.44)	3,854.44	66.51
5290.000 - Miscellaneous	96.84	126.11	(29.27)	(23.20)	212.59	378.33	(165.74)	(43.80)
Total Vacancy, Losses & Concessions	(1,025.16)	(1,805.37)	780.21	43.21	(1,727.41)	(5,416.11)	3,688.70	68.10
Net Rental Income	76,233.84	75,488.48	745.36	0.98	229,818.59	226,465.44	3,353.15	1.48
Other Income								
5410.000 - Interest Revenue-Project Operations	7.28	6.99	0.29	4.14	21.62	20.97	0.65	3.09
5910.000 - Laundry and Vending Revenue	0.00	671.49	(671.49)	(100.00)	1,037.00	2,014.47	(977.47)	(48.52)
5915.000 - Rooftop Revenue	3,073.41	2,648.06	425.35	16.06	9,359.82	7,944.18	1,415.64	17.81
5920.000 - Tenant Charges	799.50	830.92	(31.42)	(3.78)	3,045.51	2,492.76	552.75	22.17
5990.000 - Miscellaneous Revenue	0.00	(0.33)	0.33	100.00	0.00	(0.99)	0.99	100.00
Total Other Income	3,880.19	4,157.13	(276.94)	(6.66)	13,463.95	12,471.39	992.56	7.95
Total Income	80,114.03	79,645.61	468.42	0.58	243,282.54	238,936.83	4,345.71	1.81
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	208.19	208.19	100.00	965.00	624.57	(340.43)	(54.50)
6210.000 - Advertising and Marketing	65.00	134.14	69.14	51.54	195.00	402.42	207.42	51.54
6251.000 - Applicant Screening/Lease Compliance	0.00	625.00	625.00	100.00	741.85	1,875.00	1,133.15	60.43
6252.000 - Compliance Services	598.00	933.33	335.33	35.92	1,694.00	2,799.99	1,105.99	39.49
6310.000 - Office Salaries	13,432.34	9,527.23	(3,905.11)	(40.98)	25,411.22	28,581.69	3,170.47	11.09
6311.000 - Office Supplies and Misc Contracts	97.51	160.09	62.58	39.09	704.09	480.27	(223.82)	(46.60)
6311.100 - Office Computer Hardware and Maintenance	433.54	278.89	(154.65)	(55.45)	1,963.54	836.67	(1,126.87)	(134.68)
6311.200 - Office Computer Software	747.38	429.87	(317.51)	(73.86)	1,667.83	1,289.61	(378.22)	(29.32)
6311.300 - Office Telephone Expenses	474.15	496.20	22.05	4.44	1,418.86	1,488.60	69.74	4.68
6311.400 - Office Printing Expenses	287.16	183.33	(103.83)	(56.63)	861.48	549.99	(311.49)	(56.63)
6311.500 - Office Postage and Fees	0.00	11.93	11.93	100.00	100.00	35.79	(64.21)	(179.40)
6320.000 - Management Fee	6,039.37	7,174.66	1,135.29	15.82	18,423.81	21,523.98	3,100.17	14.40
6350.000 - Audit Expense	0.00	213.33	213.33	100.00	0.00	639.99	639.99	100.00

Maloney Manor
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
6370.000 - Bad Debts Expense	0.00	59.73	59.73	100.00	0.00	179.19	179.19	100.00
6390.000 - Miscellaneous Administrative Expenses	93.00	203.62	110.62	54.32	506.45	610.86	104.41	17.09
7120.000 - Legal Expenses	0.00	456.86	456.86	100.00	0.00	1,370.58	1,370.58	100.00
Total Administrative Expenses	22,267.45	21,096.40	(1,171.05)	(5.55)	54,653.13	63,289.20	8,636.07	13.64
Utilities								
6450.000 - Electricity	4,497.81	5,627.25	1,129.44	20.07	15,966.44	16,881.75	915.31	5.42
6451.000 - Water	4,485.92	4,867.73	381.81	7.84	13,345.98	14,603.19	1,257.21	8.60
6452.000 - Gas	2,927.65	2,429.00	(498.65)	(20.52)	4,430.22	7,287.00	2,856.78	39.20
Total Utilities	11,911.38	12,923.98	1,012.60	7.83	33,742.64	38,771.94	5,029.30	12.97
Operating & Maintenance Expenses								
6510.000 - Payroll	10,461.05	8,107.01	(2,354.04)	(29.03)	19,969.19	24,321.03	4,351.84	17.89
6510.050 - Payroll - Overtime	906.94	349.72	(557.22)	(159.33)	1,044.89	1,049.16	4.27	0.40
6510.400 - Maintenance Other Employee Benefits	152.00	0.00	(152.00)	(100.00)	3,139.49	0.00	(3,139.49)	(100.00)
6515.000 - Supplies General Maintenance and Tools	2,100.67	885.12	(1,215.55)	(137.33)	2,763.41	2,655.36	(108.05)	(4.06)
6515.100 - Supplies Electrical and Lighting	21.68	210.12	188.44	89.68	74.45	630.36	555.91	88.18
6515.200 - Supplies Mechanical and HVAC	0.00	124.44	124.44	100.00	277.26	373.32	96.06	25.73
6515.300 - Supplies Plumbing	652.86	137.75	(515.11)	(373.94)	801.65	413.25	(388.40)	(93.98)
6515.400 - Supplies Janitorial	0.00	235.86	235.86	100.00	70.98	707.58	636.60	89.96
6515.500 - Supplies Landscaping	0.00	0.83	0.83	100.00	0.00	2.49	2.49	100.00
6515.600 - Supplies Painting	77.67	199.08	121.41	60.98	656.47	597.24	(59.23)	(9.91)
6520.000 - Contracts General Maintenance	248.88	370.39	121.51	32.80	405.88	1,111.17	705.29	63.47
6520.100 - Contracts Electrical and Lighting	0.00	643.55	643.55	100.00	1,900.00	1,930.65	30.65	1.58
6520.200 - Contracts Mechanical and HVAC	110.00	504.06	394.06	78.17	2,471.00	1,512.18	(958.82)	(63.40)
6520.300 - Contracts Plumbing	0.00	471.20	471.20	100.00	487.28	1,413.60	926.32	65.52
6520.400 - Contracts Janitorial	1,280.00	1,469.00	189.00	12.86	3,840.00	4,407.00	567.00	12.86
6520.500 - Contracts Landscaping	0.00	349.58	349.58	100.00	1,620.00	1,048.74	(571.26)	(54.47)
6520.600 - Contracts Flooring	0.00	1,981.91	1,981.91	100.00	0.00	5,945.73	5,945.73	100.00
6520.700 - Contracts Elevator	0.00	188.00	188.00	100.00	0.00	564.00	564.00	100.00
6520.800 - Contracts Pest Control	1,822.50	2,252.53	430.03	19.09	7,227.50	6,757.59	(469.91)	(6.95)
6525.000 - Garbage & Trash Removal	982.11	895.67	(86.44)	(9.65)	3,003.23	2,687.01	(316.22)	(11.76)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	1,392.67	99.23	(1,293.44)	(1,303.47)	2,204.45	297.69	(1,906.76)	(640.51)
6599.000 - Casualty-Insurance Deductible	2,001.48	0.00	(2,001.48)	(100.00)	2,001.48	0.00	(2,001.48)	(100.00)
Total Operating & Maintenance Expenses	22,210.51	19,475.05	(2,735.46)	(14.04)	53,958.61	58,425.15	4,466.54	7.64
Taxes & Insurance								
6710.000 - Real Estate Taxes	2,314.99	2,191.23	(123.76)	(5.64)	7,182.74	6,573.69	(609.05)	(9.26)
6711.000 - Payroll Taxes (Project's Share)	1,727.81	1,375.77	(352.04)	(25.58)	4,758.30	4,127.31	(630.99)	(15.28)
6720.000 - Property & Liability Insurance (Hazard)	2,940.91	3,042.50	101.59	3.33	8,822.73	9,127.50	304.77	3.33
6720.200 - Vehicle & Misc Insurance	100.08	88.92	(11.16)	(12.55)	300.24	266.76	(33.48)	(12.55)

Maloney Manor

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025				Year to Date 12/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6722.000 - Workman's Compensation	189.39	203.88	14.49	7.10	428.42	611.64	183.22	29.95
6723.000 - Health Insurance and Other Employee Benefits	5,030.16	5,188.49	158.33	3.05	14,274.21	15,565.47	1,291.26	8.29
6723.100 - Retirement Expenses	1,330.61	1,528.64	198.03	12.95	4,193.70	4,585.92	392.22	8.55
6723.200 - Other Employee Benefits	314.18	161.52	(152.66)	(94.51)	314.18	484.56	170.38	35.16
6723.400 - Life Insurance	109.56	87.00	(22.56)	(25.93)	328.68	261.00	(67.68)	(25.93)
6723.500 - Disability Insurance	0.00	137.42	137.42	100.00	457.47	412.26	(45.21)	(10.96)
Total Taxes & Insurance	14,057.69	14,005.37	(52.32)	(0.37)	41,060.67	42,016.11	955.44	2.27
Service Related Expenses								
6990.000 - Other Services Expenses	1,244.39	586.14	(658.25)	(112.30)	2,171.07	1,758.42	(412.65)	(23.46)
Total Service Related Expenses	1,244.39	586.14	(658.25)	(112.30)	2,171.07	1,758.42	(412.65)	(23.46)
Total Operating Expenses	71,691.42	68,086.94	(3,604.48)	(5.29)	185,586.12	204,260.82	18,674.70	9.14
Net Operating Income (Loss)	8,422.61	11,558.67	(3,136.06)	(27.13)	57,696.42	34,676.01	23,020.41	66.38
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(4,714.17)	(1,572.05)	3,142.12	199.87	(8,000.43)	(4,716.15)	3,284.28	69.63
8000.000 - Replacement Reserve Deposits	0.00	11,766.72	11,766.72	100.00	0.00	35,300.16	35,300.16	100.00
8100.000 - Replacement Reserve Withdrawals	0.00	(3,438.52)	(3,438.52)	(100.00)	0.00	(10,315.56)	(10,315.56)	(100.00)
8400.100 - Electrical Improvements	1,027.00	0.00	(1,027.00)	(100.00)	4,547.73	0.00	(4,547.73)	(100.00)
8400.500 - Landscaping Improvements	0.00	155.18	155.18	100.00	0.00	465.54	465.54	100.00
8400.600 - Flooring Replacements	5,712.68	1,200.00	(4,512.68)	(376.05)	5,712.68	3,600.00	(2,112.68)	(58.68)
8400.700 - Elevator Upgrades and Improvements	0.00	1,250.00	1,250.00	100.00	9,091.52	3,750.00	(5,341.52)	(142.44)
8400.900 - General Building Improvements	0.00	833.33	833.33	100.00	295.00	2,499.99	2,204.99	88.19
Total Capital Expenditures	2,025.51	10,194.66	8,169.15	80.13	11,646.50	30,583.98	18,937.48	61.91
Total Non-Operating Expenses	2,025.51	10,194.66	8,169.15	80.13	11,646.50	30,583.98	18,937.48	61.91
Net Income (Loss)	6,397.10	1,364.01	5,033.09	368.99	46,049.92	4,092.03	41,957.89	1,025.35

Pine Towers
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025		
	Actual	Budget	Variance		Actual	Budget	Variance
Income							
Rental Income							
5120.000 - Rent Revenue -- Gross Potential	41,919.00	81,734.00	(39,815.00)	(48.71)	124,955.00	245,202.00	(120,247.00)
5121.000 - Tenant Assistance Payments	39,815.00	0.00	39,815.00	100.00	120,247.00	0.00	120,247.00
5195.000 - Leases Less than Market	(29.00)	(39.75)	10.75	27.04	(87.00)	(119.25)	32.25
5196.000 - Leases in Excess of Market	3.00	0.42	2.58	614.28	3.00	1.26	1.74
5921.100 - Management Rent Adjustment	0.00	(45.67)	45.67	100.00	(60.00)	(137.01)	77.01
Total Rental Income	81,708.00	81,649.00	59.00	0.07	245,058.00	244,947.00	111.00
							0.04
Vacancy, Losses & Concessions							
5220.000 - Apartments	(527.00)	(2,043.35)	1,516.35	74.20	(527.00)	(6,130.05)	5,603.05
5290.000 - Miscellaneous	64.81	102.64	(37.83)	(36.85)	139.79	307.92	(168.13)
Total Vacancy, Losses & Concessions	(462.19)	(1,940.71)	1,478.52	76.18	(387.21)	(5,822.13)	5,434.92
							93.34
Net Rental Income	81,245.81	79,708.29	1,537.52	1.92	244,670.79	239,124.87	5,545.92
							2.31
Other Income							
5410.000 - Interest Revenue-Project Operations	47.74	8.20	39.54	482.19	63.88	24.60	39.28
							159.67
5910.000 - Laundry and Vending Revenue	704.68	717.81	(13.13)	(1.82)	2,077.70	2,153.43	(75.73)
5915.000 - Rooftop Revenue	3,936.67	3,021.99	914.68	30.26	11,970.06	9,065.97	2,904.09
5920.000 - Tenant Charges	1,203.50	1,104.95	98.55	8.91	3,288.79	3,314.85	(26.06)
Total Other Income	5,892.59	4,852.95	1,039.64	21.42	17,400.43	14,558.85	2,841.58
							19.51
Total Income	87,138.40	84,561.24	2,577.16	3.04	262,071.22	253,683.72	8,387.50
							3.30
Expenses							
Administrative Expenses							
6203.000 - Conventions and Meeting	0.00	289.66	289.66	100.00	15.00	868.98	853.98
6210.000 - Advertising and Marketing	65.00	135.06	70.06	51.87	195.00	405.18	210.18
6251.000 - Applicant Screening/Lease Compliance	0.00	210.83	210.83	100.00	808.00	632.49	(175.51)
							(27.74)
6252.000 - Compliance Services	845.00	783.33	(61.67)	(7.87)	2,650.00	2,349.99	(300.01)
6310.000 - Office Salaries	12,313.05	8,987.04	(3,326.01)	(37.00)	23,041.65	26,961.12	3,919.47
6311.000 - Office Supplies and Misc Contracts	115.00	65.27	(49.73)	(76.19)	792.19	195.81	(596.38)
6311.100 - Office Computer Hardware and Maintenance	0.00	216.40	216.40	100.00	1,557.44	649.20	(908.24)
							(139.90)
6311.200 - Office Computer Software	752.21	367.64	(384.57)	(104.60)	1,682.02	1,102.92	(579.10)
6311.300 - Office Telephone Expenses	525.36	534.23	8.87	1.66	1,557.37	1,602.69	45.32
6311.400 - Office Printing Expenses	287.16	183.33	(103.83)	(56.63)	861.48	549.99	(311.49)
6311.500 - Office Postage and Fees	0.00	30.61	30.61	100.00	100.00	91.83	(8.17)
6320.000 - Management Fee	7,172.54	7,313.76	141.22	1.93	21,583.83	21,941.28	357.45
6350.000 - Audit Expense	0.00	213.33	213.33	100.00	0.00	639.99	639.99
							100.00
6370.000 - Bad Debts Expense	0.00	395.38	395.38	100.00	0.00	1,186.14	1,186.14
							100.00

