

MEMORANDUM



TO: VICTOR CARDENAS, CITY MANAGER
FROM: TINA GLENN, INTERIM CITY TREASURER
CC: CORTNEY HANSON, CITY CLERK
SUBJECT: QUARTERLY INVESTMENT REPORT – DECEMBER 31, 2025
DATE: JANUARY 28, 2026

Attached to this memo is the investment report for the City of Novi as of December 31, 2025. This memo outlines the investment factors and trends that were playing a role in our investment decisions for the reporting period.

Nationally

According to the minutes of the Federal Open Market Committee (FOMC) meetings held on December 9 – 10, 2025, “The information available at the time of the meeting indicated that real gross domestic product (GDP) had expanded moderately over this year. The unemployment rate had edged up and the pace of payroll employment increases had slowed through September, more recent labor market indicators were consistent with these developments. Consumer price inflation had moved up since earlier in the year and remained somewhat elevated.”¹

According to the Bureau of Labor Statistics News Release, “Both total nonfarm payroll employment (+50,000) and the unemployment rate (4.4 percent) changed little in December, the U.S. Bureau of Labor Statistics reported today. Employment continued to trend up in food services and drinking places, health care, and social assistance. Retail trade lost jobs.”²

The City is continuing to invest pursuant to the Investment Policy and the Retirement Health Care Investment Policy. The City’s funds are invested in a variety of instruments including commercial paper, money market accounts, certificates of deposit, agencies, and pooled accounts. The primary focus and order of priority is on safety of capital, liquidity, and lastly return on investment.

Risk

As required by the Governmental Accounting Standard Board, GASB 40 identifies several reporting and disclosure requirements for public funds that are designed to manage and limit risk in deposits and investments. These disclosures are only required as part of the year-end financial statements, the applicable risks are as follows:

Interest Rate Risk: Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of the investment or the government’s cash flows. Disclosure of interest rate risk addresses the exposure of investments to changes in market value as

¹ <https://www.federalreserve.gov/monetarypolicy/files/fomcminutes20251210.pdf>

² <https://www.bls.gov/news.release/archives/empst.pdf>

interest rates increase or decrease from current levels. In accordance with the City investment policy, the City limits its exposure to possible decline in fair market value by controlling duration or maturities. Investment maturities for operating funds shall be scheduled to coincide with projected cash flow needs, considering large routine expenditures (payroll, debt service), as well as considering sizable blocks of anticipated revenue (taxes, state revenue sharing payments).

Credit Risk: Credit risk is the risk that the investment counterparty will not fulfill its promise to pay the government when required. There is credit risk associated with the financial institutions, brokers, and investment instruments the City does business with. The City's investment officer must also be held to the highest standards. The City's investment policy utilizes the prudent person rule: "Investments are made with judgment and care - under circumstances then prevailing - which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived." Any commercial paper purchased must be rated within the highest classification established by at least two standard rating services. Obligations of the State or its subdivisions must be rated of investment grade by at least one rating service. Because the State of Michigan does not require collateralization of public funds, the City's policy restricts Certificates of Deposit investments to those with financial institutions that are members of the Federal Deposit Insurance Corporation (FDIC) or the National Credit Union Administration.

Concentration of Risk: Governments must disclose any single issuer that comprises more than 5% of the investment value in the portfolio. This disclosure is to ensure that there is proper diversification and not a concentration of public funds with any one issuer. While CD's and commercial paper are being used only occasionally for diversification, the City's funds are primarily invested in guaranteed accounts and treasuries. To reduce concentration risk, the City's investments are diversified amongst several highly rated financial institutions.

Investment Report

Attached is a summary listing of investments by issuer that the City held on December 31, 2025 (excluding Retiree Healthcare and Pension Investments that are not subject to Public Act 20 Investment Limitations). The listing includes the market value, type of investment, days to maturity, interest rate (yield) and amount of investment (book value). The book and market value for the Fifth Third checking account represents the bank balance on December 31, 2025, and does not include any month end reconciling items. A separate summary report is included for the Retiree Health Care Funds held by Morgan Stanley.

