



AGENDA

Regular Meeting of the Kalamazoo Area Building Authority Board of Directors
January 20, 2026
2:00 PM

1. Call to Order
2. Approval of the Agenda [MOTION]
3. Consent Agenda [MOTION]
 - a. Approval of Minutes of December 16, 2025 Board Meeting
 - b. Receipt of Bank Reconciliation Reports – December 2025
 - c. Receipt of Financial Reports – December 2025
 - d. Receipt of Building Report – December 2025
 - e. Receipt of Permit Lists – December 2025
 - f. Motion Log – 2025
 - g. Monthly FOIA Request(s)
4. Citizen Comments on Agenda and Non-Agenda Items
 - a. *Policy: A citizen shall state his/her name and address and speak only one time, for no more than three (3) minutes. This time not be given to another citizen to extend their time. During this time, you will be making statements, without discussion from the Board, but you are welcome to make an appointment with the Building Official or Board Chair to discuss your comments further. (Approved by KABA Board on December 9, 2017)*
5. Business
 - a. Conflict of Interest (Annual)
 - b. Engagement Letter from KABA Legal Counsel (Annual) [MOTION]
 - c. Appointment of Contracted Electrical Inspector [MOTION]
 - d. Building Inspector - Discussion & Appointment [MOTION]
6. Board Member Comments
7. Staff Member Comments
8. Adjournment

Consent Agenda

**MINUTES OF THE REGULAR MEETING OF THE
KALAMAZOO AREA BUILDING AUTHORITY
KALAMAZOO, MI
December 16, 2025**

Chairperson, Kim Lewis called the regular meeting of the Kalamazoo Area Building Authority (KABA) Board to order at approximately 2:00 P.M., at the KABA Offices, 2322 Nazareth Road.

Present: Jerry Amos / Representative from Comstock Township
Justin Mendoza, Treasurer / Representative from City of Parchment
Pam Visser / Representative from Pine Grove Township
Art White, Secretary / Representative from Richland Township
Kim Lewis, Chairperson / Representative from Village of Richland
Vik Bawa / At-Large Board Member

Absent: Craig Sherwood / Representative from Kalamazoo Township

Also present were Building Official, Mike Alwine; KABA Attorney, Robb Krueger; and Office Coordinator/Board Liaison, Penny Cassidy.

Approval of Agenda – A motion was made by Bawa to approve the agenda as presented, seconded by Mendoza, and motion carried.

Approval of Consent Agenda – A motion was made by Amos to approve the Consent Agenda as presented, seconded by White, and motion carried.

Citizen Comments – There were no citizen comments.

Business –

5. a. 2026 Board Meeting Schedule – Amos motion to accept the 2026 KABA Board Meeting Schedule as presented, seconded by Mendoza, and carried with a vote 6-0.

5. b. Engagement Letter from Siegfried Crandall – White motion to approve the Engagement Letter from Siegfried Crandall for the 2025 audit prep, and authorized Alwine to sign on behalf of KABA, seconded by Visser, and carried with a vote 6-0.

5. c. Building Inspector Discussion – After discussion commenced, Mendoza motion to appoint Garrett Reitenour as contracted temporary independent building inspector for 2026, at a rate to be determined by Alwine, seconded by Amos, and carried with a vote 6-0. Also, Alwine disclosed he had a prospect candidate for a contracted electrical inspector for backup to the primary electrical inspector.

Board Member Comments – Mendoza announced the appointment of KABA Alternate Board Member from the City of Parchment is Doug Fooy. Mendoza has been appointed as the Vice Mayor for the City of Parchment. Lewis announced the Village of Richland's clerk has submitted her resignation and a replacement will be appointed soon. Lewis announced she will be on vacation during January & February board meetings, and Mendoza will be acting chairperson. Board Members wished all a Merry Christmas.

Staff Member Comments – Alwine thanked the board for their support and provided an update on

the acoustic panels in the board room.

There was no further business. The meeting was adjourned at approximately 2:15 P.M.