Pine Towers

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025				Year to Date 12/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6390.000 - Miscellaneous Administrative Expenses	175.35	353.08	177.73	50.33	1,630.57	1,059.24	(571.33)	(53.93)
7120.000 - Legal Expenses	0.00	273.33	273.33	100.00	0.00	819.99	819.99	100.00
Total Administrative Expenses	22,250.67	20,352.28	(1,898.39)	(9.32)	56,474.55	61,056.84	4,582.29	7.50
Utilities								
6450.000 - Electricity	5,500.39	6,446.63	946.24	14.67	17,128.65	19,339.89	2,211.24	11.43
6451.000 - Water	5,218.70	4,842.42	(376.28)	(7.77)	15,382.86	14,527.26	(855.60)	(5.88)
6452.000 - Gas	2,867.79	2,244.89	(622.90)	(27.74)	4,539.98	6,734.67	2,194.69	32.58
Total Utilities	13,586.88	13,533.94	(52.94)	(0.39)	37,051.49	40,601.82	3,550.33	8.74
Operating & Maintenance Expenses								
6510.000 - Payroll	10,784.30	8,879.96	(1,904.34)	(21.44)	19,776.91	26,639.88	6,862.97	25.76
6510.050 - Payroll - Overtime	929.55	621.67	(307.88)	(49.52)	1,465.99	1,865.01	399.02	21.39
6510.400 - Maintenance Other Employee Benefits	0.00	0.00	0.00	0.00	1,300.00	0.00	(1,300.00)	(100.00)
6515.000 - Supplies General Maintenance and Tools	1,182.64	783.64	(399.00)	(50.91)	2,029.71	2,350.92	321.21	13.66
6515.100 - Supplies Electrical and Lighting	587.81	220.99	(366.82)	(165.98)	1,004.22	662.97	(341.25)	(51.47)
6515.200 - Supplies Mechanical and HVAC	727.74	262.51	(465.23)	(177.22)	1,790.72	787.53	(1,003.19)	(127.38)
6515.300 - Supplies Plumbing	1,085.32	493.74	(591.58)	(119.81)	1,335.42	1,481.22	145.80	9.84
6515.400 - Supplies Janitorial	0.00	253.11	253.11	100.00	659.30	759.33	100.03	13.17
6515.500 - Supplies Landscaping	0.00	115.46	115.46	100.00	641.41	346.38	(295.03)	(85.17)
6515.600 - Supplies Painting	0.00	131.18	131.18	100.00	822.00	393.54	(428.46)	(108.87)
6520.000 - Contracts General Maintenance	248.88	440.76	191.88	43.53	248.88	1,322.28	1,073.40	81.17
6520.100 - Contracts Electrical and Lighting	1,765.00	1,146.24	(618.76)	(53.98)	2,265.00	3,438.72	1,173.72	34.13
6520.200 - Contracts Mechanical and HVAC	110.00	742.13	632.13	85.17	1,905.00	2,226.39	321.39	14.43
6520.300 - Contracts Plumbing	0.00	45.83	45.83	100.00	0.00	137.49	137.49	100.00
6520.400 - Contracts Janitorial	1,494.00	1,568.70	74.70	4.76	4,482.00	4,706.10	224.10	4.76
6520.500 - Contracts Landscaping	0.00	61.25	61.25	100.00	150.00	183.75	33.75	18.36
6520.600 - Contracts Flooring	0.00	2,180.78	2,180.78	100.00	0.00	6,542.34	6,542.34	100.00
6520.700 - Contracts Elevator	0.00	523.17	523.17	100.00	0.00	1,569.51	1,569.51	100.00
6520.800 - Contracts Pest Control	522.00	935.86	413.86	44.22	1,866.00	2,807.58	941.58	33.53
6525.000 - Garbage & Trash Removal	1,438.40	780.20	(658.20)	(84.36)	3,044.10	2,340.60	(703.50)	(30.05)
6548.000 - Snow Removal	878.71	0.00	(878.71)	(100.00)	878.71	0.00	(878.71)	(100.00)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	2,126.39	268.09	(1,858.30)	(693.16)	2,292.50	804.27	(1,488.23)	(185.04)
Total Operating & Maintenance Expenses	23,880.74	20,455.27	(3,425.47)	(16.74)	47,957.87	61,365.81	13,407.94	21.84
Taxes & Insurance								
6710.000 - Real Estate Taxes	2,371.11	2,348.27	(22.84)	(0.97)	7,450.94	7,044.81	(406.13)	(5.76)
6711.000 - Payroll Taxes (Project's Share)	1,725.75	1,414.38	(311.37)	(22.01)	4,870.37	4,243.14	(627.23)	(14.78)
6720.000 - Property & Liability Insurance (Hazard)	3,500.33	3,614.47	114.14	3.15	10,500.99	10,843.41	342.42	3.15
6720.200 - Vehicle & Misc Insurance	69.19	67.25	(1.94)	(2.88)	207.57	201.75	(5.82)	(2.88)
6722.000 - Workman's Compensation	192.75	207.50	14.75	7.10	435.81	622.50	186.69	29.99

Pine Towers

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
6723.000 - Health Insurance and Other Employee Benefits	5,087.21	4,748.27	(338.94)	(7.13)	14,207.23	14,244.81	37.58	0.26
6723.100 - Retirement Expenses	1,819.33	1,571.54	(247.79)	(15.76)	5,896.94	4,714.62	(1,182.32)	(25.07)
6723.200 - Other Employee Benefits	39.76	42.22	2.46	5.82	39.76	126.66	86.90	68.60
6723.400 - Life Insurance	105.30	88.53	(16.77)	(18.94)	315.90	265.59	(50.31)	(18.94)
6723.500 - Disability Insurance	0.00	147.87	147.87	100.00	458.19	443.61	(14.58)	(3.28)
Total Taxes & Insurance	14,910.73	14,250.30	(660.43)	(4.63)	44,383.70	42,750.90	(1,632.80)	(3.81)
Service Related Expenses								
6990.000 - Other Services Expenses	1,007.66	352.72	(654.94)	(185.68)	1,693.50	1,058.16	(635.34)	(60.04)
Total Service Related Expenses	1,007.66	352.72	(654.94)	(185.68)	1,693.50	1,058.16	(635.34)	(60.04)
Total Operating Expenses	75,636.68	68,944.51	(6,692.17)	(9.70)	187,561.11	206,833.53	19,272.42	9.31
Net Operating Income (Loss)	11,501.72	15,616.73	(4,115.01)	(26.35)	74,510.11	46,850.19	27,659.92	59.03
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(2,312.08)	(1,248.57)	1,063.51	85.17	(7,373.72)	(3,745.71)	3,628.01	96.85
8000.000 - Replacement Reserve Deposits	0.00	11,786.29	11,786.29	100.00	0.00	35,358.87	35,358.87	100.00
8100.000 - Replacement Reserve Withdrawals	0.00	(36,450.00)	(36,450.00)	(100.00)	0.00	(109,350.00)	(109,350.00)	(100.00)
8400.100 - Electrical Improvements	1,027.00	0.00	(1,027.00)	(100.00)	1,027.00	0.00	(1,027.00)	(100.00)
8400.200 - Mechanical and HVAC Improvements	0.00	0.00	0.00	0.00	26,885.00	0.00	(26,885.00)	(100.00)
8400.300 - Plumbing Improvements	0.00	0.00	0.00	0.00	4,940.00	0.00	(4,940.00)	(100.00)
8400.600 - Flooring Replacements	6,328.91	1,450.00	(4,878.91)	(336.47)	6,328.91	4,350.00	(1,978.91)	(45.49)
8400.700 - Elevator Upgrades and Improvements	0.00	33,333.33	33,333.33	100.00	0.00	99,999.99	99,999.99	100.00
8400.900 - General Building Improvements	395.00	1,666.67	1,271.67	76.30	395.00	5,000.01	4,605.01	92.10
Total Capital Expenditures	5,438.83	10,537.72	5,098.89	48.38	32,202.19	31,613.16	(589.03)	(1.86)
Other Non-Operating Expenses								
6723.300 - Retiree Benefits - Health Care	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00
Total Other Non-Operating Expenses	0.00	125.00	125.00	100.00	0.00	375.00	375.00	100.00
Total Non-Operating Expenses	5,438.83	10,662.72	5,223.89	48.99	32,202.19	31,988.16	(214.03)	(0.66)
Net Income (Loss)	6,062.89	4,954.01	1,108.88	22.38	42,307.92	14,862.03	27,445.89	184.67

Smith Manor
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	49,142.00	97,455.00	(48,313.00)	(49.57)	146,448.00	292,365.00	(145,917.00)	(49.90)
5121.000 - Tenant Assistance Payments	48,313.00	0.00	48,313.00	100.00	145,917.00	0.00	145,917.00	100.00
5195.000 - Leases Less than Market	(56.00)	(3.33)	(52.67)	(1,581.68)	(168.00)	(9.99)	(158.01)	(1,581.68)
5196.000 - Leases in Excess of Market	3.00	28.00	(25.00)	(89.28)	5.00	84.00	(79.00)	(94.04)
5921.100 - Management Rent Adjustment	0.00	6.13	(6.13)	(100.00)	(224.00)	18.39	(242.39)	(1,318.05)
Total Rental Income	97,402.00	97,485.80	(83.80)	(0.08)	291,978.00	292,457.40	(479.40)	(0.16)
Vacancy, Losses & Concessions								
5220.000 - Apartments	(2,605.00)	(2,436.38)	(168.62)	(6.92)	(5,423.00)	(7,309.14)	1,886.14	25.80
5290.000 - Miscellaneous	334.14	235.53	98.61	41.86	616.83	706.59	(89.76)	(12.70)
Total Vacancy, Losses & Concessions	(2,270.86)	(2,200.85)	(70.01)	(3.18)	(4,806.17)	(6,602.55)	1,796.38	27.20
Net Rental Income	95,131.14	95,284.95	(153.81)	(0.16)	287,171.83	285,854.85	1,316.98	0.46
Other Income								
5410.000 - Interest Revenue-Project Operations	8.13	7.93	0.20	2.52	23.90	23.79	0.11	0.46
5910.000 - Laundry and Vending Revenue	0.00	983.06	(983.06)	(100.00)	1,832.90	2,949.18	(1,116.28)	(37.85)
5920.000 - Tenant Charges	1,175.00	1,581.42	(406.42)	(25.69)	3,739.68	4,744.26	(1,004.58)	(21.17)
5990.000 - Miscellaneous Revenue	0.00	(0.08)	0.08	100.00	0.00	(0.24)	0.24	100.00
Total Other Income	1,183.13	2,572.33	(1,389.20)	(54.00)	5,596.48	7,716.99	(2,120.51)	(27.47)
Total Income	96,314.27	97,857.28	(1,543.01)	(1.57)	292,768.31	293,571.84	(803.53)	(0.27)
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	70.69	70.69	100.00	15.00	212.07	197.07	92.92
6210.000 - Advertising and Marketing	65.00	145.24	80.24	55.24	195.00	435.72	240.72	55.24
6251.000 - Applicant Screening/Lease Compliance	0.00	370.83	370.83	100.00	1,066.85	1,112.49	45.64	4.10
6252.000 - Compliance Services	821.00	1,058.33	237.33	22.42	2,808.00	3,174.99	366.99	11.55
6310.000 - Office Salaries	11,227.00	9,150.97	(2,076.03)	(22.68)	24,310.80	27,452.91	3,142.11	11.44
6311.000 - Office Supplies and Misc Contracts	0.00	194.80	194.80	100.00	688.20	584.40	(103.80)	(17.76)
6311.100 - Office Computer Hardware and Maintenance	433.54	279.03	(154.51)	(55.37)	1,963.54	837.09	(1,126.45)	(134.56)
6311.200 - Office Computer Software	812.72	424.88	(387.84)	(91.28)	1,854.08	1,274.64	(579.44)	(45.45)
6311.300 - Office Telephone Expenses	490.13	288.99	(201.14)	(69.60)	1,465.94	866.97	(598.97)	(69.08)
6311.400 - Office Printing Expenses	287.17	183.33	(103.84)	(56.64)	861.51	549.99	(311.52)	(56.64)
6311.500 - Office Postage and Fees	0.00	11.93	11.93	100.00	178.36	35.79	(142.57)	(398.35)
6320.000 - Management Fee	8,369.31	8,970.25	600.94	6.69	25,744.36	26,910.75	1,166.39	4.33
6350.000 - Audit Expense	0.00	213.33	213.33	100.00	0.00	639.99	639.99	100.00
6370.000 - Bad Debts Expense	0.00	531.88	531.88	100.00	(342.50)	1,595.64	1,938.14	121.46

Smith Manor
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025		
	Actual	Budget	Variance		Actual	Budget	Variance
6390.000 - Miscellaneous Administrative Expenses	144.44	213.98	69.54	32.49	483.58	641.94	158.36
7120.000 - Legal Expenses	0.00	172.02	172.02	100.00	0.00	516.06	516.06
Total Administrative Expenses	22,650.31	22,280.48	(369.83)	(1.65)	61,292.72	66,841.44	5,548.72
Utilities							
6450.000 - Electricity	5,270.77	6,594.51	1,323.74	20.07	17,861.72	19,783.53	1,921.81
6451.000 - Water	6,014.92	5,095.10	(919.82)	(18.05)	17,001.48	15,285.30	(1,716.18)
6452.000 - Gas	4,528.41	3,359.34	(1,169.07)	(34.80)	7,446.56	10,078.02	2,631.46
Total Utilities	15,814.10	15,048.95	(765.15)	(5.08)	42,309.76	45,146.85	2,837.09
Operating & Maintenance Expenses							
6510.000 - Payroll	10,752.68	8,645.70	(2,106.98)	(24.37)	21,216.69	25,937.10	4,720.41
6510.050 - Payroll - Overtime	1,278.74	614.75	(663.99)	(108.00)	1,669.90	1,844.25	174.35
6510.400 - Maintenance Other Employee Benefits	0.00	0.00	0.00	0.00	1,300.00	0.00	(1,300.00)
6515.000 - Supplies General Maintenance and Tools	942.62	814.46	(128.16)	(15.73)	1,376.71	2,443.38	1,066.67
6515.100 - Supplies Electrical and Lighting	910.11	517.59	(392.52)	(75.83)	1,546.51	1,552.77	6.26
6515.200 - Supplies Mechanical and HVAC	0.00	79.39	79.39	100.00	0.00	238.17	238.17
6515.300 - Supplies Plumbing	145.45	333.16	187.71	56.34	699.19	999.48	300.29
6515.400 - Supplies Janitorial	0.00	341.80	341.80	100.00	298.80	1,025.40	726.60
6515.500 - Supplies Landscaping	0.00	72.94	72.94	100.00	352.58	218.82	(133.76)
6515.600 - Supplies Painting	42.27	310.48	268.21	86.38	807.74	931.44	123.70
6520.000 - Contracts General Maintenance	450.98	635.79	184.81	29.06	540.98	1,907.37	1,366.39
6520.100 - Contracts Electrical and Lighting	0.00	363.33	363.33	100.00	400.00	1,089.99	689.99
6520.200 - Contracts Mechanical and HVAC	110.00	810.39	700.39	86.42	110.00	2,431.17	2,321.17
6520.300 - Contracts Plumbing	0.00	753.83	753.83	100.00	115.00	2,261.49	2,146.49
6520.400 - Contracts Janitorial	1,457.00	1,529.85	72.85	4.76	4,371.00	4,589.55	218.55
6520.500 - Contracts Landscaping	0.00	359.58	359.58	100.00	1,305.00	1,078.74	(226.26)
6520.600 - Contracts Flooring	0.00	3,953.47	3,953.47	100.00	0.00	11,860.41	11,860.41
6520.700 - Contracts Elevator	0.00	350.00	350.00	100.00	560.00	1,050.00	490.00
6520.800 - Contracts Pest Control	647.50	1,231.79	584.29	47.43	2,542.50	3,695.37	1,152.87
6525.000 - Garbage & Trash Removal	1,279.13	1,189.11	(90.02)	(7.57)	3,646.29	3,567.33	(78.96)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	18.00	75.87	57.87	76.27	85.40	227.61	142.21
Total Operating & Maintenance Expenses	18,034.48	22,983.28	4,948.80	21.53	42,944.29	68,949.84	26,005.55
Taxes & Insurance							
6710.000 - Real Estate Taxes	2,617.86	2,704.19	86.33	3.19	8,412.02	8,112.57	(299.45)
6711.000 - Payroll Taxes (Project's Share)	1,682.43	1,408.47	(273.96)	(19.45)	4,783.44	4,225.41	(558.03)
6720.000 - Property & Liability Insurance (Hazard)	3,643.00	3,771.67	128.67	3.41	10,929.00	11,315.01	386.01
6720.200 - Vehicle & Misc Insurance	92.78	87.66	(5.12)	(5.84)	278.34	262.98	(15.36)
6722.000 - Workman's Compensation	236.28	253.59	17.31	6.82	534.15	760.77	226.62
6723.000 - Health Insurance and Other Employment	8,014.66	5,174.61	(2,840.05)	(54.88)	16,936.05	15,523.83	(1,412.22)
							(9.09)

Smith Manor

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			%
	Actual	Budget	Variance		Actual	Budget	Variance	
Employee Benefits								
6723.100 - Retirement Expenses	1,754.12	1,564.97	(189.15)	(12.08)	5,488.16	4,694.91	(793.25)	(16.89)
6723.200 - Other Employee Benefits	51.11	52.98	1.87	3.52	51.11	158.94	107.83	67.84
6723.400 - Life Insurance	75.55	91.10	15.55	17.06	226.65	273.30	46.65	17.06
6723.500 - Disability Insurance	0.00	139.39	139.39	100.00	374.04	418.17	44.13	10.55
Total Taxes & Insurance	18,167.79	15,248.63	(2,919.16)	(19.14)	48,012.96	45,745.89	(2,267.07)	(4.95)
Service Related Expenses								
6990.000 - Other Services Expenses	1,132.73	501.51	(631.22)	(125.86)	2,180.70	1,504.53	(676.17)	(44.94)
Total Service Related Expenses	1,132.73	501.51	(631.22)	(125.86)	2,180.70	1,504.53	(676.17)	(44.94)
Total Operating Expenses	75,799.41	76,062.85	263.44	0.34	196,740.43	228,188.55	31,448.12	13.78
Net Operating Income (Loss)	20,514.86	21,794.43	(1,279.57)	(5.87)	96,027.88	65,383.29	30,644.59	46.86
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Re- placement Reserve	(5,922.30)	(2,012.33)	3,909.97	194.30	(10,177.93)	(6,036.99)	4,140.94	68.59
8000.000 - Replacement Reserve Deposits	0.00	14,445.75	14,445.75	100.00	0.00	43,337.25	43,337.25	100.00
8100.000 - Replacement Reserve Withdrawals	0.00	(4,750.00)	(4,750.00)	(100.00)	0.00	(14,250.00)	(14,250.00)	(100.00)
8400.600 - Flooring Replacements	0.00	2,666.67	2,666.67	100.00	3,461.00	8,000.01	4,539.01	56.73
8400.700 - Elevator Upgrades and Improve- ments	0.00	1,250.00	1,250.00	100.00	0.00	3,750.00	3,750.00	100.00
8400.900 - General Building Improvements	7,000.00	833.34	(6,166.66)	(739.99)	7,745.00	2,500.02	(5,244.98)	(209.79)
Total Capital Expenditures	1,077.70	12,433.43	11,355.73	91.33	1,028.07	37,300.29	36,272.22	97.24
Total Non-Operating Expenses	1,077.70	12,433.43	11,355.73	91.33	1,028.07	37,300.29	36,272.22	97.24
Net Income (Loss)	19,437.16	9,361.00	10,076.16	107.63	94,999.81	28,083.00	66,916.81	238.28