A comprehensive detailed listing of each investment's details and maturity date is maintained in the Treasurer's office. The report includes all investment accounts by issuer including all pooled fund accounts. Please note that all investments included in this report are in accordance with the City's Investment Policy and State statutes and meet the City's investment objectives including Safety of Capital, Liquidity, and lastly Return on Investment. The issue of non-compliance with the MERS Retiree Health Care Account is currently being addressed and remedies are being considered.



City of Novi Quarterly Investment Report December 31, 2025

Investment Officer's Certification: This report is prepared for the City of Novi in accordance with Chapter 2256 of the Public Funds Investment Act (PFIA). Section 2256.023 (a) of the PFIA states that "Not less than quarterly, the investment officer shall prepare and submit to the governing body, a written report of the investment transactions for all funds covered by this chapter for the preceding reporting period." This report is signed by the Finance Director and includes the disclosures required in the PFIA. Market prices were obtained from Various Brokerage Accounts: Huntington Bank, UBS, Comerica, Fifth Third Securities and J. P. Morgan .

PERFORMANCE VALUES

TRR-MV	Total Rate of Return - Market Value	0.950%
Annualized TRR-MV	Annualized Total Rate of Return - Market Value	3.870%
YTM@Cost	Yield to Maturity @ Cost	3.117%

BENCHMARKS

Treasury 6 Month 3.630%
Treasury 1 Year 3.540%

FISCAL YEAR TO DATE

Investment Income 1,042,997
TRR-MV 0.950%

Security Sector	Face Amount/Shares	Market Value	Book Value	% of Portfolio	YTM @ Cost	Days To Maturity
Cash	16,934,527.86	16,934,527.86	16,934,527.86	15.42	0.00	1
Certificate Of Deposit	17,335,000.00	17,314,516.24	17,269,478.55	15.73	3.68	646
Corporate	10,500,000.00	10,389,806.25	10,386,088.39	9.46	3.98	102
Local Government Investment Pool	33,322,455.20	33,322,455.20	33,322,455.20	30.35	3.95	1
Money Market	1,380,662.17	1,380,662.17	1,380,662.17	1.26	3.62	1
Municipal	10,550,000.00	10,301,266.10	10,680,759.56	9.73	2.44	1,235
US Agency	15,000,000.00	14,998,210.31	14,937,053.35	13.60	3.81	991
US Treasury	4,900,000.00	4,924,428.00	4,900,017.39	4.46	3.58	558
Total / Average	109,922,645.23	109,565,872.13	109,811,042.47	100.00	3.11	392

Tina Glenn

Tina Glenn - Interim Treasurer

1/28/26

Date



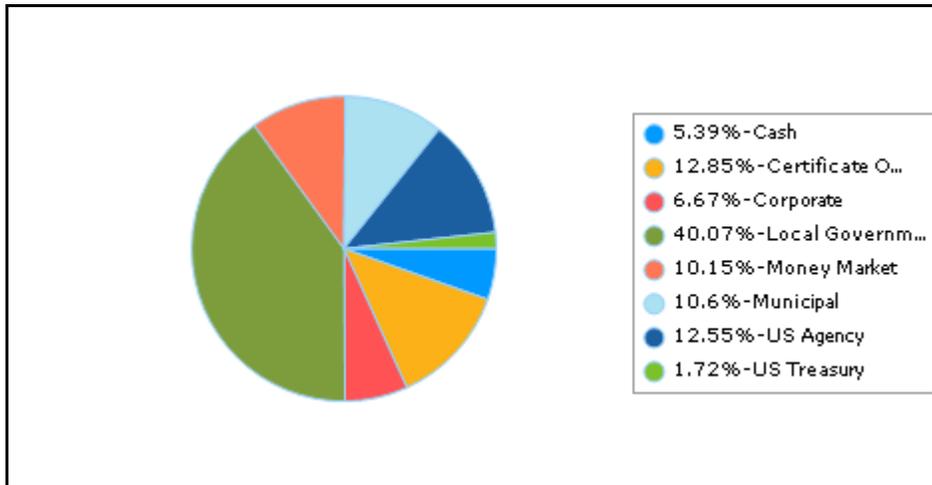
City of Novi Distribution by Security Sector - Market Value All Portfolios