Drafted: December 16, 2025

Approved:

DRAFT

4:11 PM
01/08/26

Kalamazoo Area Building Authority
Reconciliation Summary
1065 · Savings / CCU, Period Ending 12/31/2025

	<u>Dec 31, 25</u>
Beginning Balance	25.00
Cleared Balance	25.00
Register Balance as of 12/31/2025	25.00
Ending Balance	25.00

4:12 PM

01/08/26

Kalamazoo Area Building Authority
Reconciliation Detail
1060 · Checking (Reserves) / CCU, Period Ending 12/31/2025

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						300,913.06
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	12/31/2025			X	63.89	63.89
Total Deposits and Credits					63.89	63.89
Total Cleared Transactions					63.89	63.89
Cleared Balance					63.89	300,976.95
Register Balance as of 12/31/2025					63.89	300,976.95
Ending Balance					63.89	300,976.95

4:12 PM

01/08/26

Kalamazoo Area Building Authority
Reconciliation Summary
1050 - Checking (Primary) / SMBT, Period Ending 12/31/2025

	Dec 31, 25
Beginning Balance	319,343.80
Cleared Transactions	
Checks and Payments - 72 items	-79,395.85
Deposits and Credits - 122 items	39,551.67
Total Cleared Transactions	-39,844.18
Cleared Balance	<u>279,499.62</u>
Uncleared Transactions	
Checks and Payments - 16 items	-7,471.75
Deposits and Credits - 19 items	4,373.00
Total Uncleared Transactions	-3,098.75
Register Balance as of 12/31/2025	<u>276,400.87</u>
New Transactions	
Checks and Payments - 10 items	-4,599.08
Deposits and Credits - 1 item	375.00
Total New Transactions	-4,224.08
Ending Balance	<u><u>272,176.79</u></u>