Maplewood Manor (LIHTC)
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			%	Year to Date 12/31/2025			
	Actual	Budget	Variance		Actual	Budget	Variance	
Income								
Rental Income								
5120.000 - Rent Revenue -- Gross Potential	58,086.00	161,381.67	(103,295.67)	(64.00)	690,945.00	1,936,580.04	(1,245,635.04)	(64.32)
5121.000 - Tenant Assistance Payments	110,369.00	0.00	110,369.00	100.00	1,245,635.00	0.00	1,245,635.00	100.00
5195.000 - Leases Less than Market	(1.00)	0.00	(1.00)	(100.00)	(5.00)	0.00	(5.00)	(100.00)
5196.000 - Leases in Excess of Market	0.00	0.00	0.00	0.00	4.00	0.00	4.00	100.00
Total Rental Income	168,454.00	161,381.67	7,072.33	4.38	1,936,579.00	1,936,580.04	(1.04)	0.00
Vacancy, Losses & Concessions								
5220.000 - Apartments	(686.00)	(4,034.54)	3,348.54	82.99	(15,022.00)	(48,414.48)	33,392.48	68.97
5290.000 - Miscellaneous	98.44	120.06	(21.62)	(18.00)	1,380.65	1,440.72	(60.07)	(4.16)
Total Vacancy, Losses & Concessions	(587.56)	(3,914.48)	3,326.92	84.99	(13,641.35)	(46,973.76)	33,332.41	70.95
Net Rental Income	167,866.44	157,467.19	10,399.25	6.60	1,922,937.65	1,889,606.28	33,331.37	1.76
Other Income								
5410.000 - Interest Revenue-Project Operations	0.00	708.53	(708.53)	(100.00)	23,919.59	8,502.36	15,417.23	181.32
5910.000 - Laundry and Vending Revenue	0.00	1,009.32	(1,009.32)	(100.00)	11,350.31	12,111.84	(761.53)	(6.28)
5915.000 - Rooftop Revenue	5,698.22	4,166.67	1,531.55	36.75	67,480.77	50,000.04	17,480.73	34.96
5920.000 - Tenant Charges	805.63	824.83	(19.20)	(2.32)	10,002.61	9,897.96	104.65	1.05
5990.000 - Miscellaneous Revenue	0.00	0.00	0.00	0.00	300.00	0.00	300.00	100.00
Total Other Income	6,503.85	6,709.35	(205.50)	(3.06)	113,053.28	80,512.20	32,541.08	40.41
Total Income	174,370.29	164,176.54	10,193.75	6.20	2,035,990.93	1,970,118.48	65,872.45	3.34
Expenses								
Administrative Expenses								
6203.000 - Conventions and Meeting	0.00	228.98	228.98	100.00	3,698.33	2,747.76	(950.57)	(34.59)
6210.000 - Advertising and Marketing	65.00	128.08	63.08	49.25	1,822.77	1,536.96	(285.81)	(18.59)
6251.000 - Applicant Screening/Lease Compliance	0.00	507.31	507.31	100.00	5,846.36	6,087.72	241.36	3.96
6252.000 - Compliance Services	738.00	832.42	94.42	11.34	12,426.00	9,989.04	(2,436.96)	(24.39)
6310.000 - Office Salaries	13,902.44	9,255.84	(4,646.60)	(50.20)	114,866.41	111,070.08	(3,796.33)	(3.41)
6310.400 - Office Other Employee Benefits	0.00	25.33	25.33	100.00	0.00	303.96	303.96	100.00
6311.000 - Office Supplies and Misc Contracts	138.27	200.69	62.42	31.10	3,366.83	2,408.28	(958.55)	(39.80)
6311.100 - Office Computer Hardware and Maintenance	433.54	87.74	(345.80)	(394.11)	2,147.63	1,052.88	(1,094.75)	(103.97)
6311.200 - Office Computer Software	852.29	465.88	(386.41)	(82.94)	6,560.59	5,590.56	(970.03)	(17.35)
6311.300 - Office Telephone Expenses	537.44	290.90	(246.54)	(84.75)	6,421.71	3,490.80	(2,930.91)	(83.96)
6311.400 - Office Printing Expenses	287.16	218.33	(68.83)	(31.52)	1,799.93	2,619.96	820.03	31.29
6311.500 - Office Postage and Fees	0.00	53.89	53.89	100.00	360.36	646.68	286.32	44.27
6320.000 - Management Fee	7,439.17	7,439.17	0.00	0.00	89,270.04	89,270.04	0.00	0.00
6320.200 - Asset Management Fees	10,307.70	858.98	(9,448.72)	(1,099.99)	10,307.70	10,307.76	0.06	0.00

Maplewood Manor (LIHTC)
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			Year to Date 12/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
6320.500 - Company Management Fees	19,571.60	1,631.00	(17,940.60)	(1,099.97)	19,571.60	19,572.00	0.40	0.00
6340.000 - Legal Expense - Project	0.00	208.33	208.33	100.00	0.00	2,499.96	2,499.96	100.00
6350.000 - Audit Expense	0.00	1,083.33	1,083.33	100.00	9,920.00	12,999.96	3,079.96	23.69
6370.000 - Bad Debts Expense	4,474.55	292.88	(4,181.67)	(1,427.77)	4,474.55	3,514.56	(959.99)	(27.31)
6390.000 - Miscellaneous Administrative Expenses	163.09	451.88	288.79	63.90	9,150.65	5,422.56	(3,728.09)	(68.75)
7120.000 - Legal Expenses	156.00	244.73	88.73	36.25	1,779.35	2,936.76	1,157.41	39.41
Total Administrative Expenses	59,066.25	24,505.69	(34,560.56)	(141.03)	303,790.81	294,068.28	(9,722.53)	(3.30)
Utilities								
6450.000 - Electricity	9,594.60	10,134.44	539.84	5.32	118,424.23	121,613.28	3,189.05	2.62
6451.000 - Water	5,545.62	5,692.32	146.70	2.57	65,244.54	68,307.84	3,063.30	4.48
6452.000 - Gas	3,921.82	2,577.11	(1,344.71)	(52.17)	34,813.12	30,925.32	(3,887.80)	(12.57)
Total Utilities	19,062.04	18,403.87	(658.17)	(3.57)	218,481.89	220,846.44	2,364.55	1.07
Operating & Maintenance Expenses								
6510.000 - Payroll	8,474.14	8,534.64	60.50	0.70	105,714.71	102,415.68	(3,299.03)	(3.22)
6510.050 - Payroll - Overtime	1,440.89	976.16	(464.73)	(47.60)	6,699.86	11,713.92	5,014.06	42.80
6510.400 - Maintenance Other Employee Benefits	0.00	0.00	0.00	0.00	1,300.00	0.00	(1,300.00)	(100.00)
6515.000 - Supplies General Maintenance and Tools	958.49	754.32	(204.17)	(27.06)	13,140.37	9,051.84	(4,088.53)	(45.16)
6515.100 - Supplies Electrical and Lighting	0.00	483.86	483.86	100.00	5,522.98	5,806.32	283.34	4.87
6515.200 - Supplies Mechanical and HVAC	556.41	339.33	(217.08)	(63.97)	1,185.41	4,071.96	2,886.55	70.88
6515.300 - Supplies Plumbing	0.00	544.33	544.33	100.00	4,724.63	6,531.96	1,807.33	27.66
6515.400 - Supplies Janitorial	0.00	14.29	14.29	100.00	3,122.51	171.48	(2,951.03)	(1,720.91)
6515.500 - Supplies Landscaping	819.99	32.26	(787.73)	(2,441.81)	1,369.60	387.12	(982.48)	(253.79)
6515.600 - Supplies Painting	0.00	214.92	214.92	100.00	3,280.58	2,579.04	(701.54)	(27.20)
6520.000 - Contracts General Maintenance	253.44	1,124.98	871.54	77.47	5,124.70	13,499.76	8,375.06	62.03
6520.100 - Contracts Electrical and Lighting	0.00	262.22	262.22	100.00	3,829.30	3,146.64	(682.66)	(21.69)
6520.200 - Contracts Mechanical and HVAC	1,532.96	1,255.42	(277.54)	(22.10)	12,069.80	15,065.04	2,995.24	19.88
6520.300 - Contracts Plumbing	3,997.00	720.22	(3,276.78)	(454.96)	11,659.25	8,642.64	(3,016.61)	(34.90)
6520.400 - Contracts Janitorial	1,618.00	2,240.57	622.57	27.78	18,577.50	26,886.84	8,309.34	30.90
6520.500 - Contracts Landscaping	0.00	1,045.85	1,045.85	100.00	7,836.45	12,550.20	4,713.75	37.55
6520.600 - Contracts Flooring	0.00	23.75	23.75	100.00	1,805.00	285.00	(1,520.00)	(533.33)
6520.700 - Contracts Elevator	0.00	2,104.67	2,104.67	100.00	29,352.50	25,256.04	(4,096.46)	(16.21)
6520.800 - Contracts Pest Control	1,735.00	1,434.17	(300.83)	(20.97)	37,100.26	17,210.04	(19,890.22)	(115.57)
6525.000 - Garbage & Trash Removal	852.97	687.84	(165.13)	(24.00)	9,829.12	8,254.08	(1,575.04)	(19.08)
6570.000 - Vehicle and Maintenance Equipment Operation and Repairs	92.36	841.67	749.31	89.02	1,137.73	10,100.04	8,962.31	88.73
6590.000 - Miscellaneous Operating & Maintenance Expenses	0.00	0.00	0.00	0.00	334.50	0.00	(334.50)	(100.00)
Total Operating & Maintenance Expenses	22,331.65	23,635.47	1,303.82	5.51	284,716.76	283,625.64	(1,091.12)	(0.38)
Maintenance & Repairs								
6520.501 - Contracts Tree Removal/Trimming	0.00	0.00	0.00	0.00	450.00	0.00	(450.00)	(100.00)

Maplewood Manor (LIHTC)
Budget Comparison
December 31, 2025

	Month Ending 12/31/2025			Year to Date 12/31/2025				
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Total Maintenance & Repairs	0.00	0.00	0.00	0.00	450.00	0.00	(450.00)	(100.00)
Taxes & Insurance								
6710.000 - Real Estate Taxes	5,905.94	6,293.88	387.94	6.16	67,644.57	75,526.56	7,881.99	10.43
6711.000 - Payroll Taxes (Project's Share)	1,701.05	1,387.90	(313.15)	(22.56)	15,922.96	16,654.80	731.84	4.39
6720.000 - Property & Liability Insurance (Hazard)	4,686.88	4,728.55	41.67	0.88	56,464.11	56,742.60	278.49	0.49
6720.200 - Vehicle & Misc Insurance	0.00	70.61	70.61	100.00	0.00	847.32	847.32	100.00
6722.000 - Workman's Compensation	264.82	268.54	3.72	1.38	3,200.78	3,222.48	21.70	0.67
6723.000 - Health Insurance and Other Employee Benefits	4,762.21	4,724.40	(37.81)	(0.80)	69,727.41	56,692.80	(13,034.61)	(22.99)
6723.100 - Retirement Expenses	1,780.47	1,542.11	(238.36)	(15.45)	19,684.61	18,505.32	(1,179.29)	(6.37)
6723.200 - Other Employee Benefits	56.80	138.12	81.32	58.87	615.75	1,657.44	1,041.69	62.84
6723.400 - Life Insurance	97.99	90.56	(7.43)	(8.20)	1,368.25	1,086.72	(281.53)	(25.90)
6723.500 - Disability Insurance	0.00	143.87	143.87	100.00	1,787.91	1,726.44	(61.47)	(3.56)
6723.600 - Compensated Absences Adjustment	0.00	125.00	125.00	100.00	0.00	1,500.00	1,500.00	100.00
Total Taxes & Insurance	19,256.16	19,513.54	257.38	1.31	236,416.35	234,162.48	(2,253.87)	(0.96)
Service Related Expenses								
6990.000 - Other Services Expenses	1,383.66	662.26	(721.40)	(108.93)	8,429.29	7,947.12	(482.17)	(6.06)
Total Service Related Expenses	1,383.66	662.26	(721.40)	(108.93)	8,429.29	7,947.12	(482.17)	(6.06)
Total Operating Expenses	121,099.76	86,720.83	(34,378.93)	(39.64)	1,052,285.10	1,040,649.96	(11,635.14)	(1.11)
Net Operating Income (Loss)	53,270.53	77,455.71	(24,185.18)	(31.22)	983,705.83	929,468.52	54,237.31	5.83
Non-Operating Expenses								
Capital Expenditures								
5440.000 - Revenue from Investments -- Replacement Reserve	(5.69)	(42.92)	(37.23)	(86.74)	(63.55)	(515.04)	(451.49)	(87.66)
8100.000 - Replacement Reserve Withdrawals	0.00	(10,916.67)	(10,916.67)	(100.00)	(96,948.40)	(131,000.04)	(34,051.64)	(25.99)
8400.100 - Electrical Improvements	1,027.00	0.00	(1,027.00)	(100.00)	2,466.10	0.00	(2,466.10)	(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)
8400.300 - Plumbing Improvements	0.00	0.00	0.00	0.00	1,006.94	0.00	(1,006.94)	(100.00)
8400.400 - Appliances and Furniture - Units	0.00	250.00	250.00	100.00	0.00	3,000.00	3,000.00	100.00
8400.500 - Landscaping Improvements	0.00	666.67	666.67	100.00	3,500.00	8,000.04	4,500.04	56.25
8400.600 - Flooring Replacements	0.00	5,416.67	5,416.67	100.00	19,613.40	65,000.04	45,386.64	69.82
8400.700 - Elevator Upgrades and Improvements	0.00	0.00	0.00	0.00	1,600.00	0.00	(1,600.00)	(100.00)
8400.800 - Appliances, Furniture, and Tools - Operations	0.00	4,166.67	4,166.67	100.00	0.00	50,000.04	50,000.04	100.00
8400.900 - General Building Improvements	275.00	416.67	141.67	34.00	6,162.98	5,000.04	(1,162.94)	(23.25)
Total Capital Expenditures	1,296.31	(42.91)	(1,339.22)	(3,120.99)	(36,562.53)	(514.92)	36,047.61	7,000.62

Maplewood Manor (LIHTC)

Budget Comparison

December 31, 2025

	Month Ending 12/31/2025				Year to Date 12/31/2025			
	Actual	Budget	Variance	%	Actual	Budget	Variance	%
Depreciation & Amortization								
6600.000 - Depreciation Expenses	0.00	35,833.33	35,833.33	100.00	0.00	429,999.96	429,999.96	100.00
6610.000 - Amortization Expense	0.00	758.33	758.33	100.00	0.00	9,099.96	9,099.96	100.00
Total Depreciation & Amortization	0.00	36,591.66	36,591.66	100.00	0.00	439,099.92	439,099.92	100.00
Debt Services								
6820.000 - Interest on Mortgage Payable	8,736.29	8,810.33	74.04	0.84	105,724.54	105,723.96	(0.58)	0.00
6850.000 - Mortgage Insurance Premium/Ser-vice Charge	0.00	1,163.05	1,163.05	100.00	10,543.41	13,956.60	3,413.19	24.45
Total Debt Services	8,736.29	9,973.38	1,237.09	12.40	116,267.95	119,680.56	3,412.61	2.85
Other Non-Operating Expenses								
6320.400 - Incentive Management Fees	0.00	19,766.33	19,766.33	100.00	219,217.81	237,195.96	17,978.15	7.57
7140.000 - Interest Income	0.00	(500.00)	(500.00)	(100.00)	0.00	(6,000.00)	(6,000.00)	(100.00)
Total Other Non-Operating Expenses	0.00	19,266.33	19,266.33	100.00	219,217.81	231,195.96	11,978.15	5.18
Total Non-Operating Expenses	10,032.60	65,788.46	55,755.86	84.75	298,923.23	789,461.52	490,538.29	62.13
Net Income (Loss)	43,237.93	11,667.25	31,570.68	270.59	684,782.60	140,007.00	544,775.60	389.10