Begin Date: 9/30/2025, End Date: 12/31/2025

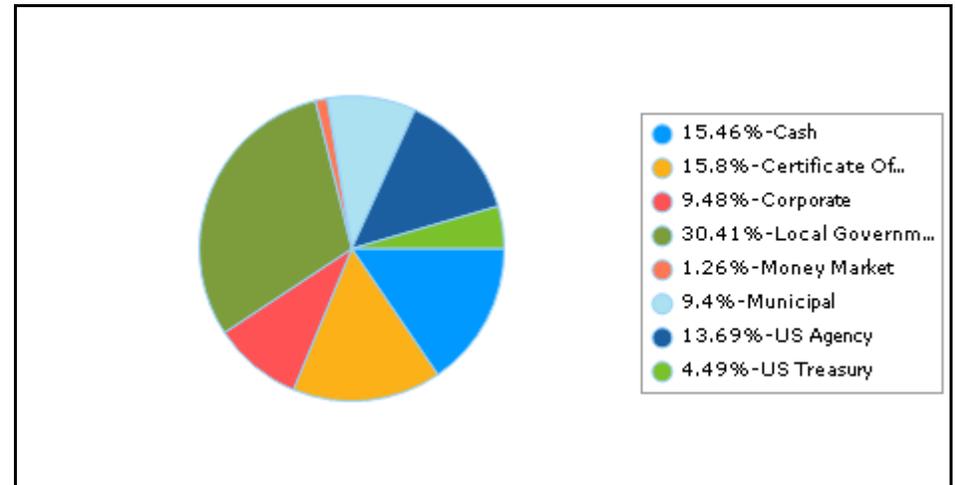
Security Sector Allocation

Security Sector	Market Value 9/30/2025	% of Portfolio 9/30/2025	Market Value 12/31/2025	% of Portfolio 12/31/2025
Cash	5,998,619.68	5.39	16,934,527.86	15.46
Certificate Of Deposit	14,300,729.94	12.85	17,314,516.24	15.80
Corporate	7,421,752.08	6.67	10,389,806.25	9.48
Local Government Investment Pool	44,615,522.31	40.07	33,322,455.20	30.41
Money Market	11,303,269.30	10.15	1,380,662.17	1.26
Municipal	11,801,400.75	10.60	10,301,266.10	9.40
US Agency	13,969,625.05	12.55	14,998,210.31	13.69
US Treasury	1,919,556.17	1.72	4,924,428.00	4.49
Total / Average	111,330,475.28	100.00	109,565,872.13	100.00

Portfolio Holdings as of 9/30/2025



Portfolio Holdings as of 12/31/2025





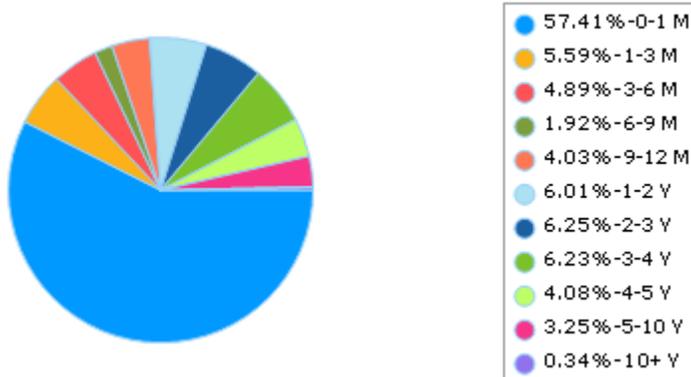
City of Novi Distribution by Maturity Range - Market Value All Portfolios