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMTB, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							319,343.80
Cleared Transactions							
Checks and Payments - 72 items							
Bill Pmt -Check	11/20/2025	8553	EMC Insurance	Dec 2025	√	-1,219.12	
Bill Pmt -Check	11/20/2025	8555	Scott Paddock	11/09-11/15/25 (12 Inspections)	√	-600.00	
Bill Pmt -Check	11/20/2025	8558	Steve Wood/SJ Wood Electric	11/09-11/15/25 (9 Inspections)	√	-450.00	
Bill Pmt -Check	11/25/2025	8565	Doug Scott	11/16-11/22/25 (43 Inspections)	√	-2,150.00	
Liability Check	11/25/2025	8573	State of Michigan/Withhold	Nov 2025	√	-901.51	
Bill Pmt -Check	11/25/2025	8567	Scott Paddock	11/16-11/22/25 (9 Inspections)	√	-450.00	
Bill Pmt -Check	11/25/2025	8563	Butch Hayes/State Approved Insp Srvs	11/16-11/22/25 (4 Mech / 5 Plumb Inspections)	√	-450.00	
Bill Pmt -Check	11/25/2025	8571	Zemlick	paper, calendar refill, tab inserts, binder clips. laminating pouches	√	-289.25	
Bill Pmt -Check	11/25/2025	8570	West Michigan Lawn Services	fall cleanup	√	-252.00	
Bill Pmt -Check	11/25/2025	8566	Molly Maid	office cleaning: 11/21	√	-120.00	
Bill Pmt -Check	11/25/2025	8569	Domestic Uniform Rental	mat rental	√	-43.01	
Bill Pmt -Check	11/25/2025	8564	Domestic Uniform Rental	mat rental	√	-43.01	
Check	11/25/2025	8572	Alliance Electric of Michigan	Refund - PM25-06-944 (over payment)	√	-36.00	
Liability Check	12/02/2025	ACH	QuickBooks Payroll Service	Payroll (W/E 11/30/25)	√	-8,830.52	
Liability Check	12/03/2025	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 11/30/25)	√	-3,270.90	
Liability Check	12/03/2025	ACH	Great-West	Payroll (W/E 11/30/25)	√	-705.06	
Liability Check	12/03/2025	ACH	Great-West	Payroll (W/E 11/30/25)	√	-68.00	
Bill Pmt -Check	12/04/2025	8578	Doug Scott	11/23-11/30/25 (39 Inspections + (1) Plan Review)	√	-2,000.00	
Bill Pmt -Check	12/04/2025	8584	Terry Thatcher/MP Services	11/23-11/29/25 (19 Mech / 13 Plumb Inspections)	√	-1,600.00	
Bill Pmt -Check	12/04/2025	8574	Barret Priest	(Z19) 11/01-11/30/25 (6.5 hrs) & (Z20) 11/01-11/30/25 (10 hrs + 1 ZCP)	√	-1,035.00	
Bill Pmt -Check	12/04/2025	8581	Metronet	11/22-12/21/25	√	-724.95	
Check	12/04/2025	8586	Alwine, Michael R	Reimbursement - Mileage (475.30) & Phone (57.50)	√	-532.80	
Check	12/04/2025	8589	Roy, Stephen A	Reimbursement - Mileage (393.40) & Phone (85.01)	√	-478.41	
Bill Pmt -Check	12/04/2025	8583	Scott Paddock	11/23-11/29/25 (7 Inspections + (2) Plan Reviews)	√	-450.00	
Bill Pmt -Check	12/04/2025	8575	Consumers Energy	10/22-11/20/25	√	-400.99	
Check	12/04/2025	8590	Delta Power Group	Refund - PB25-07-467 & PE25-07-536 (job canceled)	√	-247.00	
Check	12/04/2025	8591	Delta Power Group	Refund - PB25-06-520 & PE25-06-612 (job canceled)	√	-223.00	
Bill Pmt -Check	12/04/2025	8579	Graybar Financial Services	phone rental	√	-198.83	
Check	12/04/2025	8593	Delta Power Group	Refund - PB25-06-468 & PE25-06-541 (job canceled)	√	-190.00	
Bill Pmt -Check	12/04/2025	8585	Zemlick	envelopes, NEC-1099, binder	√	-153.18	
Check	12/04/2025	8592	Delta Power Group	Refund - PB25-06-493 & PE25-06-596 (job canceled)	√	-140.00	
Bill Pmt -Check	12/04/2025	8576	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 10/24-11/23/25	√	-85.10	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMTB, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	12/04/2025	8582	Republic Services	12/01-12/31/25	√	-78.64	