Bay City Housing Commission
Cash Transactions
11/1/2025 to 11/30/2025

Total of Checks, Payments, Credit Cards and ACH Transactions \$ 1,061,507.59

Payroll Transactions	
Pay Date	11/5/2025
Management Wages	
Administrative Wages	
Maintenance Wages	
Employer Taxes	
Total Transfer	
121,989.34	
-	
22,465.03	
4,686.80	
69,418.89	
Pay Date	
11/19/2025	
Management Wages	
Administrative Wages	
Maintenance Wages	
Employer Taxes	
Total Transfer	
121,989.34	
-	
74,678.97	
14,718.67	
211,386.98	
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
11/1/2025	MM	Spectrum Enterprise	Community Room Internet	126.26
11/3/2025	COCC	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	189.16
11/3/2025	COCC	US Bank Equipment Finance	Copier Usage & Rental	149.16
11/3/2025	COCC	Hugos Key & Lock Service	Locks & Keys for Annex	370.00
11/3/2025	COCC	UWUA Local 542	Union Dues	480.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/3/2025	COCC	The Workwear Store	Uniforms - M. McQuarter	261.99
11/3/2025	COCC	Masud Labor Law Group	General labor counsel	525.00
11/3/2025	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	748.28
11/3/2025	COCC	Jose Vasquez	Lawn Care for Vacant Lot 506 N. Dean	125.00
11/3/2025	COCC	Bay City Treasurer - Misc Other Paym	Nuisance Brush Fee - 406 10th	200.00
11/3/2025	COCC	Bay City Treasurer - Misc Other Paym	Nuisance Brush Fee - 111 N. Madison	200.00
11/3/2025	COCC	Honigman LLP	Non Profit Formation Legal Fees - GLCDP	6,535.00
11/3/2025	COCC	AAB Payroll, Inc.	Payroll Processing Fee	149.00
11/3/2025	COCC	Michigan Commercial Cleaning LLC	Cleaning Service	142.89
11/3/2025	COCC	Michael McQuarter	McQuarter - Uniform pants/boots/etc	370.92
11/3/2025	COCC	National Association of Housing and I	2026 NAHRO Membership Dues	1,166.40
11/3/2025	COCC	MDL Construction LTD	Annex Office Repair and Renovation (1)	31,354.73
11/3/2025	MM	Abell Pest Control	BB Inspection for 610	35.00
11/3/2025	MM	King Communications	After hours answering services	43.02
11/3/2025	MM	Menards	Boards and floor paint	86.48
11/3/2025	MM	RealPage, Inc.	PM Software	231.65
11/3/2025	MM	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	116.48
11/3/2025	MM	Staples	Copy paper, 2-hole punch	65.63
11/3/2025	MM	US Bank Equipment Finance	Copier Usage & Rental	149.16
11/3/2025	MM	The W. W. Williams Co, LLC - Saginaw	Generator preventive maintenance	350.00
11/3/2025	MM	Waste Management	Dumpster rentals	762.46
11/3/2025	MM	Standard Electric Company	Misc. phillips screws	15.39
11/3/2025	MM	Sherwin Williams Company	5 5 gallon buckets of paint	444.23
11/3/2025	MM	Home Depot Credit Services	Flange, Carbide wheel, masonry diamond turbo, metal bl	146.94
11/3/2025	MM	Home Depot Credit Services	Quikrete Concrete, crack sealer, power grab, lube, Spray	125.80
11/3/2025	MM	Clements Electric Inc	Remove and re-install battery light units	1,550.00
11/3/2025	MM	Pitney Bowes Inc Reserve Account	Postage	100.00
11/3/2025	MM	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	146.25
11/3/2025	MM	Michigan Commercial Cleaning LLC	Cleaning Service	1,280.00
11/3/2025	MWM	Abell Pest Control	Monthly Service of 10 Ext Bait Stations	100.00
11/3/2025	MWM	Abell Pest Control	BB Treatment - Unit 315	300.00
11/3/2025	MWM	Abell Pest Control	BB Treatment - Unit 917	300.00
11/3/2025	MWM	Abell Pest Control	BB Treatment Unit 307	300.00
11/3/2025	MWM	Abell Pest Control	BB Heat Treatment Unit 810	1,000.00
11/3/2025	MWM	Abell Pest Control	BB Treatment - Unit 304	300.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/3/2025	MWM	Abell Pest Control	BB Heat Treatment Non-Compliance Fee Unit 408	300.00
11/3/2025	MWM	Abell Pest Control	BB heat treatment Unit 612	1,000.00
11/3/2025	MWM	Abell Pest Control	Pest Control Contract October 2025	60.00
11/3/2025	MWM	Arnold Sales	Janitorial Supplies	974.06
11/3/2025	MWM	Churchill Mortgage Investment LLC	Mortgage	32,601.77
11/3/2025	MWM	King Communications	After hours answering services	60.15
11/3/2025	MWM	Menards	Drywall repair spray, ratchet wrench set, magic erasers	189.49
11/3/2025	MWM	RealPage, Inc.	PM Software	323.89
11/3/2025	MWM	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	118.62
11/3/2025	MWM	Unclaimed Freight Ace Hardware	Snowblower tune-up	137.45
11/3/2025	MWM	US Bank Equipment Finance	Copier Usage & Rental	149.16
11/3/2025	MWM	The W. W. Williams Co, LLC - Saginaw	Preventive maintenance generator	450.00
11/3/2025	MWM	PDQ Supply Company	Refrigerator and freezer parts	376.80
11/3/2025	MWM	Waste Management	Dumpster rentals	721.76
11/3/2025	MWM	Home Depot Credit Services	Clear acrylic sheets (2)	53.96
11/3/2025	MWM	Home Depot Credit Services	Roman tub hand shower diverter	10.88
11/3/2025	MWM	State of Michigan - Boiler Division	Boiler license renewals and inspections (MIR468038)	160.00
11/3/2025	MWM	Foster Blue Water Oil	Fill Fuel Tank for Generator	278.22
11/3/2025	MWM	Pitney Bowes Inc Reserve Account	Postage	100.00
11/3/2025	MWM	Bay City Treasurer - Constellation	Enc Constellation Energy billing - natural gas	322.05
11/3/2025	MWM	Michigan Commercial Cleaning LLC	Cleaning Service	1,618.00
11/3/2025	PT	Abell Pest Control	General pest control services	60.00
11/3/2025	PT	Abell Pest Control	Monthly bedbug inspection for November 2025	462.00
11/3/2025	PT	Abell Pest Control	Preventative treatment for community room	300.00
11/3/2025	PT	Arnold Sales	Ice Melt	641.41
11/3/2025	PT	King Communications	After hours answering services	43.78
11/3/2025	PT	Menards	Maintenance supplies	102.78
11/3/2025	PT	Menards	LED shop light	19.99
11/3/2025	PT	RealPage, Inc.	PM Software	235.73
11/3/2025	PT	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	116.62
11/3/2025	PT	Staples	Copy paper, Kleenex	101.14
11/3/2025	PT	Unclaimed Freight Ace Hardware	Fasteners, drill bit, spray paint	20.82
11/3/2025	PT	Universal Air, Inc.	Boiler Replacement	26,885.00
11/3/2025	PT	Universal Air, Inc.	Boiler pump replacement	4,940.00
11/3/2025	PT	US Bank Equipment Finance	Copier Usage & Rental	149.16

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/3/2025	PT	The W. W. Williams Co, LLC - Saginaw	Preventive maintenance generator	500.00
11/3/2025	PT	Waste Management	Dumpster rentals	668.75
11/3/2025	PT	Standard Electric Company	LED Flat Panel	272.00
11/3/2025	PT	Standard Electric Company	Sink basket strainer (6)	71.66
11/3/2025	PT	National Center for Housing Management	Active Certification Renewal - W. Schmidt	125.00
11/3/2025	PT	Sherwin Williams Company	Paint for units	822.00
11/3/2025	PT	Home Depot Credit Services	Maintenance supplies/tools	39.97
11/3/2025	PT	Single Source Lighting & Cleaning Supt	Micro works wet flat mop w/velcro back	51.35
11/3/2025	PT	Foster Blue Water Oil	Fill Fuel Tank for Generator	144.41
11/3/2025	PT	Pitney Bowes Inc Reserve Account	Postage	100.00
11/3/2025	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 09/08/2025-10/08/2025	11,111.61
11/3/2025	PT	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	179.19
11/3/2025	PT	Michigan Commercial Cleaning LLC	Cleaning Service	1,494.00
11/3/2025	SM	Abell Pest Control	Pest control contract for November 2025 - SM	60.00
11/3/2025	SM	Abell Pest Control	Monthly bed bug and cockroach inspection - SM	587.50
11/3/2025	SM	Arnold Sales	Janitorial Supplies	298.80
11/3/2025	SM	King Communications	After hours answering services	53.68
11/3/2025	SM	RealPage, Inc.	PM Software	289.06
11/3/2025	SM	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	117.83
11/3/2025	SM	US Bank Equipment Finance	Copier Usage & Rental	149.17
11/3/2025	SM	The W. W. Williams Co, LLC - Saginaw	Preventive maintenance generator	400.00
11/3/2025	SM	Hugos Key & Lock Service	10 bicycle enclosure keys - SM	42.00
11/3/2025	SM	Waste Management	Dumpster rentals	1,022.38
11/3/2025	SM	Standard Electric Company	25w LED Mini BI-Pin bulbs	328.23
11/3/2025	SM	Sherwin Williams Company	Paint - SM	612.60
11/3/2025	SM	Foster Blue Water Oil	Fill Fuel Tank for Generator	182.25
11/3/2025	SM	Pitney Bowes Inc Reserve Account	Postage	100.00
11/3/2025	SM	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	417.14
11/3/2025	SM	Valley Carpet, Inc.	Flooring replacement - Unit 521	3,461.00
11/3/2025	SM	Michigan Commercial Cleaning LLC	Cleaning Service	1,457.00
11/3/2025	SM	The Estate of Busha, Sean P	Deposit Refund	558.50
11/3/2025	SS	Abell Pest Control	Pest control contract Oct'25	356.26
11/3/2025	SS	Arnold Sales	Janitorial Supplies	257.14
11/3/2025	SS	Arnold Sales	Ice Melt	641.41
11/3/2025	SS	Arnold Sales	Lysol Foam Cleaner	99.82

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/3/2025	SS	King Communications	After hours answering services	73.47
11/3/2025	SS	Menards	Vanity combo (3), damp rid, plumbing supplies	653.81
11/3/2025	SS	RealPage, Inc.	PM Software	395.65
11/3/2025	SS	SAMSA, Inc.	Office 365 backup, hosted server 10/2025 FM 09/2025 &	157.29
11/3/2025	SS	Staples	Copy paper, Kleenex, air freshener, hanging folders	138.02
11/3/2025	SS	US Bank Equipment Finance	Copier Usage & Rental	149.16
11/3/2025	SS	PDQ Supply Company	LED light board	124.00
11/3/2025	SS	Bay Glass Company	Glass Replacement - 607 Frank	147.34
11/3/2025	SS	Pitney Bowes	ink for postage machine	407.94
11/3/2025	SS	Sequin Lumber Company	Plywood, Timbertech board	212.47
11/3/2025	SS	Sherwin Williams Company	Paint for units	2,368.03
11/3/2025	SS	Thumb Print	Notice to SS Residents on Repositioning	128.95
11/3/2025	SS	Medler Electric Company	LED bulbs	647.78
11/3/2025	SS	Builders Plumbing & Heating Supply	Purolator Poly Air Filters	308.40
11/3/2025	SS	Carquest Auto Parts	Vehicle Supplies - wiper blades, transmission oil, 5W30 oi	68.61
11/3/2025	SS	Pitney Bowes Inc Reserve Account	Postage	600.00
11/3/2025	SS	Bay City Treasurer - Utility Payments	UD - 607 Frank - Lucas St. Amour MI 10/27/25	300.00
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 304 18th - Ruth Klemm - MI 10/10/25	300.00
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Deposit - 804 N. Dean - Jenelle Lamblin - MI 10/14,	300.00
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage - 304 18th - 10/01/25 to 10/13/25. MI 10/11	39.77
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 04/28/25 to 10/28/25 - 304 S. Warner - Fina	353.46
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 304 S. Warner - 09/26/25 to 10/08/25 MI 11	63.50
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage - 417 Broadway - 10/01/25 to 10/10/25, fin:	294.59
11/3/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 607 Frank - 10/01/25 to 10/15/25; MI 10/27	43.99
11/3/2025	SS	Jack's Tree Service, Inc.	1214 Webster - Removed down limbs and raised low limt	950.00
11/3/2025	SS	Bay City Treasurer - Constellation EnC	Constellation Energy billing - natural gas	2.55
11/3/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 304 S. Warner - 09/23/25 to 10/20/25, charg	43.13
11/3/2025	SS	Consumers Energy - SS Vacant	906 S. Henry Gas Usage 09/09/25 to 09/18/25, MI 09/19,	25.95
11/3/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 804 N. Dean, MI 10/15/25	15.98
11/3/2025	SS	Consumers Energy - SS Vacant	106 1/2 Spruce Gas Usage 09/06/25 to 09/24/25, MI 09/:	11.22
11/3/2025	SS	Bay City Treasurer - Misc Other Paym	Nuisance Trash Collection 1241 Wellington - Tenant Char	200.00
11/3/2025	SS	Smith Mechanical HVAC LLC	Fall preventive maintenance 112 Spruce St, 2112 First St	65.00
11/3/2025	SS	Smith Mechanical HVAC LLC	805 State St-Water heater permit	120.00
11/3/2025	SS	Smith Mechanical HVAC LLC	906 S Henry St. Air duct cleaning; Install air bear air clean	1,514.00
11/3/2025	SS	Michigan Commercial Cleaning LLC	Cleaning Service	290.11

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/3/2025	SS	Autumn Tucker	Rent Refund July to Oct 2025	1,904.00
11/3/2025	BCHC	RealPage, Inc.	PM Software	12.30
11/3/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #4UPR-Utility Consumption 09/22/25	41.24
11/3/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #2LWR-Utility Consumption 09/22/25	43.33
11/3/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #1LWR-Utility Consumption 09/22/25	44.38
11/3/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #3UPR - Utilities 9/22/25-10/22/25	43.22
11/3/2025	BCHC	Smith Mechanical HVAC LLC	Fall preventive maintenance 112 Spruce St, 2112 First St	65.00
11/3/2025	BCHC	Precision Radon Testing LLC	Radon Testing - 216 Madison	995.00
11/3/2025	MWMMLLC	MHT Housing, Inc.	2024 Income Tax Balance	18,646.00
11/3/2025	MWMMLLC	MHT Housing, Inc.	2024 Penalty and Interest	1,070.61
11/3/2025	MWMMLLC	MHT Housing, Inc.	2025 Carryforward	51,551.00
11/3/2025	MWMMLLC	MHT Housing, Inc.	2025 Balance of Estimate	11,649.00
11/3/2025	MWMMLLC	MHT Housing, Inc.	2026 Q1 Estimate	16,251.00
11/3/2025	MWMMLLC	MHT Housing, Inc.	2024 Final Equity Distribution	13,958.82
11/3/2025	MWMMLLC	Bay City Housing Commission	First 2024 MWM Equity Tranche	64,658.75
11/3/2025	MWMMLLC	Bay City Housing Commission	Reimburse BCHC for opening account deposit	100.00
11/3/2025	MWMMLLC	Bay City Housing Commission	First 2024 MWM Final Equity Tranche	14,528.57
11/4/2025	COCC	Amazon	Office Supplies	28.94
11/4/2025	COCC	Amazon	Janitorial Supplies	12.78
11/4/2025	COCC	Ring Central	Digital fax lines	21.23
11/4/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,880.98
11/4/2025	MM	Ring Central	Digital fax lines	21.61
11/4/2025	MWM	Ring Central	Digital fax lines	22.24
11/4/2025	PT	Ring Central	Digital fax lines	21.61
11/4/2025	SM	Ring Central	Digital fax lines	22.04
11/4/2025	SS	Ring Central	Digital fax lines	32.79
11/5/2025	COCC	Alerus Financial	DC Payment - Admin	1,167.21
11/5/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	1,440.34
11/5/2025	COCC	Alerus Financial	DC Payment - Loan Repay	782.60
11/5/2025	COCC	Alerus Financial	DC Payment - Maint	1.80
11/5/2025	COCC	Alerus HCSP	HSCP Payment - Admin	82.89
11/5/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	456.17
11/5/2025	COCC	Alerus HCSP	HSCP Payment - Maint	0.24
11/5/2025	MM	Alerus Financial	DC Payment - Admin	167.43
11/5/2025	MM	Alerus Financial	DC Payment - Maint	252.18