Begin Date: 9/30/2025, End Date: 12/31/2025

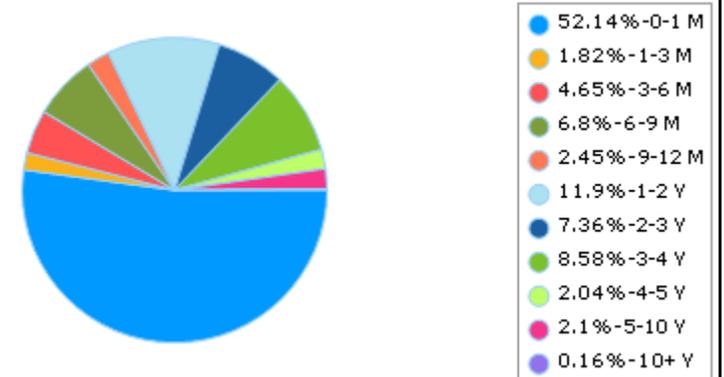
Maturity Range Allocation

Maturity Range	Market Value 9/30/2025	% of Portfolio 9/30/2025	Market Value 12/31/2025	% of Portfolio 12/31/2025
0-1 Month	63,916,309.65	57.41	57,127,331.22	52.14
1-3 Months	6,218,331.28	5.59	1,995,480.00	1.82
3-6 Months	5,449,407.19	4.89	5,096,903.35	4.65
6-9 Months	2,133,925.42	1.92	7,445,770.26	6.80
9-12 Months	4,481,250.70	4.03	2,683,696.00	2.45
1-2 Years	6,695,252.96	6.01	13,041,749.70	11.90
2-3 Years	6,957,170.25	6.25	8,058,678.51	7.36
3-4 Years	6,932,636.75	6.23	9,400,807.89	8.58
4-5 Years	4,544,614.18	4.08	2,238,602.80	2.04
5-10 Years	3,622,928.70	3.25	2,298,371.60	2.10
10+ Years	378,648.20	0.34	178,480.80	0.16
Total / Average	111,330,475.28	100.00	109,565,872.13	100.00

Portfolio Holdings as of 9/30/2025



Portfolio Holdings as of 12/31/2025



City of Novi
 Portfolio Holdings
 Investment Portfolio - by Issuer, Summary
 As of 12/31/2025