Bill Pmt -Check	12/04/2025	8580	ICC - International Code Council	'21 IPMC	√	-52.00	
Bill Pmt -Check	12/04/2025	8577	Domestic Uniform Rental	mat rental	√	-43.01	
Bill Pmt -Check	12/11/2025	8600	Terry Thatcher/MP Services	12/01-12/06/25 (22 Mech / 16 Plumb Inspections)	√	-1,900.00	
Bill Pmt -Check	12/11/2025	8594	Doug Scott	12/01-12/06/25 (26 Inspections)	√	-1,300.00	
Bill Pmt -Check	12/11/2025	8598	Redmond Engineering and Design	3475 Park Circle (Midlink Powerhouse) & 5802 Gull Road (Chick-Fil-A)	√	-1,150.00	
Bill Pmt -Check	12/11/2025	8599	Scott Paddock	12/01-12/06/25 (22 Inspections)	√	-1,100.00	
Bill Pmt -Check	12/11/2025	8596	Kreis Enderle Hudgins and Borsos	general through 11/30/25	√	-750.00	
Bill Pmt -Check	12/11/2025	8595	ICC - International Code Council	'21 MI Rehab Code / existing buildings & ICC A117-01-2017 Accessible	√	-275.76	
Bill Pmt -Check	12/11/2025	8597	Molly Maid	office cleaning: 12/05	√	-120.00	
Check	12/11/2025	8601	S & F Propane	Refund - PM25-03-966 (over payment)	√	-15.00	
Liability Check	12/16/2025	ACH	QuickBooks Payroll Service	Payroll (W/E 12/14/25)	√	-8,699.72	
Liability Check	12/17/2025	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 12/14/25)	√	-3,201.22	
Liability Check	12/17/2025	ACH	Great-West	Payroll (W/E 12/14/25)	√	-693.43	
Liability Check	12/17/2025	ACH	Great-West	Payroll (W/E 12/14/25)	√	-68.00	
Bill Pmt -Check	12/18/2025	8602	CCU - Mastercard	s&h for swatches of acoustic panels, maintenance boxes/Epson printers, acoustic panels/board room, & Payroll Mthly Per Employee Fee Usage - Oct 2025	√	-3,603.31	
Bill Pmt -Check	12/18/2025	8606	EMC Insurance	Jan 2026 & 2024-2025 W/C Audit	√	-3,397.22	
Bill Pmt -Check	12/18/2025	8605	Doug Scott	12/07-12/13/25 (36 Inspections + Plan Review)	√	-1,850.00	
Bill Pmt -Check	12/18/2025	8610	Terry Thatcher/MP Services	12/07-12/13/25 (16 Mech / 17 Plumb Inspections)	√	-1,650.00	
Liability Check	12/18/2025	ACH	QuickBooks Payroll Service	Payroll (Q/E 12/31/25)	√	-138.52	
Bill Pmt -Check	12/18/2025	8607	Knight Watch Inc	Dec-Feb	√	-135.00	
Bill Pmt -Check	12/18/2025	8612	Zemlick	ink	√	-106.02	
Bill Pmt -Check	12/18/2025	8603	City of Kalamazoo (Water&Sewer)	09/04-12/09/25 Auto Read	√	-90.11	
Check	12/18/2025	8615	Midwest Propane	Refund - PM25-20-976 (job canceled)	√	-80.00	
Check	12/18/2025	8614	Quality Plumbing & Drain	Refund - PP25-06-186 (job canceled)	√	-65.00	
Bill Pmt -Check	12/18/2025	8604	Domestic Uniform Rental	mat rental	√	-43.01	
Check	12/18/2025	8613	Alliance Electric of Michigan	Refund - PM25-06-977 (over payment)	√	-41.00	
Bill Pmt -Check	12/18/2025	8609	Spectrum VoIP	12/01-12/31/25	√	-21.51	
Liability Check	12/19/2025	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (Q/E 12/31/25)	√	-22.96	
Bill Pmt -Check	12/23/2025	ACH	Blue Cross Blue Shield	01/01-01/31/26	√	-4,535.95	
Bill Pmt -Check	12/23/2025	8617	Doug Scott	12/14-12/20/25 (27 Inspections)	√	-1,350.00	
Bill Pmt -Check	12/23/2025	8616	Butch Hayes/State Approved Insp Svcs	12/14-12/20/25 (9 Mech / 8 Plumb Inspections)	√	-850.00	
Bill Pmt -Check	12/23/2025	8619	Redmond Engineering and Design	3713 West Main Street (Kalsec B430 MCC Room 111 Clean Agent)	√	-500.00	
Bill Pmt -Check	12/23/2025	8622	Terry Thatcher/MP Services	12/14-12/20/25 (2 Mech / 5 Plumb Inspections)	√	-350.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMT, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	12/23/2025	ACH	Sun Life Assurance	01/01-01/31/26	√	-275.71	