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/5/2025	MM	Alerus HCSP	HSCP Payment - Admin	22.33
11/5/2025	MM	Alerus HCSP	HSCP Payment - Maint	33.62
11/5/2025	MM	Amazon	4 Drawer Lateral File Cabinet	203.99
11/5/2025	MM	Amazon	4 pin Connector 12 gauge for truck and tubing kit	36.98
11/5/2025	MWM	Alerus Financial	DC Payment - Admin	313.86
11/5/2025	MWM	Alerus Financial	DC Payment - Maint	290.73
11/5/2025	MWM	Alerus HCSP	HSCP Payment - Admin	41.85
11/5/2025	MWM	Alerus HCSP	HSCP Payment - Maint	38.76
11/5/2025	PT	Alerus Financial	DC Payment - Admin	281.55
11/5/2025	PT	Alerus Financial	DC Payment - Maint	254.97
11/5/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
11/5/2025	PT	Alerus HCSP	HSCP Payment - Maint	33.99
11/5/2025	SM	Alerus Financial	DC Payment - Admin	285.90
11/5/2025	SM	Alerus Financial	DC Payment - Maint	273.36
11/5/2025	SM	Alerus HCSP	HSCP Payment - Admin	38.13
11/5/2025	SM	Alerus HCSP	HSCP Payment - Maint	36.45
11/5/2025	SM	Capital One Bank (USA), N.A.	Air filter for generator	30.46
11/5/2025	SM	Capital One Bank (USA), N.A.	Key lock box for unit #109	32.97
11/5/2025	SS	Alerus Financial	DC Payment - Admin	420.18
11/5/2025	SS	Alerus Financial	DC Payment - Maint	611.85
11/5/2025	SS	Alerus HCSP	HSCP Payment - Admin	56.02
11/5/2025	SS	Alerus HCSP	HSCP Payment - Maint	34.36
11/10/2025	COCC	SAMSA, Inc.	Office 365 subscriptions for 10/25	174.84
11/10/2025	COCC	Valley Roofing Co. Inc.	Patched hole in rubber roof-Admin building	296.00
11/10/2025	COCC	Shred Experts LLC	Shredding services	30.00
11/10/2025	COCC	Advanced Business Communications	Camera system upgrade	649.00
11/10/2025	COCC	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 09/22/2025-10/22/2025	423.79
11/10/2025	COCC	Rich's Lawn & Garden	Vacant lots, YMCA, market	3,050.00
11/10/2025	COCC	Rich's Lawn & Garden	315 14th	180.00
11/10/2025	COCC	RetroFoam of Michigan	Thermal Barrier Annex Repair	1,073.00
11/10/2025	MM	RealPage, Inc.	Vendor Payment Fees	10.50
11/10/2025	MM	SAMSA, Inc.	Office 365 subscriptions for 10/25	56.70
11/10/2025	MM	Universal Air, Inc.	Boiler not working display not working reset high gas on l	2,361.00
11/10/2025	MM	Shred Experts LLC	Shredding services	45.00
11/10/2025	MM	Bay City Housing Commission	Management Fee - Maloney Manor-MM-10/2025176254	5,990.72

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/10/2025	MM	Gill-Roy's Hardware	WD40, QT Flat Black Latex Enamel, Satin Black Spray pain	51.85
11/10/2025	MM	Gill-Roy's Hardware	Nuts & Bolts	11.16
11/10/2025	MM	Gill-Roy's Hardware	Doorbell transformer, armor all, ISO alcohol	55.68
11/10/2025	MM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 09/22/2025-10/22/2025	10,115.07
11/10/2025	MM	CINDI-IE Services	Compliance Training	263.00
11/10/2025	MM	CINDI-IE Services	File Reviews	435.00
11/10/2025	MM	Rich's Lawn & Garden	Lawn care services	480.00
11/10/2025	MM	Airtech HVAC LLC	Transducer Press	68.70
11/10/2025	MM	Luczak, Laura L	Deposit Refund	377.00
11/10/2025	MWM	Continental Management, LLC	Management Fee - Maplewood Manor-MWM-11/20251;	7,439.17
11/10/2025	MWM	RealPage, Inc.	Vendor Payment Fees	10.50
11/10/2025	MWM	SAMSA, Inc.	Office 365 subscriptions for 10/25	56.70
11/10/2025	MWM	Staples	File folders, envelopes, colored paper	101.12
11/10/2025	MWM	Unclaimed Freight Ace Hardware	Air Plug and gauge	20.98
11/10/2025	MWM	Kokaly Lawn Sprinklers, Inc	Winterize Sprinkler System	100.00
11/10/2025	MWM	Hugos Key & Lock Service	Cover Plate	5.00
11/10/2025	MWM	Shred Experts LLC	Shredding services	90.00
11/10/2025	MWM	Bay City Plumbing & Heating Inc.	Removed Relief Valve from 4" Febco #860. Cleaned out ri	416.27
11/10/2025	MWM	Scott Chesney	Countertop for 710 - MWM	450.00
11/10/2025	MWM	MacMillan Associates	Cell Site RF Modifications	1,305.00
11/10/2025	MWM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 09/22/2025-10 /22/2025	14,549.27
11/10/2025	MWM	Woodside Ace Hardware	Air plug, infilter gauge with hose	20.98
11/10/2025	MWM	Equiparts	ADA elongated toilet bowl and gasket	368.18
11/10/2025	MWM	Equiparts	Retro fit water bottle filling station w/filter	1,006.94
11/10/2025	MWM	CINDI-IE Services	Compliance Training	308.00
11/10/2025	MWM	CINDI-IE Services	File Reviews	935.00
11/10/2025	MWM	Rich's Lawn & Garden	Lawn care services	630.00
11/10/2025	PT	RealPage, Inc.	Vendor Payment Fees	10.50
11/10/2025	PT	SAMSA, Inc.	Office 365 subscriptions for 10/25	56.70
11/10/2025	PT	Unclaimed Freight Ace Hardware	Screw extractor	20.85
11/10/2025	PT	Unclaimed Freight Ace Hardware	DW RT angle attachment	40.49
11/10/2025	PT	Unclaimed Freight Ace Hardware	Mult screws	13.49
11/10/2025	PT	Unclaimed Freight Ace Hardware	Fasteners, wrench, thread locker	39.67
11/10/2025	PT	Shred Experts LLC	Shredding services	45.00
11/10/2025	PT	Bay City Housing Commission	Management Fee - Pine Towers-PT-10/20251762541462	7,227.98

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/10/2025	PT	TOMMARK, Inc (Munch's Supply LLC)	Single handle faucet, hot surface ignitor, air filters	558.64
11/10/2025	PT	Equiparts	Single handle faucet, combustible gas leak detector	222.84
11/10/2025	PT	CINDI-IE Services	Compliance Training	265.00
11/10/2025	PT	CINDI-IE Services	File Reviews	625.00
11/10/2025	SM	RealPage, Inc.	Vendor Payment Fees	10.50
11/10/2025	SM	SAMSA, Inc.	Office 365 subscriptions for 10/25	56.70
11/10/2025	SM	Shred Experts LLC	Shredding services	45.00
11/10/2025	SM	Bay City Housing Commission	Management Fee - Smith Manor-SM-10/2025176254145	8,728.26
11/10/2025	SM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 09/22/2025-10/22/2025	12,076.02
11/10/2025	SM	CINDI-IE Services	Compliance Training	291.00
11/10/2025	SM	CINDI-IE Services	File Reviews	780.00
11/10/2025	SM	Rich's Lawn & Garden	Lawn care services	480.00
11/10/2025	SM	Petty, Wayne	Deposit Refund	213.00
11/10/2025	SS	Menards	Furnace Filters - SS/Main Office	15.98
11/10/2025	SS	RealPage, Inc.	Vendor Payment Fees	10.50
11/10/2025	SS	SAMSA, Inc.	Office 365 subscriptions for 10/25	91.36
11/10/2025	SS	Shred Experts LLC	Shredding services	90.00
11/10/2025	SS	Sequin Lumber Company	10-Birch slab doors	1,392.00
11/10/2025	SS	Bay City Housing Commission	Bookkeeping Fee - Scattered Site-SS-10/20251762541575	1,432.50
11/10/2025	SS	Bay City Housing Commission	Management Fee - Scattered Sites-SS-10/202517625415:	10,768.58
11/10/2025	SS	Gill-Roy's Hardware	Doorbell transformer, armor all, ISO alcohol	26.99
11/10/2025	SS	Medler Electric Company	Smoke detectors (12)	208.04
11/10/2025	SS	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 9/22/2025-10/22/2025	272.83
11/10/2025	SS	Bay City Treasurer - Utility Payments	804 N. Dean - Utility Consumption 09/10/25 to 10/16/25,	144.54
11/10/2025	SS	Smith Mechanical HVAC LLC	1015 N Farragut St-Water Heater and Installation	555.00
11/10/2025	SS	Equiparts	Kitchen and bathroom faucets	1,319.31
11/10/2025	SS	Valley Carpet, Inc.	607 Frank St-Flooring Replacement	13,962.60
11/10/2025	SS	CINDI-IE Services	Compliance Training	343.00
11/10/2025	SS	CINDI-IE Services	File Reviews	2,090.00
11/10/2025	SS	Rich's Lawn & Garden	701 1st	490.00
11/10/2025	BCHC	Rich's Lawn & Garden	216 N. Madison	135.00
11/11/2025	COCC	Capital One Bank (USA), N.A.	Bi-Annual Staff Meeting	805.37
11/11/2025	SS	Amazon	Manual Carpet Sweeper	37.65
11/13/2025	COCC	UWUA Local 542	Union Dues	(480.00)
11/13/2025	SS	Bay City Treasurer - Negative Rents	Negative Rent Payment	6,034.96

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/14/2025	SS	Amazon	mini binder clips, shelving	61.17
11/14/2025	SS	Auto-Owners Insurance	Auto Insurance	557.77
11/17/2025	COCC	Capital One Bank (USA), N.A.	Monthly Zoom Subscription	16.95
11/17/2025	COCC	AAB Payroll, Inc.	Payroll Processing Fee	218.00
11/18/2025	COCC	Sangoma US Inc.	Office phones	158.33
11/18/2025	MM	Sangoma US Inc.	Office phones	51.24
11/18/2025	MWM	Sangoma US Inc.	Office phones	53.50
11/18/2025	PT	Sangoma US Inc.	Office phones	51.22
11/18/2025	SM	Sangoma US Inc.	Office phones	53.50
11/18/2025	SS	Sangoma US Inc.	Office phones	78.02
11/18/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave #2NS Gas Usage 10/8/2025-11/6/2025	27.80
11/18/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison #1NS - Gas Usage 10/8/2025-11/06/2025	30.52
11/18/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave - Gas Usage 10/8/2025-11/6/2025	15.40
11/18/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave Southside - Gas Usage 10/8/2025-11/	28.66
11/19/2025	COCC	Alerus Financial	DC Payment - Admin	3,251.25
11/19/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	4,568.15
11/19/2025	COCC	Alerus Financial	DC Payment - Loan Repay	782.60
11/19/2025	COCC	Alerus Financial	DC Payment - Maint	17.88
11/19/2025	COCC	Alerus HCSP	HSCP Payment - Admin	166.03
11/19/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	1,389.29
11/19/2025	COCC	Alerus HCSP	HSCP Payment - Maint	2.38
11/19/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	7,174.01
11/19/2025	MM	Alerus Financial	DC Payment - Admin	601.17
11/19/2025	MM	Alerus Financial	DC Payment - Maint	725.22
11/19/2025	MM	Alerus HCSP	HSCP Payment - Admin	80.17
11/19/2025	MM	Alerus HCSP	HSCP Payment - Maint	96.70
11/19/2025	MWM	Alerus Financial	DC Payment - Admin	1,127.73
11/19/2025	MWM	Alerus Financial	DC Payment - Maint	627.24
11/19/2025	MWM	Alerus HCSP	HSCP Payment - Admin	150.36
11/19/2025	MWM	Alerus HCSP	HSCP Payment - Maint	83.62
11/19/2025	PT	Alerus Financial	DC Payment - Admin	1,012.05
11/19/2025	PT	Alerus Financial	DC Payment - Maint	919.50
11/19/2025	PT	Alerus HCSP	HSCP Payment - Admin	134.92
11/19/2025	PT	Alerus HCSP	HSCP Payment - Maint	122.59
11/19/2025	SM	Alerus Financial	DC Payment - Admin	601.35

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/19/2025	SM	Alerus Financial	DC Payment - Maint	993.09
11/19/2025	SM	Alerus HCSP	HSCP Payment - Admin	80.19
11/19/2025	SM	Alerus HCSP	HSCP Payment - Maint	132.41
11/19/2025	SS	Alerus Financial	DC Payment - Admin	1,510.02
11/19/2025	SS	Alerus Financial	DC Payment - Maint	2,317.95
11/19/2025	SS	Alerus HCSP	HSCP Payment - Admin	201.33
11/19/2025	SS	Alerus HCSP	HSCP Payment - Maint	138.59
11/21/2025	COCC	Wex Bank	Fuel charges for BCHC vehicle fleet	72.50
11/21/2025	MM	Wex Bank	Fuel charges for BCHC vehicle fleet	96.71
11/21/2025	PT	Amazon	Replacement supplies for maintenance	24.28
11/21/2025	PT	Amazon	WiFi Adapters for new desktop setup	27.44
11/21/2025	PT	Wex Bank	Fuel charges for BCHC vehicle fleet	48.22
11/21/2025	SS	Wex Bank	Fuel charges for BCHC vehicle fleet	386.93
11/24/2025	PT	Capital One Bank (USA), N.A.	Maintenance shelving	149.99
11/25/2025	COCC	Blue Cross & Blue Shield Of MI	Health insurance premiums	20,443.14
11/25/2025	COCC	Standard Insurance Company	Life insurance	331.62
11/25/2025	COCC	UWUA Local 542	Union Dues	480.00
11/25/2025	COCC	MERS Defined Benefit	Defined benefit	6,048.83
11/25/2025	COCC	Jose Vasquez	Lawn Care for Vacant Lot 506 N. Dean	100.00
11/25/2025	COCC	Alliance Contracting & Design, Inc.	Fall Clean Up and Trimmed bushes	910.88
11/25/2025	COCC	Lavidania Salazar	Resident stipend for lawn care at 2115 Second 09/18/25	150.00
11/25/2025	COCC	Spectrum Enterprise	Internet	129.99
11/25/2025	COCC	Consumers Energy - Routine	10/21/2025-11/19/2025	177.19
11/25/2025	COCC	MLive Media Group	Notice of Resident Information Meeting PH Repositioning	161.54
11/25/2025	COCC	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	4,307.00
11/25/2025	COCC	Honigman LLP	Non Profit Formation Legal Fees - GLCDP	2,638.75
11/25/2025	MM	Abell Pest Control	Aprehend Preventative treatments for Units 310, 411 & 5	225.00
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment Unit 611	300.00
11/25/2025	MM	Abell Pest Control	Pest Contract for Nov 2025	60.00
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment for 311	300.00
11/25/2025	MM	Abell Pest Control	Monthly bed bug contract	462.50
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment Unit 206	300.00
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment Community Room	300.00
11/25/2025	MM	Abell Pest Control	Monthly Bed Bug Contract - October'25	462.50
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment Unit 202	300.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/25/2025	MM	Abell Pest Control	Bed Bug Treatment Unit 610	300.00
11/25/2025	MM	Abell Pest Control	Aprehend BB Treatment for Unit 202	300.00
11/25/2025	MM	Abell Pest Control	Monthly pest control October'25	60.00
11/25/2025	MM	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,678.97
11/25/2025	MM	GFL Environmental	Dumpster rental	95.55
11/25/2025	MM	RealPage, Inc.	PM Software	242.94
11/25/2025	MM	Standard Insurance Company	Life insurance	109.56
11/25/2025	MM	US Bank Equipment Finance	Copier Usage & Rental	138.00
11/25/2025	MM	PDQ Supply Company	Freezer and oven door gaskets	220.07
11/25/2025	MM	Waste Management	Dumpster rentals	1,010.46
11/25/2025	MM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
11/25/2025	MM	Bay City Housing Commission	Uniform Allowance - J. Robishaw	787.49
11/25/2025	MM	Bay City Housing Commission	Uniform Allowance-D. Jenkins	900.00
11/25/2025	MM	Bay City Housing Commission	2025 Uniform Allowance - Obermiller	650.00
11/25/2025	MM	Bay City Housing Commission	2025 Uniform Allowance - Jenkins	650.00
11/25/2025	MM	Medler Electric Company	Wall exterior pack light	52.77
11/25/2025	MM	Carahsoft Technology Corporation	The Work Number usage fees - transactions done in 10/2	59.95
11/25/2025	MM	Johnson Controls Fire Protection LP	High rise fire detection panel upgrades	3,520.73
11/25/2025	MM	MRI Software, LLC.	Background checks 08/31/2025-10/31/2025	562.00
11/25/2025	MM	Spectrum Enterprise	Telephone & Internet	209.99
11/25/2025	MM	Consumers Energy - Routine	10/08/2025-11/06/2025	917.82
11/25/2025	MM	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	176.31
11/25/2025	MM	Airtech HVAC LLC	Filters and STD Cap	208.56
11/25/2025	MM	Luczak, Laura L	Deposit Refund	5.00
11/25/2025	MWM	Abell Pest Control	Monthly bed bug contract	675.00
11/25/2025	MWM	Abell Pest Control	Thermal bed bug treatment Unit 408	300.00
11/25/2025	MWM	Abell Pest Control	BB treatment Unit 210	300.00
11/25/2025	MWM	Abell Pest Control	Monthly Service Bait Stations	100.00
11/25/2025	MWM	Abell Pest Control	Bed bug treatment Unit 414	300.00
11/25/2025	MWM	Abell Pest Control	General pest control for 7 additional units over contract	70.00
11/25/2025	MWM	Abell Pest Control	Pest control contract Nov'25	60.00
11/25/2025	MWM	Blue Cross & Blue Shield Of MI	Health insurance premiums	3,871.43
11/25/2025	MWM	Churchill Mortgage Investment LLC	Mortgage	32,601.77
11/25/2025	MWM	GFL Environmental	Dumpster rental	95.55
11/25/2025	MWM	RealPage, Inc.	PM Software	339.71