Description	YTM @ Cost	Book Value	Market Value	Days To Maturity	Accrued Interest	% of Portfolio
Allendale MI Pub Sch Dist Unltd tax go ref bonds	1.757	1,020,822.85	904,360.00	2,131	3,583.33	0.91
Bank of America CD	4.375	2,000,000.00	2,006,390.00	244	7,294.52	1.82
Bank of NY Mellon	3.700	1,000,000.00	1,000,720.00	525	2,230.14	0.91
Brighthouse St CP	4.180	1,495,216.67	1,495,733.54	28	0.00	1.36
Capital One NA	3.375	2,000,000.00	1,993,640.00	412	25,150.68	1.82
Chippewa Valley Mich Schs	2.237	1,000,000.00	983,463.40	486	3,728.33	0.91
City of Ishpeming MI	1.800	307,081.99	284,848.65	1,217	1,026.83	0.28
Comerica	0.000	0.02	0.02	1	0.00	0.00
Credit Agricole CP	3.800	984,050.85	984,223.58	154	0.00	0.91
Federal Home Loan Bank	1.985	1,999,661.19	1,995,480.00	55	14,993.06	1.82
FFCB	3.696	4,000,000.00	3,993,660.00	747	30,980.97	3.64
FHLB	4.568	1,486,908.90	1,505,730.00	1,108	29,927.08	1.36
FHLMC	4.072	4,986,326.28	5,004,310.00	1,425	24,656.25	4.55
Fifth Third	0.000	16,934,519.79	16,934,519.79	1	0.00	15.41
First Source Bank CD	4.400	1,000,000.00	1,000,390.00	908	843.84	0.91
FNMA	4.482	2,464,156.98	2,499,030.31	1,202	17,015.00	2.27
General Motors Fin CP	4.245	987,296.67	988,499.17	111	0.00	0.91
Goldman Sachs CD	3.650	1,000,000.00	996,930.00	1,034	6,400.00	0.91
Homer Cmnty SD	2.400	800,226.65	788,815.10	486	5,233.33	0.71
Honeywell Intl CP	4.088	998,208.89	998,374.68	16	0.00	0.91
Huntington National Bank	3.621	1,380,662.17	1,380,662.17	1	0.00	1.26
Intrepid Funding Co CP	3.900	985,946.64	986,349.02	132	0.00	0.91
Jackson CNTY MI Transprtn Fund Bond	2.455	253,441.99	237,532.80	1,796	745.80	0.22
Jackson National Life CP	3.799	978,313.89	978,642.11	211	0.00	0.91
JP Morgan Chase CD	4.397	4,566,483.67	4,622,010.24	1,069	37,989.04	4.20
Ken Mi Hosp Fin Auth	2.000	1,150,587.69	1,117,781.40	561	13,882.86	1.04
Kent MI Hosp Fin Auth Revenue	1.936	102,897.70	95,796.00	1,292	1,300.79	0.09
Michigan Class	3.947	33,319,847.68	33,319,847.68	1	0.00	30.31
Michigan Fin Auth	2.000	706,414.34	693,289.35	1,182	3,876.39	0.64
Michigan St Fin Auth	1.471	1,012,363.03	998,380.00	244	11,320.00	0.91
Michigan St Hsg Dev Auth	2.340	89,466.99	85,017.00	2,161	237.29	0.08
Michigan ST Strategic	4.700	453,850.27	467,035.00	1,340	3,130.00	0.45
Michigan State University Federal Credit Union	1.350	1,000,008.05	1,000,008.05	197	60,250.68	0.91
Morgan Stanley Bank	1.846	1,702,994.88	1,682,166.00	323	2,956.68	1.56
Morgan Stanley PVT Bank	3.750	1,000,000.00	1,000,840.00	709	2,157.53	0.91
Oakland County	4.068	2,607.52	2,607.52	1	0.00	0.00
Oakland Univ Muni Bond	4.192	198,347.81	178,480.80	7,730	3,000.00	0.16
Prudential Int CP	3.800	977,671.88	978,034.80	217	0.00	0.91
Schwab Charles CP	3.836	983,020.83	983,301.58	163	0.00	0.91
State of Michigan	2.846	3,013,973.08	2,903,434.60	1,572	13,167.50	2.68
Toyota Industries CP	4.000	1,996,362.07	1,996,647.77	16	0.00	1.82
Treasury	3.584	4,900,017.39	4,924,428.00	559	21,396.24	4.46
UBS Bank USA CD	4.000	2,000,000.00	2,011,430.00	528	4,345.20	1.82
Wayne MI ST UNiV	2.601	106,285.17	100,859.00	1,050	638.89	0.09
Ypsilanti MI	3.264	465,000.00	462,173.00	494	2,529.50	0.42
Total / Average	3.117	109,811,042.47	109,565,872.13	390	355,987.75	100

City of Novi
Date To Date
Investment Income - Market Value
Begin Date: 9/30/2025, End Date: 12/31/2025

Description	Interest Earned During Period-MV	Unrealized Gain/Loss-MV	Realized Gain/Loss-MV	Investment Income-MV	TRR-MV	Annualized TRR-MV
Cash	0.00	0.02	0.00	0.02	0.00	0.00
Certificate Of Deposit	135,503.35	13,816.30	-30.00	149,289.65	0.99	4.04
Corporate	0.00	68,573.80	24,185.36	92,759.16	1.14	4.64
Local Government Investment Pool	406,933.13	0.00	0.00	406,933.13	1.01	4.09
Money Market	77,392.87	0.00	0.00	77,392.87	0.69	2.79
Municipal	85,688.81	49,184.35	681.00	135,554.16	1.24	5.06
US Agency	131,862.63	25,625.26	7,960.00	165,447.89	1.14	4.62
US Treasury	16,490.91	-870.36	0.00	15,620.55	0.55	2.21
Total / Average	853,871.70	156,329.37	32,796.36	1,042,997.43	0.95	3.87

City of Novi

The City of Novi portfolio for the 4th Quarter was +1.45% and 9.92% YTD.

The 4th Quarter ending value was \$34,251,860. The total dollar gain of the portfolio was +\$18,852,328 with an annualized rate of return +8.02%.

The current asset allocation of 30.9% equities, 59.2% fixed income, and 9.9% alternatives, which is in line with the updated Investment Policy Statement adopted May 19, 2025.

All information shown here in is referenced in the attached Performance Review Report dated 12/31/2025.

I look forward to our meeting on February 25th in the meantime do not hesitate to contact me with any questions or concerns that you may have.

Sincerely,



Kenneth Mittelbrun, CIMA®

Executive Director

Senior Investment Management Consultant

Government Entity Specialist

*the report has been prepared for illustrative purposes only and is not intended to be used as a substitute for account statements provided on a regular basis from Morgan Stanley Smith Barney LLC; that data in this report should be compared carefully with account statements to verify its accuracy; and that the Firm strongly encourages clients to consult with their own accountants or other advisors with respect to any tax questions. This report is being provided as a CONFIDENTIAL Page 4 of 9 Compliance Notice LEGAL AND COMPLIANCE DIVISION 2024-10-WM courtesy. By providing this report, we do not represent or agree that we will monitor the investments in your account(s) or deliver future reports. If Morgan Stanley Smith Barney LLC, its affiliates and Morgan Stanley Financial Advisors and Private Wealth Advisors (collectively, "Morgan Stanley") provide "investment advice" as defined under the Employee Retirement Income Security Act of 1974, as amended ("ERISA"), and/or the Internal Revenue Code of 1986 (the "Code"), as applicable, regarding a retirement or welfare benefit plan account, an individual retirement account or a Coverdell education savings account (collectively, "Retirement Account"), Morgan Stanley is a "fiduciary" under ERISA and/or the Code. When Morgan Stanley provides investment education (including historical performance and asset allocation models), takes orders on an unsolicited basis or otherwise does not provide "investment advice", Morgan Stanley will not be considered a "fiduciary" under ERISA and/or the Code. For more information regarding Morgan Stanley's role with respect to a Retirement Account, please visit. Tax laws are complex and subject to change. Morgan Stanley does not provide tax or legal advice. Individuals are encouraged to consult their tax and legal advisors (a) before establishing a Retirement Account, and (b) regarding any potential tax, ERISA and related consequences of any investments or other transactions made with respect to a Retirement Account. The information and data contained in this report are from sources considered reliable, but their accuracy and completeness are not guaranteed. This report has been prepared for illustrative purposes only and is not intended to be used as a substitute for account statements provided on a regular basis from Morgan Stanley Smith Barney LLC; data in this report should be compared carefully with account statements to verify its accuracy. The Firm strongly encourages you to consult with your own accountants or other advisors with respect to any tax questions. This report is being provided as a courtesy. By providing this report, we do not represent or agree that we will monitor the investments in your account(s) or deliver future reports. For index, indicator and survey definitions referenced in this report please visit the following: <https://www.morganstanley.com/wealth-investmentsolutions/wmit-definitions>
An investment cannot be made directly in a market index.*