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/25/2025	MWM	Standard Insurance Company	Life insurance	82.58
11/25/2025	MWM	Staples	Copy paper, wireless keyboard and mouse	77.37
11/25/2025	MWM	US Bank Equipment Finance	Copier Usage & Rental	138.00
11/25/2025	MWM	PDQ Supply Company	Refrigerator replacement parts	295.08
11/25/2025	MWM	Waste Management	Dumpster rentals	583.32
11/25/2025	MWM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
11/25/2025	MWM	National Center for Housing Management	Tax Credit Specialist Class	950.00
11/25/2025	MWM	Bay City Housing Commission	2025 Uniform Allowance - Fry	650.00
11/25/2025	MWM	Bay City Housing Commission	2025 Uniform Allowance - Mireles	650.00
11/25/2025	MWM	MRI Software, LLC.	Background checks August-October'25	766.00
11/25/2025	MWM	Spectrum Enterprise	Community Room Internet	158.14
11/25/2025	MWM	Spectrum Enterprise	Internet & Phone	250.00
11/25/2025	MWM	Consumers Energy - Routine	10/18/2025-11/18/2025	1,736.48
11/25/2025	MWM	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	589.74
11/25/2025	MWM	Minted, LLC	Employee clothing-K. Chapman	272.75
11/25/2025	MWM	Minted, LLC	Employee clothing-C. Alvarado	286.20
11/25/2025	PT	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,558.44
11/25/2025	PT	GFL Environmental	Dumpster rental	95.55
11/25/2025	PT	RealPage, Inc.	PM Software	247.24
11/25/2025	PT	Standard Insurance Company	Life insurance	105.30
11/25/2025	PT	Unclaimed Freight Ace Hardware	Faucet lines	17.98
11/25/2025	PT	US Bank Equipment Finance	Copier Usage & Rental	138.00
11/25/2025	PT	Waste Management	Dumpster rentals	668.75
11/25/2025	PT	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
11/25/2025	PT	Bay City Housing Commission	2025 Uniform Allowance - Barrowman	650.00
11/25/2025	PT	Bay City Housing Commission	2025 Uniform Allowance - McQuarter	650.00
11/25/2025	PT	Home Depot Credit Services	Plywood sheets, disinfectant, air freshener	185.54
11/25/2025	PT	Carquest Auto Parts	Work truck	26.12
11/25/2025	PT	MRI Software, LLC.	Background checks 08/31/2025-10/31/2025	808.00
11/25/2025	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/08/2025-11/08/2025	10,757.91
11/25/2025	PT	Spectrum Enterprise	Telephone & Internet	259.99
11/25/2025	PT	Consumers Energy - Routine	10/04/2025-11/05/2025	1,098.30
11/25/2025	PT	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	160.79
11/25/2025	PT	Munch's Supply	Supplies HVAC	504.34
11/25/2025	SM	Abell Pest Control	Apprehend treatment for unit #504	300.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/25/2025	SM	Abell Pest Control	Apprehend Treat for Unit #309	300.00
11/25/2025	SM	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,610.57
11/25/2025	SM	GFL Environmental	Dumpster rental	95.55
11/25/2025	SM	Menards	Paint Supplies	86.89
11/25/2025	SM	Menards	Hardware	50.46
11/25/2025	SM	Menards	GFCI Outlet	77.98
11/25/2025	SM	RealPage, Inc.	PM Software	303.15
11/25/2025	SM	Standard Insurance Company	Life insurance	44.05
11/25/2025	SM	Staples	Staple remover, copy paper, monitor stand, desk storage	127.56
11/25/2025	SM	US Bank Equipment Finance	Copier Usage & Rental	138.00
11/25/2025	SM	Waste Management	Dumpster rentals	1,022.38
11/25/2025	SM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
11/25/2025	SM	Dependable Sewer Cleaners	Cleaned kitchen sink Unit 107	115.00
11/25/2025	SM	Bay City Housing Commission	2025 Uniform Allowance - Pergande	650.00
11/25/2025	SM	Bay City Housing Commission	2025 Uniform Allowance - Shire	650.00
11/25/2025	SM	Home Depot Credit Services	Brushless Router tool - SM	179.00
11/25/2025	SM	Home Depot Credit Services	Yellow caution paint	65.98
11/25/2025	SM	Home Depot Credit Services	Bit	29.97
11/25/2025	SM	Carahsoft Technology Corporation	The Work Number usage fees - transactions done in 10/2	140.85
11/25/2025	SM	MRI Software, LLC.	Background checks 08/31/2025-10/31/2025	926.00
11/25/2025	SM	Spectrum Enterprise	Telephone & Internet	209.99
11/25/2025	SM	Consumers Energy - Routine	10/08/2025-11/05/2025	1,458.29
11/25/2025	SM	Bay City Treasurer - Constellation En	Constellation Energy billing - natural gas	457.11
11/25/2025	SM	Equiparts	Toilet tank and bowl	553.74
11/25/2025	SM	Gary Belger	Deposit Refund	50.00
11/25/2025	SM	The Estate of Shirley Nickleberry	Deposit Refund	496.00
11/25/2025	SM	Leonard Majdecki	Deposit Refund	406.00
11/25/2025	SS	Blue Cross & Blue Shield Of MI	Health insurance premiums	13,954.81
11/25/2025	SS	GFL Environmental	Dumpster rental	95.55
11/25/2025	SS	GFL Environmental	Dumpster rental-304 S. Warner	1,080.00
11/25/2025	SS	Menards	Alum pipe and black tape, mortar and concrete repair, co	4.83
11/25/2025	SS	Menards	Lawn and leaf bags (38)	85.12
11/25/2025	SS	RealPage, Inc.	PM Software	414.96
11/25/2025	SS	Standard Insurance Company	Life insurance	224.89
11/25/2025	SS	Staples	Staple remover, copy paper, monitor stand, desk storage	122.02

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/25/2025	SS	Unclaimed Freight Ace Hardware	Plumbing supplies	41.34
11/25/2025	SS	Unclaimed Freight Ace Hardware	Delta cartridge and valve	69.28
11/25/2025	SS	US Bank Equipment Finance	Copier Usage & Rental	138.00
11/25/2025	SS	Bay Glass Company	Glass for window, Clear mirror	381.86
11/25/2025	SS	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
11/25/2025	SS	Sequin Lumber Company	Birch slab doors (12), trim	2,173.40
11/25/2025	SS	Bay City Housing Commission	2025 Uniform Allowance - Dean	650.00
11/25/2025	SS	Bay City Housing Commission	2025 Uniform Allowance - Deshano	650.00
11/25/2025	SS	Bay City Housing Commission	2025 Uniform Allowance - Munch	650.00
11/25/2025	SS	Bay City Housing Commission	2025 Uniform Allowance - Navarre	650.00
11/25/2025	SS	HD Supply Facilities Maintenance	Disposable gloves	58.89
11/25/2025	SS	HD Supply Facilities Maintenance	Door handles, anti-slip tape	687.22
11/25/2025	SS	HD Supply Facilities Maintenance	Aluminum Towel Bars	150.90
11/25/2025	SS	HD Supply Facilities Maintenance	Towel bar bracket, cabinet handles	230.90
11/25/2025	SS	HD Supply Facilities Maintenance	Light lens for range hoods, storm door closer	465.90
11/25/2025	SS	Birchler, Fitzhugh, Purtell & Brissette	Legal Fees RE: Tenant	1,351.65
11/25/2025	SS	R.A. Townsend	Furnace filters, flame sensors	763.18
11/25/2025	SS	MERS Defined Benefit	Defined benefit	2,178.63
11/25/2025	SS	Medler Electric Company	Smoke detector	17.42
11/25/2025	SS	Carahsoft Technology Corporation	The Work Number usage fees - transactions done in 10/2	468.59
11/25/2025	SS	Nielson Construction LLC	Roof Replacement 1202 Marchand	6,850.00
11/25/2025	SS	Nielson Construction LLC	Roof replacement 205 21st Street	7,750.00
11/25/2025	SS	Nielson Construction LLC	Roof repair 921 Jefferson	225.00
11/25/2025	SS	Nielson Construction LLC	Roof replacement 809 N. Bangor	7,750.00
11/25/2025	SS	Nielson Construction LLC	Roof replacement 818 Sibley	6,850.00
11/25/2025	SS	Nielson Construction LLC	Roof replacement 210 N Dewitt	6,850.00
11/25/2025	SS	Nielson Construction LLC	Roof replacement 1110 Fraser St	6,850.00
11/25/2025	SS	MRI Software, LLC.	Background checks 08/31/2025-10/31/2025	1,726.00
11/25/2025	SS	Town & Country Electric, Inc. of Bay	Replace electric service panels and add circuit breakers	18,539.00
11/25/2025	SS	Consumers Energy - Routine	10/07/2025-11/05/2025	169.28
11/25/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 607 Frank - 10/15/25 to 10/27/25; MI 10/27	53.35
11/25/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage - 10/10/25 to 11/01/25, 417 Broadway	72.13
11/25/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 304 S. Warner - 10/08/25 to 11/08/25 , chair	151.35
11/25/2025	SS	Bay City Treasurer - Constellation Energy	Constellation Energy billing - natural gas	12.13
11/25/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 607 Frank - 10/04/25 to 11/04/25, charge to	46.50

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
11/25/2025	SS	Consumers Energy - SS Vacant	417 Broadway - Gas Usage 10/08/25 to 11/06/25	50.16
11/25/2025	SS	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	1,593.00
11/25/2025	SS	Smith Mechanical HVAC LLC	406 1/2 McCormick St - 60,000 BTU Trane Furnace	4,386.00
11/25/2025	SS	Smith Mechanical HVAC LLC	Air duct cleaning, replaced saddle T 417 Broadway St, Rej	5,070.00
11/25/2025	SS	Equiparts	Single handle faucets	526.01
11/25/2025	SS	Equiparts	Toilet bowl and tanks, valves	1,074.82
11/25/2025	SS	Equiparts	Balancing cartridge assembly	99.53
11/25/2025	SS	Tri-City Plumber, Inc.	Installed tub shower valve at 1013 31st Street	315.00
11/25/2025	SS	Midland Fence Company, Inc.	1214 Webster St - Fence repair	225.00
11/25/2025	SS	Midland Fence Company, Inc.	fence and gate installations	6,120.00
11/25/2025	SS	Minted, LLC	Employee clothing-N. Speich	293.52
11/25/2025	SS	Minted, LLC	Employee clothing-J. Danks	286.61
11/25/2025	SS	Leija, Tabitha	Security Deposit Refund	284.00
11/25/2025	BCHC	RealPage, Inc.	PM Software	12.92
11/25/2025	BCHC	Housing Authority Risk Retention Grc 216 N. Madison	- Legal Fees	760.80
11/25/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave HSE-Utility Consumption 09/22/25-10	127.27
11/25/2025	BCHC	Tri-City Plumber, Inc.	Installed tub shower valve at 113 Marsac	245.00
11/26/2025	COCC	Verizon Wireless	Cell phones	97.97
11/26/2025	MM	Verizon Wireless	Cell phones	146.38
11/26/2025	MWM	Verizon Wireless	Cell phones	148.90
11/26/2025	PT	Verizon Wireless	Cell phones	146.79
11/26/2025	SM	Verizon Wireless	Cell phones	148.55
11/26/2025	SS	Verizon Wireless	Cell phones	235.30
11/26/2025	SS	Philadelphia Indemnity Insurance Co.	Flood insurance, 308-310 N Sophia St	1,857.00
11/26/2025	SS	Philadelphia Indemnity Insurance Co.	Flood insurance, 306 N Bangor St	1,715.00
11/30/2025	COCC	One America	Disability Insurance Payment	201.51
11/30/2025	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	748.28
11/30/2025	MM	One America	Disability Insurance Payment	152.49
11/30/2025	MWM	One America	Disability Insurance Payment	118.15
11/30/2025	PT	One America	Disability Insurance Payment	152.73
11/30/2025	SM	One America	Disability Insurance Payment	119.02
11/30/2025	SS	One America	Disability Insurance Payment	264.03
(blank)	(blank)	(blank)	(blank)	
Grand Total				780,701.72

Bay City Housing Commission
Cash Transactions
12/1/2025 to 12/31/2025

Total of Checks, Payments, Credit Cards and ACH Transactions	\$	687,841.37
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Payroll Transactions			
Pay Date	12/3/2025	Management Wages	38,317.02
		Administrative Wages	-
		Maintenance Wages	23,862.83
		Employer Taxes	4,496.72
		Total Transfer	66,676.57
Pay Date	12/17/2025	Management Wages	52,304.49
		Administrative Wages	-
		Maintenance Wages	24,243.12
		Employer Taxes	5,579.37
		Total Transfer	82,126.98
Pay Date	12/31/2025	Management Wages	38,840.73
		Administrative Wages	-
		Maintenance Wages	23,617.62
		Employer Taxes	4,509.85
		Total Transfer	66,968.20

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/1/2025	COC	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	16.00
12/1/2025	COC	AAB Payroll, Inc.	Payroll Processing Fee	143.00
12/1/2025	MM	Amazon	Christmas Decorations for MM	2,001.48
12/1/2025	MM	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	12.00
12/1/2025	MWM	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	2.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/1/2025	PT	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	84.00
12/1/2025	SM	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	8.00
12/1/2025	SS	Amazon	Office Supplies	29.97
12/1/2025	SS	Capital One Bank (USA), N.A.	Background Screening for new hire	10.00
12/1/2025	SS	Bay City Bridge Partners	Bridge Tolls 10.01.2025-10.31.2025	252.00
12/3/2025	COCC	Alerus Financial	DC Payment - Admin	1,167.21
12/3/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	1,455.47
12/3/2025	COCC	Alerus Financial	DC Payment - Loan Repay	782.60
12/3/2025	COCC	Alerus HCSP	HSCP Payment - Admin	82.89
12/3/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	452.80
12/3/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,880.98
12/3/2025	MM	Alerus Financial	DC Payment - Admin	167.43
12/3/2025	MM	Alerus Financial	DC Payment - Maint	105.84
12/3/2025	MM	Alerus HCSP	HSCP Payment - Admin	22.33
12/3/2025	MM	Alerus HCSP	HSCP Payment - Maint	14.12
12/3/2025	MWM	Alerus Financial	DC Payment - Admin	313.86
12/3/2025	MWM	Alerus Financial	DC Payment - Maint	172.29
12/3/2025	MWM	Alerus HCSP	HSCP Payment - Admin	41.85
12/3/2025	MWM	Alerus HCSP	HSCP Payment - Maint	22.97
12/3/2025	PT	Alerus Financial	DC Payment - Admin	281.55
12/3/2025	PT	Alerus Financial	DC Payment - Maint	125.67
12/3/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
12/3/2025	PT	Alerus HCSP	HSCP Payment - Maint	16.76
12/3/2025	PT	Capital One Bank (USA), N.A.	Supplies for annual resident meeting	288.77
12/3/2025	SM	Alerus Financial	DC Payment - Admin	221.40
12/3/2025	SM	Alerus Financial	DC Payment - Maint	184.32
12/3/2025	SM	Alerus HCSP	HSCP Payment - Admin	29.53
12/3/2025	SM	Alerus HCSP	HSCP Payment - Maint	24.58
12/3/2025	SS	Alerus Financial	DC Payment - Admin	425.22
12/3/2025	SS	Alerus Financial	DC Payment - Maint	1,201.62
12/3/2025	SS	Alerus HCSP	HSCP Payment - Admin	56.69
12/3/2025	SS	Alerus HCSP	HSCP Payment - Maint	103.55
12/5/2025	COCC	Capital One Bank (USA), N.A.	Staff Meeting - Health Insurance	133.75
12/5/2025	COCC	Ring Central	Digital fax lines	21.23
12/5/2025	MM	Ring Central	Digital fax lines	21.61