Investment Summary Dollar Weighted Returns

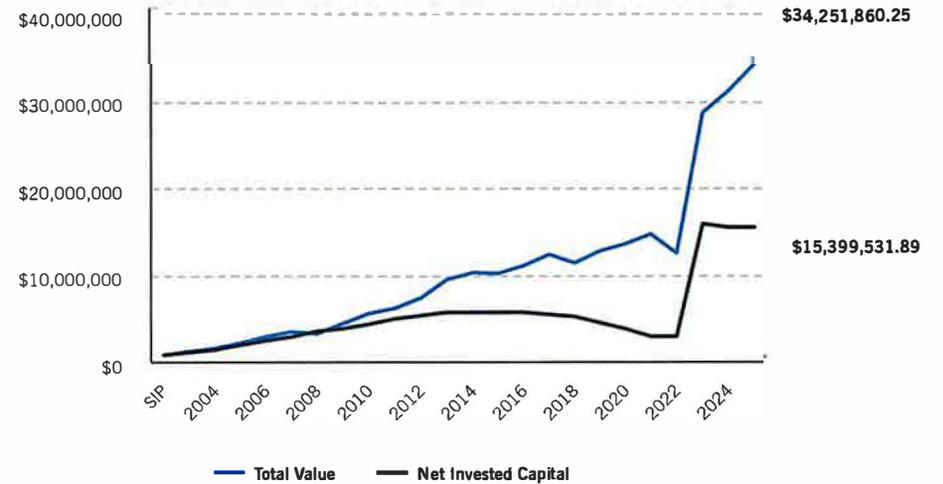
Novi Performance

Data as of December 31, 2025

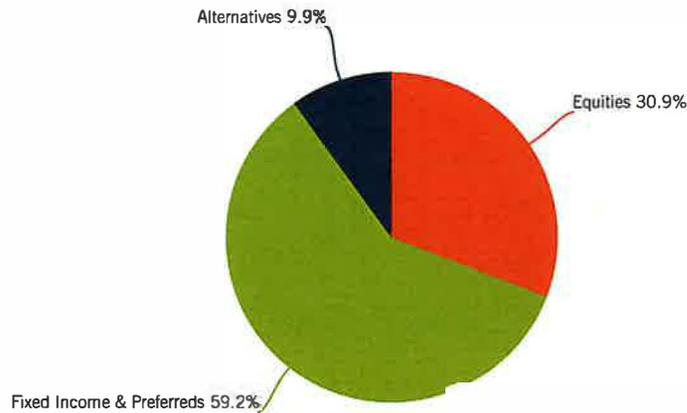
DOLLAR-WEIGHTED RETURN % (NET OF FEES)

	Year to Date (\$) 12/31/24-12/31/25	Previous Year (\$) 12/31/23-12/31/24	Performance Inception (\$) 04/25/03-12/31/25
Beginning Total Value	31,161,494	28,615,094	750,000
Beginning Accrued Income	83,793	74,437	0
Net Contributions/Withdrawals	-30	-401,642	14,649,532
Investment Earnings	3,090,397	2,948,042	18,852,328
Ending Total Value	34,251,860	31,161,494	34,251,860
Ending Accrued Income	142,771	83,793	142,771
DOLLAR WEIGHTED RATE OF RETURN (%) (Annualized for periods over 12 months)			
Return % (Net of Fees)	9.92	10.35	8.02

TOTAL VALUE VS. NET INVESTED CAPITAL



ASSET ALLOCATION



INCOME AND DISTRIBUTION SUMMARY

	Rolling 12 Months (\$) 01/01/25-12/31/25	Year To Date (\$) 01/01/25-12/31/25
ASSET CLASS		
Cash	54,869.76	54,869.76
Equities	263,555.02	263,555.02
Fixed Income & Preferreds	810,804.27	810,804.27
Alternatives	101,032.43	101,032.43
Total Asset Class	1,230,261.48	1,230,261.48
TAX CATEGORY		
Taxable Account(s)		
Taxable	1,230,261.48	1,230,261.48
Tax-Exempt	-	-
Total	1,230,261.48	1,230,261.48
Tax Qualified Account(s)		
Total Tax Category	1,230,261.48	1,230,261.48

Does not include Performance Ineligible Assets.

Taxable and tax-exempt income classifications reference the underlying securities, not account type.