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/5/2025	MWM	Ring Central	Digital fax lines	22.24
12/5/2025	PT	Ring Central	Digital fax lines	21.61
12/5/2025	SM	Ring Central	Digital fax lines	22.04
12/5/2025	SS	Ring Central	Digital fax lines	32.79
12/6/2025	MWM	Capital One Bank (USA), N.A.	YE Resident Meeting	180.37
12/8/2025	COCC	AAB Payroll, Inc.	Payroll Processing Fee	146.00
12/8/2025	MM	Amazon	Cordless nail gun and nails	297.90
12/9/2025	MM	Capital One Bank (USA), N.A.	YE Resident Meeting	781.05
12/9/2025	PT	Capital One Bank (USA), N.A.	Supplies for annual resident meeting	34.72
12/9/2025	SS	Bay City Treasurer - Negative Rents	Negative Rent Payment	3,084.00
12/10/2025	COCC	UWUA Local 542	Union Dues	(480.00)
12/11/2025	MWM	Capital One Bank (USA), N.A.	YE Resident Meeting	576.82
12/11/2025	PT	Capital One Bank (USA), N.A.	Supplies for resident annual meeting	11.25
12/11/2025	PT	Capital One Bank (USA), N.A.	Supplies for annual resident meeting	330.00
12/12/2025	SM	Capital One Bank (USA), N.A.	Holiday Luncheon	675.00
12/12/2025	SM	Capital One Bank (USA), N.A.	Holiday Luncheon, Plates and cutlery	38.98
12/15/2025	COCC	Begick Nursery & Garden Center	Container plants maintenance	75.00
12/15/2025	COCC	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	189.16
12/15/2025	COCC	SAMSA, Inc.	FortGate Firewall Subscription Renewal 2/17/26-8/17/26	22.01
12/15/2025	COCC	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	411.65
12/15/2025	COCC	SAMSA, Inc.	Office 365 subscriptions for 11/25	174.84
12/15/2025	COCC	Staples	Copy paper, day planner, binder clips, envelopes, coffee cups, faster	123.33
12/15/2025	COCC	US Bank Equipment Finance	Copier Usage & Rental	149.16
12/15/2025	COCC	Ace American Alarm Company	Yearly monitoring for 315 14th for 2026	420.00
12/15/2025	COCC	Alliance Contracting & Design, Inc.	Snow removal 11/30/25-406 10th St, 232 N. Jefferson St, 1000 3rd S	1,518.00
12/15/2025	COCC	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/22/2025-11/22/2025	441.87
12/15/2025	COCC	Bay City Treasurer - Utility Payments	401 11th St-Water 10/22/25-11/22-25	4.88
12/15/2025	COCC	Bay City Treasurer - Misc Other Paym	108 Adams St 2025 winter tax	250.00
12/15/2025	COCC	Bay City Treasurer - Misc Other Paym	101 N Jefferson St 2025 winter tax	250.00
12/15/2025	COCC	Bay City Treasurer - Misc Other Paym	109 N Jefferson St 2025 winter tax	14.41
12/15/2025	COCC	Minted, LLC	Employee clothing-T. Klosowski	137.58
12/15/2025	COCC	Rich's Lawn & Garden	Vacant lots, YMCA, market	2,850.00
12/15/2025	COCC	Rich's Lawn & Garden	315 14th	135.00
12/15/2025	COCC	Michigan Commercial Cleaning LLC	Cleaning Service	142.89
12/15/2025	COCC	MDL Construction LTD	Annex Office Repair and Renovation (2)	74,913.02

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	MM	Abell Pest Control	Aprehend BB Treatment for unit 203	300.00
12/15/2025	MM	Abell Pest Control	Heat Treatment for Apt 206	1,000.00
12/15/2025	MM	Abell Pest Control	Dec 2025 Pest Control Contract	60.00
12/15/2025	MM	Abell Pest Control	Thermal Heat treatment 516	1,000.00
12/15/2025	MM	Abell Pest Control	Monthly BB & Roach Inspections	462.50
12/15/2025	MM	Abell Pest Control	Heat Treat for Apt 516	1,000.00
12/15/2025	MM	Begick Nursery & Garden Center	Container plants maintenance	150.00
12/15/2025	MM	GFL Environmental	Dumpster rental	95.55
12/15/2025	MM	King Communications	After hours answering services	44.90
12/15/2025	MM	RealPage, Inc.	Vendor Payment Fees	4.65
12/15/2025	MM	SAMSA, Inc.	FortiGate Firewall Subscription invoice dated 12/01/23	433.54
12/15/2025	MM	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	116.48
12/15/2025	MM	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	170.39
12/15/2025	MM	SAMSA, Inc.	Office 365 subscriptions for 11/25	56.70
12/15/2025	MM	US Bank Equipment Finance	Copier Usage & Rental	287.16
12/15/2025	MM	Waste Management	Dumpster rentals	762.46
12/15/2025	MM	Bay Glass Company	Door weather stripping	57.27
12/15/2025	MM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
12/15/2025	MM	Solucient Security Systems	ID badge-A. Petrimoulx	30.00
12/15/2025	MM	Bay City Housing Commission	Management Fee - Maloney Manor-MM-11/20251765565911	6,393.72
12/15/2025	MM	Scott Chesney	Countertop for Apt 517	295.00
12/15/2025	MM	Covenant Medical Center	Employment physical, A. Petrimoulx	152.00
12/15/2025	MM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/22/2025-11/22/2025	9,012.28
12/15/2025	MM	Spectrum Enterprise	Community Room Internet	126.26
12/15/2025	MM	Bay City Treasurer - Constellation	Ent Constellation Energy billing - natural gas	587.63
12/15/2025	MM	Verity Cable LLC	Front door camera upgrade/install	1,027.00
12/15/2025	MM	Equiparts	Plumbing supplies	214.29
12/15/2025	MM	Equiparts	Pressure assist tank	451.95
12/15/2025	MM	CINDI-IE Services	Compliance Training	263.00
12/15/2025	MM	CINDI-IE Services	File Reviews	335.00
12/15/2025	MM	Rich's Lawn & Garden	Lawn care services	990.00
12/15/2025	MM	Michigan Commercial Cleaning LLC	Cleaning Service	1,280.00
12/15/2025	MM	Amy Helmreich	Deposit Refund	152.00
12/15/2025	MM	Jonna Stalsberg	Deposit Refund	393.00
12/15/2025	MWM	Abell Pest Control	Bed bug treatment Unit 612	300.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	MWM	Abell Pest Control	Monthly pest contract for December	60.00
12/15/2025	MWM	Abell Pest Control	Monthly Bed Bug Contract	675.00
12/15/2025	MWM	Abell Pest Control	BB treatment Unit 913	300.00
12/15/2025	MWM	Abell Pest Control	BB treatment storage area	300.00
12/15/2025	MWM	Begick Nursery & Garden Center	Container plants maintenance	150.00
12/15/2025	MWM	Continental Management, LLC	Management Fee - Maplewood Manor-MWM-12/20251765358321	7,439.17
12/15/2025	MWM	GFL Environmental	Dumpster rental	95.55
12/15/2025	MWM	King Communications	After hours answering services	62.78
12/15/2025	MWM	RealPage, Inc.	Vendor Payment Fees	4.65
12/15/2025	MWM	SAMSA, Inc.	FortiGate Firewall Subscription invoice dated 12/01/23	433.54
12/15/2025	MWM	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	118.62
12/15/2025	MWM	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	720.11
12/15/2025	MWM	SAMSA, Inc.	Office 365 subscriptions for 11/25	56.70
12/15/2025	MWM	Universal Air, Inc.	Preventive maintenance on rooftop unit	900.00
12/15/2025	MWM	US Bank Equipment Finance	Copier Usage & Rental	287.16
12/15/2025	MWM	A & B Plumbing & Heating	Expose stack inside wall in units 201 and 301 to cut out cast iron van	905.00
12/15/2025	MWM	A & B Plumbing & Heating	Replace cracked cast iron pipe on 601 with PVC.	1,185.00
12/15/2025	MWM	Karens Carpetmax	Floor replacement Unit 710	2,712.00
12/15/2025	MWM	Waste Management	Dumpster rentals	583.32
12/15/2025	MWM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
12/15/2025	MWM	Bay City Plumbing & Heating Inc.	Removed Insulated Supply and return lines from new dom. hot wate	1,782.00
12/15/2025	MWM	Bay City Plumbing & Heating Inc.	No Heat call on 9th Floor - Main Purge valve is plugged and should b	125.00
12/15/2025	MWM	Birchler, Fitzhugh, Purtell & Brissette Legal fees		156.00
12/15/2025	MWM	Enerco Corporation	Boiler treatment	522.96
12/15/2025	MWM	Pomp's Tire - Bay City	Tire for John Deere tractor	32.54
12/15/2025	MWM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/22/2025-11 /22/2025	15,218.77
12/15/2025	MWM	Bay City Treasurer - Constellation Enr Constellation Energy billing	- natural gas	1,097.47
12/15/2025	MWM	Verity Cable LLC	Front door camera upgrade/install	1,027.00
12/15/2025	MWM	Equiparts	1/2" Hammer drill and 1/4" impact driver combo	213.78
12/15/2025	MWM	CINDI-IE Services	Compliance Training	308.00
12/15/2025	MWM	CINDI-IE Services	File Reviews	430.00
12/15/2025	MWM	Rich's Lawn & Garden	Lawn care services	780.00
12/15/2025	MWM	Michigan Commercial Cleaning LLC	Cleaning Service	1,618.00
12/15/2025	PT	Abell Pest Control	Monthly bedbug inspection	462.00
12/15/2025	PT	Abell Pest Control	General pest control inspection and preventative treatments	60.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	PT	Begick Nursery & Garden Center	Container plants maintenance	150.00
12/15/2025	PT	GFL Environmental	Dumpster rental	95.55
12/15/2025	PT	King Communications	After hours answering services	45.70
12/15/2025	PT	Menards	Maintenance supplies	9.98
12/15/2025	PT	Menards	vanity for under vacant bath sink, maintenance supplies	131.97
12/15/2025	PT	RealPage, Inc.	Vendor Payment Fees	4.65
12/15/2025	PT	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	116.62
12/15/2025	PT	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	515.39
12/15/2025	PT	SAMSA, Inc.	Office 365 subscriptions for 11/25	56.70
12/15/2025	PT	Unclaimed Freight Ace Hardware	Snow blower	878.71
12/15/2025	PT	Unclaimed Freight Ace Hardware	Cartridge bath monitor	69.99
12/15/2025	PT	Unclaimed Freight Ace Hardware	Faucet lines	26.97
12/15/2025	PT	US Bank Equipment Finance	Copier Usage & Rental	287.16
12/15/2025	PT	Waste Management	Dumpster rentals	668.75
12/15/2025	PT	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
12/15/2025	PT	Bay City Housing Commission	Management Fee - Pine Towers-PT-11/20251765565916	7,183.31
12/15/2025	PT	Joint, Clutch & Gear Service Inc	Replacement of hose on skidsteer	171.14
12/15/2025	PT	Medler Electric Company	AL Plate for RCPT	2.68
12/15/2025	PT	MacMillan Associates	Cell Site RF Modifications	985.00
12/15/2025	PT	Mary Jones	Deposit Refund	464.00
12/15/2025	PT	Thermal-Netics, LLC	Roof top economizer repairs	1,795.00
12/15/2025	PT	Bay City Treasurer - Constellation Enr	Constellation Energy billing - natural gas	720.93
12/15/2025	PT	Verity Cable LLC	Front door camera upgrade/install	1,027.00
12/15/2025	PT	Equiparts	Lithium extended capacity batteries	213.78
12/15/2025	PT	Equiparts	Toilet seats, balancing cartridge	341.68
12/15/2025	PT	Equiparts	LED backlit flat panels	371.35
12/15/2025	PT	CINDI-IE Services	Compliance Training	265.00
12/15/2025	PT	CINDI-IE Services	File Reviews	580.00
12/15/2025	PT	Michigan Commercial Cleaning LLC	Cleaning Service	1,494.00
12/15/2025	SM	Abell Pest Control	Monthly bed bug and roach inspection - SM	587.50
12/15/2025	SM	Abell Pest Control	Pest control contract for December 2025 - SM	60.00
12/15/2025	SM	Arnold Sales	Ice Melt	352.58
12/15/2025	SM	Begick Nursery & Garden Center	Container plants maintenance	150.00
12/15/2025	SM	GFL Environmental	Dumpster rental	95.55
12/15/2025	SM	King Communications	After hours answering services	56.03

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	SM	Menards	Paint	42.27
12/15/2025	SM	Menards	Electrical Supplies	28.69
12/15/2025	SM	Menards	Water for holiday meal	10.77
12/15/2025	SM	RealPage, Inc.	Vendor Payment Fees	4.65
12/15/2025	SM	SAMSA, Inc.	FortiGate Firewall Subscription invoice dated 12/01/23	433.54
12/15/2025	SM	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	117.83
12/15/2025	SM	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	345.19
12/15/2025	SM	SAMSA, Inc.	Office 365 subscriptions for 11/25	56.70
12/15/2025	SM	Staples	Address/telephone book	10.45
12/15/2025	SM	US Bank Equipment Finance	Copier Usage & Rental	287.17
12/15/2025	SM	Waste Management	Dumpster rentals	1,022.38
12/15/2025	SM	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
12/15/2025	SM	Bay City Housing Commission	Management Fee - Smith Manor-SM-11/20251765565915	8,646.79
12/15/2025	SM	HD Supply Facilities Maintenance	Electrical switches, grab bars, employee parking sign, toilet seats	555.53
12/15/2025	SM	Scott Chesney	Formica countertop for unit #403 - SM	350.00
12/15/2025	SM	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/22/2025-11/22/2025	11,351.34
12/15/2025	SM	Bay City Treasurer - Constellation Energy billing	- natural gas	952.44
12/15/2025	SM	Equiparts	Light bulbs	504.95
12/15/2025	SM	CINDI-IE Services	Compliance Training	291.00
12/15/2025	SM	CINDI-IE Services	File Reviews	530.00
12/15/2025	SM	Rich's Lawn & Garden	Lawn care services	675.00
12/15/2025	SM	Michigan Commercial Cleaning LLC	Cleaning Service	1,457.00
12/15/2025	SM	Lisa Medina	Deposit Refund	459.00
12/15/2025	SM	Dorinda O'Dell	Deposit Refund	246.00
12/15/2025	SS	Arnold Sales	Paper towels, toilet paper	924.73
12/15/2025	SS	Capital One Bank (USA), N.A.	2 Refrigerators and 3 Ranges	2,914.98
12/15/2025	SS	GFL Environmental	Dumpster rental	95.55
12/15/2025	SS	King Communications	After hours answering services	76.69
12/15/2025	SS	Menards	Plumbing supplies, silicon, vanity top	422.60
12/15/2025	SS	Menards	Vanity combo (2), damp rid, clear appliance bulbs, batteries	621.52
12/15/2025	SS	Menards	Smoke/carbon monoxide detectors/doorbells/pothole patch	331.53
12/15/2025	SS	RealPage, Inc.	Vendor Payment Fees	4.65
12/15/2025	SS	SAMSA, Inc.	Office 365 backup, hosted server 12/2025	157.29
12/15/2025	SS	SAMSA, Inc.	FortiGate Firewall Subscription Renewal 2/17/26-8/17/26	44.02
12/15/2025	SS	SAMSA, Inc.	Computer setup (17) and service calls - scanner issues	338.52

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	SS	SAMSA, Inc.	Office 365 subscriptions for 11/25	91.36
12/15/2025	SS	Staples	Copy paper, day planner, binder clips, envelopes, coffee cups, faster	75.98
12/15/2025	SS	US Bank Equipment Finance	Copier Usage & Rental	287.16
12/15/2025	SS	PDQ Supply Company	Refrigerator and stove parts	1,433.52
12/15/2025	SS	PDQ Supply Company	Refrigerator gasket	135.00
12/15/2025	SS	Wade Promotions, LLC.	Bay Metro Transit bus ad	65.00
12/15/2025	SS	Dependable Sewer Cleaners	111 Polk St- Cleaned basement drain, cut tree roots	120.00
12/15/2025	SS	Escon Group, Inc.	707 15th St - Clamp on Mast - Put 1 1/4 2-hole strap on top of riser	125.00
12/15/2025	SS	Bay City Housing Commission	Bookkeeping Fee - Scattered Site-SS-11/20251765565919	1,417.50
12/15/2025	SS	Bay City Housing Commission	Management Fee - Scattered Sites-SS-11/20251765565918	10,655.82
12/15/2025	SS	HD Supply Facilities Maintenance	Door handles w/lock	262.64
12/15/2025	SS	HD Supply Facilities Maintenance	Window screens, floor registers, overflow drains, porcelain light soc	1,080.61
12/15/2025	SS	Birchler, Fitzhugh, Purtell & Brissette	Legal fees	497.25
12/15/2025	SS	Home Depot Credit Services	1/2" Black Plugs (5)	7.45
12/15/2025	SS	Home Depot Credit Services	Toilet set hinge bolts, switch wall plate, 3" PVC cap slip	19.72
12/15/2025	SS	Home Depot Credit Services	Outlet wall coverings, FIP gas ball valve	27.35
12/15/2025	SS	Home Depot Credit Services	2 Gas ranges and 1 refrigerator	1,534.00
12/15/2025	SS	Scott Chesney	Formica countertop - 2318 Fraser St	395.00
12/15/2025	SS	Arrow Heating & Plumbing Supply	Plumbing supplies	218.90
12/15/2025	SS	Gill-Roy's Hardware	Plastic lampholder	27.87
12/15/2025	SS	Gill-Roy's Hardware	Dryer vent cap, misc. nuts and bolts	41.39
12/15/2025	SS	Single Source Lighting&Cleaning Supl	Fastball-Cleaner/Degreaser	245.50
12/15/2025	SS	Ace American Alarm Company	Yearly monitoring fee for 701 1st for 2026	420.00
12/15/2025	SS	Modernistic	304 S Warner St - Air duct cleaning	495.00
12/15/2025	SS	Town & Country Electric, Inc. of Bay	(Service Call - troubleshoot kitchen circuit, loose neutral wire - 906 Pl	120.00
12/15/2025	SS	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 10/22/2025-11/22/2025	299.25
12/15/2025	SS	Bay City Treasurer - Constellation Enr	Constellation Energy billing - natural gas	107.63
12/15/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 304 S. Warner - 10/21/25 to 11/19/25, charge to tenant	73.73
12/15/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 607 Frank - 11/05/25 to 12/06/25; all charged to tenant	126.54
12/15/2025	SS	Smith Mechanical HVAC LLC	1810 S Mountain St-Adj supply ducts for bedroom, 209 39th St-Furn.	4,285.00
12/15/2025	SS	Equiparts	Single lever faucets (5)	698.61
12/15/2025	SS	Equiparts	Supply line faucet, toilet seats	408.30
12/15/2025	SS	Equiparts	Shower balancing cartridges	313.28
12/15/2025	SS	Valley Carpet, Inc.	Floor replacement 417 Broadway	11,115.90
12/15/2025	SS	CINDIE Services	Compliance Training	343.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/15/2025	SS	CINDI-E Services	File Reviews	1,135.00
12/15/2025	SS	Rich's Lawn & Garden	701 1st	465.00
12/15/2025	SS	Michigan Commercial Cleaning LLC	Cleaning Service	290.11
12/15/2025	BCHC	Alliance Contracting & Design, Inc.	Snow removal 11/30/25-406 10th St, 232 N. Jefferson St, 1000 3rd S	174.00
12/15/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #4UPR-Utility Consumption 10/22/25-11/22/25	42.43
12/15/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #1LWR-Utility Consumption 10/22/25-11/22/25	48.02
12/15/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave HSE-Utility Consumption 10/22/25-11/22/25	126.20
12/15/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #3UPR - Utilities 10/22/25-11/22/25	42.08
12/15/2025	BCHC	Bay City Treasurer - Utility Payments	216 N Madison Ave #2LWR-Utility Consumption 10/22/25-11/22/25	56.92
12/15/2025	BCHC	Rich's Lawn & Garden	216 N. Madison	90.00
12/16/2025	COCC	Spectrum Enterprise	Internet	129.99
12/16/2025	MM	Spectrum Enterprise	Telephone & Internet	209.99
12/16/2025	MWM	Spectrum Enterprise	Community Room Internet	158.14
12/16/2025	MWM	Spectrum Enterprise	Internet & Phone	250.00
12/16/2025	PT	Spectrum Enterprise	Telephone & Internet	259.99
12/16/2025	SM	Spectrum Enterprise	Telephone & Internet	209.99
12/17/2025	COCC	Alerus Financial	DC Payment - Admin	2,170.11
12/17/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	1,814.65
12/17/2025	COCC	Alerus Financial	DC Payment - Loan Repay	782.60
12/17/2025	COCC	Alerus HCSP	HSCP Payment - Admin	216.61
12/17/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	598.85
12/17/2025	COCC	Capital One Bank (USA), N.A.	Monthly Zoom Subscription	16.95
12/17/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,880.98
12/17/2025	COCC	Wex Bank	Fuel charges for BCHC vehicle fleet	21.85
12/17/2025	MM	Alerus Financial	DC Payment - Admin	167.43
12/17/2025	MM	Alerus Financial	DC Payment - Maint	308.67
12/17/2025	MM	Alerus HCSP	HSCP Payment - Admin	22.33
12/17/2025	MM	Alerus HCSP	HSCP Payment - Maint	40.68
12/17/2025	MM	Wex Bank	Fuel charges for BCHC vehicle fleet	61.63
12/17/2025	MWM	Alerus Financial	DC Payment - Admin	313.86
12/17/2025	MWM	Alerus Financial	DC Payment - Maint	203.46
12/17/2025	MWM	Alerus HCSP	HSCP Payment - Admin	41.85
12/17/2025	MWM	Alerus HCSP	HSCP Payment - Maint	26.75
12/17/2025	MWM	Wex Bank	Fuel charges for BCHC vehicle fleet	37.82
12/17/2025	PT	Alerus Financial	DC Payment - Admin	281.55

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/17/2025	PT	Alerus Financial	DC Payment - Maint	333.99
12/17/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
12/17/2025	PT	Alerus HCSP	HSCP Payment - Maint	44.07
12/17/2025	PT	Wex Bank	Fuel charges for BCHC vehicle fleet	49.69
12/17/2025	SM	Alerus Financial	DC Payment - Admin	272.58
12/17/2025	SM	Alerus Financial	DC Payment - Maint	312.06
12/17/2025	SM	Alerus HCSP	HSCP Payment - Admin	36.35
12/17/2025	SM	Alerus HCSP	HSCP Payment - Maint	41.23
12/17/2025	SS	Alerus Financial	DC Payment - Admin	420.18
12/17/2025	SS	Alerus Financial	DC Payment - Maint	660.06
12/17/2025	SS	Alerus HCSP	HSCP Payment - Admin	56.02
12/17/2025	SS	Alerus HCSP	HSCP Payment - Maint	35.43
12/17/2025	SS	Wex Bank	Fuel charges for BCHC vehicle fleet	498.60
12/17/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison #1NS - Gas Usage 11/7/2025-12/08/2025	61.04
12/17/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave Southside - Gas Usage 11/7/2025-12/8/2025	82.23
12/17/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave - Gas Usage 11/7/2025-12/8/2025	38.86
12/17/2025	BCHC	Consumers Energy - SS Vacant	216 N Madison Ave #2NS Gas Usage 11/7/2025-12/8/2025	58.15
12/18/2025	COCC	Verizon Wireless	Cell phones	97.97
12/18/2025	COCC	Sangoma US Inc.	Office phones	158.47
12/18/2025	MM	Verizon Wireless	Cell phones	146.38
12/18/2025	MM	Sangoma US Inc.	Office phones	51.27
12/18/2025	MWM	Verizon Wireless	Cell phones	148.90
12/18/2025	MWM	Sangoma US Inc.	Office phones	53.52
12/18/2025	PT	Verizon Wireless	Cell phones	146.79
12/18/2025	PT	Sangoma US Inc.	Office phones	51.27
12/18/2025	SM	Verizon Wireless	Cell phones	148.55
12/18/2025	SM	Sangoma US Inc.	Office phones	53.52
12/18/2025	SS	Verizon Wireless	Cell phones	235.30
12/18/2025	SS	Sangoma US Inc.	Office phones	78.12
12/19/2025	MM	Capital One Bank (USA), N.A.	Plastic door signs for individual apartments	965.75
12/22/2025	COCC	Blue Cross & Blue Shield Of MI	Health insurance premiums	15,719.94
12/22/2025	MM	Blue Cross & Blue Shield Of MI	Health insurance premiums	5,030.16
12/22/2025	MM	Capital One Bank (USA), N.A.	Service tractor for winter season	960.04
12/22/2025	MWM	Blue Cross & Blue Shield Of MI	Health insurance premiums	4,762.21
12/22/2025	PT	Blue Cross & Blue Shield Of MI	Health insurance premiums	5,087.21

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/22/2025	SM	Blue Cross & Blue Shield Of MI	Health insurance premiums	8,014.66
12/22/2025	SS	Blue Cross & Blue Shield Of MI	Health insurance premiums	14,072.08
12/22/2025	SS	Capital One Bank (USA), N.A.	Interpreter for resident AR 12/12/25	333.60
12/23/2025	COCC	Consumers Energy - Routine	11/20/2025-12/17/2025	297.21
12/23/2025	MM	Consumers Energy - Routine	11/07/2025-12/08/2025	2,340.02
12/23/2025	MWM	Consumers Energy - Routine	11/19/2025-12/17/2025	2,824.35
12/23/2025	PT	Consumers Energy - Routine	11/06/2025-12/05/2025	2,146.86
12/23/2025	SM	Consumers Energy - Routine	11/06/0225-12/08/2025	3,575.97
12/23/2025	SS	Consumers Energy - Routine	11/06/2025-12/06/2025	495.37
12/29/2025	COCC	AAB Payroll, Inc.	Payroll Processing Fee	570.40
12/29/2025	SS	Amazon	Power strip, keyboard and mouse, picture hanging strips	66.06
12/30/2025	COCC	Alerus Financial	DC Payment - Admin	1,167.21
12/30/2025	COCC	Alerus Financial	DC Payment - Emp Withholding	1,462.42
12/30/2025	COCC	Alerus Financial	DC Payment - Loan Repay	782.60
12/30/2025	COCC	Alerus HCSP	HSCP Payment - Admin	82.89
12/30/2025	COCC	Alerus HCSP	HSCP Payment - Withholding	458.43
12/30/2025	COCC	Capital One Bank (USA), N.A.	Exhaust repair-Ford Fusion	176.76
12/30/2025	COCC	Standard Insurance Company	Life insurance	353.94
12/30/2025	COCC	Vantagepoint Transfer Agents-457	457 WH	1,880.98
12/30/2025	COCC	Home Depot Credit Services	Christmas tree replacement bulbs	20.74
12/30/2025	COCC	American Family Life Assurance Co	Record Payment of AFLAC Invoices Paid	1,122.42
12/30/2025	COCC	MERS Defined Benefit	Defined benefit	6,128.06
12/30/2025	COCC	Affordable Contracting	Demolition of two concrete pads on north side of Annex	1,800.00
12/30/2025	COCC	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	6.00
12/30/2025	COCC	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	4,307.00
12/30/2025	COCC	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	423.69
12/30/2025	COCC	Holsinger Mfg.	Upper/Lower cabinets and laminate countertop for Annex	12,100.00
12/30/2025	COCC	RetroFoam of Michigan	Thermal Barrier Annex Repair	850.00
12/30/2025	MM	Abell Pest Control	Heat Treatment for Unit 611	1,000.00
12/30/2025	MM	Alerus Financial	DC Payment - Admin	167.43
12/30/2025	MM	Alerus Financial	DC Payment - Maint	257.67
12/30/2025	MM	Alerus HCSP	HSCP Payment - Admin	22.33
12/30/2025	MM	Alerus HCSP	HSCP Payment - Maint	34.35
12/30/2025	MM	RealPage, Inc.	PM Software	242.94
12/30/2025	MM	Standard Insurance Company	Life insurance	109.56

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/30/2025	MM	Staples	Copy paper, pre-inked stamp	52.51
12/30/2025	MM	Standard Electric Company	Phillips screws	3.83
12/30/2025	MM	Solucient Security Systems	Monthly Service 01/01/2026-03/31/2026	248.88
12/30/2025	MM	Home Depot Credit Services	Paint, Roller Covers, Tools, Gloves, Markers, Gaps and Cracks	188.06
12/30/2025	MM	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	26.00
12/30/2025	MM	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	670.98
12/30/2025	MM	Equiparts	Compression union freight	20.06
12/30/2025	MM	Straight 6 Truck & Trailer Repair, LLC	JD 455 tractor - removed and repaired rusted wheel	333.00
12/30/2025	MWM	Abell Pest Control	Monthly service bait stations	100.00
12/30/2025	MWM	Alerus Financial	DC Payment - Admin	313.86
12/30/2025	MWM	Alerus Financial	DC Payment - Maint	254.01
12/30/2025	MWM	Alerus HCSP	HSCP Payment - Admin	41.85
12/30/2025	MWM	Alerus HCSP	HSCP Payment - Maint	33.86
12/30/2025	MWM	Churchill Mortgage Investment LLC	Mortgage	32,601.77
12/30/2025	MWM	RealPage, Inc.	PM Software	339.71
12/30/2025	MWM	Standard Insurance Company	Life insurance	97.99
12/30/2025	MWM	Unclaimed Freight Ace Hardware	Snow blower	819.99
12/30/2025	MWM	Solucient Security Systems	Monthly Service 01/01/2026-03/31/2026	253.44
12/30/2025	MWM	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	20.00
12/30/2025	MWM	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	675.71
12/30/2025	PT	Alerus Financial	DC Payment - Admin	281.55
12/30/2025	PT	Alerus Financial	DC Payment - Maint	301.41
12/30/2025	PT	Alerus HCSP	HSCP Payment - Admin	37.53
12/30/2025	PT	Alerus HCSP	HSCP Payment - Maint	40.19
12/30/2025	PT	RealPage, Inc.	PM Software	247.24
12/30/2025	PT	Standard Insurance Company	Life insurance	105.30
12/30/2025	PT	Unclaimed Freight Ace Hardware	Fasteners	9.09
12/30/2025	PT	Hugos Key & Lock Service	Copies of keys for office	29.95
12/30/2025	PT	Standard Electric Company	Toilet bowls, tanks, seats	387.19
12/30/2025	PT	Solucient Security Systems	Monthly Service 01/01/2026-03/31/2026	248.88
12/30/2025	PT	Home Depot Credit Services	Maintenance supplies	164.83
12/30/2025	PT	Scott Chesney	Replacement countertops for vacant unit 814	395.00
12/30/2025	PT	Ina Store Inc	Annual service and repairs Case skid steer	1,660.29
12/30/2025	PT	Grainger	Universal AC molded plastic cover	727.74
12/30/2025	PT	Bay City Treasurer - Utility Payments	Water/sewer/elec/trash from 11/08/2025-12/08/2025	10,757.64

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/30/2025	PT	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	56.00
12/30/2025	PT	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	507.32
12/30/2025	PT	Equiparts	Single handle faucets	187.38
12/30/2025	SM	Alerus Financial	DC Payment - Admin	265.68
12/30/2025	SM	Alerus Financial	DC Payment - Maint	292.02
12/30/2025	SM	Alerus HCSP	HSCP Payment - Admin	35.43
12/30/2025	SM	Alerus HCSP	HSCP Payment - Maint	38.94
12/30/2025	SM	RealPage, Inc.	PM Software	303.15
12/30/2025	SM	Standard Insurance Company	Life insurance	75.55
12/30/2025	SM	Hugos Key & Lock Service	Recode 4 Key Barrells	80.00
12/30/2025	SM	Standard Electric Company	Flourescent light bulbs	125.75
12/30/2025	SM	Solucient Security Systems	Monthly Service 01/01/2026-03/31/2026	370.98
12/30/2025	SM	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	10.00
12/30/2025	SM	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	727.36
12/30/2025	SS	Abell Pest Control	Rodent control 917 Jefferson	35.00
12/30/2025	SS	Abell Pest Control	Flea treatment 810 1/2 19th St	150.00
12/30/2025	SS	Abell Pest Control	304 and 306 18th St Roach Treatment	70.00
12/30/2025	SS	Abell Pest Control	Roach treatment 304 18th Street	35.00
12/30/2025	SS	Abell Pest Control	Roach treatment 306 18th Street	35.00
12/30/2025	SS	Alerus Financial	DC Payment - Admin	420.18
12/30/2025	SS	Alerus Financial	DC Payment - Maint	666.24
12/30/2025	SS	Alerus HCSP	HSCP Payment - Admin	56.02
12/30/2025	SS	Alerus HCSP	HSCP Payment - Maint	35.04
12/30/2025	SS	RealPage, Inc.	PM Software	414.96
12/30/2025	SS	Standard Insurance Company	Life insurance	224.89
12/30/2025	SS	Standard Electric Company	Smoke alarms	961.14
12/30/2025	SS	Standard Electric Company	Water heater	2,912.16
12/30/2025	SS	Standard Electric Company	Water heater connectors	161.92
12/30/2025	SS	Standard Electric Company	GFN Electrical Switches	181.85
12/30/2025	SS	HD Supply Facilities Maintenance	Door knobs	360.90
12/30/2025	SS	Home Depot Credit Services	Spot lights & cords	96.30
12/30/2025	SS	MERS Defined Benefit	Defined benefit	2,178.63
12/30/2025	SS	Carahsoft Technology Corporation	The Work Number usage fees - transactions done in 11/25	117.89
12/30/2025	SS	Bay City Treasurer - Utility Payments	Utility Usage 2318 Fraser - 11/01/25 to 11/14/25 & past due, charge	494.66
12/30/2025	SS	Bay City Bridge Partners	Bridge Tolls 12.01.2025-12.30.2025	180.00

Payment Date	Property ID	Vendor name	Memo	Sum of Amount
12/30/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 417 Broadway - 11/07/25 to 12/08/25	94.51
12/30/2025	SS	Consumers Energy - SS Vacant	Gas Usage - 2318 Fraser - 11/19/25 to 12/08/25	46.53
12/30/2025	SS	Alerus HCSP - Retirees	HCSP deposit for eligible retirees	1,593.00
12/30/2025	SS	Smith Mechanical HVAC LLC	Furnace replacement-1110 Fraser, 1113 Taylor, 1021 Harrison	12,558.00
12/30/2025	SS	Smith Mechanical HVAC LLC	803 Franklin St-Furnace replacement	4,186.00
12/30/2025	SS	Smith Mechanical HVAC LLC	2119 2nd St-Furnace replacement	4,186.00
12/30/2025	SS	Smith Mechanical HVAC LLC	Troubleshooting call supply deducts adjustment- 1810 S. Mountain	35.50
12/30/2025	SS	Vanguard Fire & Security Systems	Service and recharge fire extinguisher	811.30
12/30/2025	SS	Equiparts	Sliding window BB wheel	89.26
12/30/2025	SS	Valley Carpet, Inc.	Kitchen flooring - 1112 Dean	2,425.00
12/30/2025	BCHC	RealPage, Inc.	PM Software	12.92
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Grand Total				472,069.62