Bill Pmt -Check	12/23/2025	8618	Molly Maid	office cleaning: 12/19	√	-120.00	
Liability Check	12/30/2025	ACH	QuickBooks Payroll Service	Payroll (W/E 12/28/25)	√	-8,837.85	
Liability Check	12/31/2025	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 12/28/25)	√	-3,272.16	
Liability Check	12/31/2025	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 12/31/25)	√	-231.10	
Check	12/31/2025	ACH	Southern Michigan Bank & Trust - Fees	Cash Management Fees for month	√	-45.00	
Total Checks and Payments							-79,395.85
Deposits and Credits - 122 items							
Deposit	11/25/2025			Deposit ID # 186788419	√	115.00	
Deposit	11/25/2025			Deposit ID # 186808120	√	115.00	
Deposit	11/25/2025			Deposit ID # 186787742	√	121.00	
Deposit	11/25/2025			Deposit ID # 186819704	√	140.00	
Deposit	11/25/2025			Deposit ID # 186785903	√	140.00	
Deposit	11/25/2025			Deposit ID # 186818391	√	145.00	
Deposit	11/25/2025			Deposit ID # 186787088	√	186.00	
Deposit	11/25/2025			Deposit ID # 186788150	√	231.00	
Deposit	11/25/2025			Deposit ID # 186795568	√	336.00	
Deposit	11/25/2025			Deposit ID # 186821126	√	346.00	
Deposit	11/25/2025			Deposit ID # 186812129	√	490.00	
Deposit	11/26/2025			Deposit ID # 186858061	√	200.00	
Deposit	12/01/2025			Deposit ID # 187114382	√	108.00	
Deposit	12/01/2025			Deposit ID # 187076019	√	140.00	
Deposit	12/01/2025			Deposit ID # 187068186	√	182.00	
Deposit	12/01/2025			Deposit ID # 187064296	√	182.00	
Deposit	12/01/2025			Deposit ID # 187118706	√	348.00	
Deposit	12/02/2025			Deposit ID # 187188267	√	60.00	
Deposit	12/02/2025			Deposit ID # 187174324	√	115.00	
Deposit	12/02/2025			Deposit ID # 187204435	√	170.00	
Deposit	12/02/2025			Deposit ID # 187169264	√	270.00	
Check	12/03/2025	8588	Delta Power Group	VOID: Printer malfunction	√	0.00	
Check	12/03/2025	8587	Roy, Stephen A	VOID: Printer malfunction	√	0.00	
Deposit	12/03/2025			Deposit ID # 187281636	√	115.00	
Deposit	12/03/2025			Deposit ID # 187283166	√	125.00	
Deposit	12/03/2025			Deposit ID # 187259479	√	126.00	
Deposit	12/03/2025			Deposit ID # 187256557	√	135.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMT, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	12/03/2025			Deposit ID # 187264375	√	135.00	
Deposit	12/03/2025			Deposit ID # 187262045	√	140.00	
Deposit	12/03/2025			Deposit ID # 187255506	√	150.00	
Deposit	12/03/2025			Deposit ID # 187250476	√	182.00	
Deposit	12/04/2025			Deposit ID # 187336171	√	136.00	
Deposit	12/04/2025			Deposit ID # 187347789	√	140.00	
Deposit	12/04/2025			Deposit ID # 187336412	√	181.00	
Deposit	12/04/2025			Deposit ID # 187335061	√	182.00	
Deposit	12/04/2025			Deposit ID # 187335035	√	182.00	
Deposit	12/04/2025			Deposit ID # 187339147	√	230.00	
Deposit	12/04/2025			Deposit ID # 187363672	√	343.00	
Deposit	12/05/2025			Deposit ID # 187422279	√	185.00	
Deposit	12/05/2025			Deposit ID # 187420600	√	267.00	
Deposit	12/05/2025			Deposit ID # 187423255	√	1,026.00	
Deposit	12/08/2025			Deposit ID # 187598999	√	120.00	
Deposit	12/08/2025			Deposit ID # 187595309	√	134.00	
Deposit	12/08/2025			Deposit ID # 187596451	√	140.00	
Deposit	12/08/2025			Deposit ID # 187610093	√	145.00	
Deposit	12/08/2025			Deposit ID # 187632707	√	198.00	
Deposit	12/08/2025			Deposit ID # 187642209	√	295.00	
Deposit	12/08/2025			Deposit ID # 187624771	√	512.00	
Deposit	12/08/2025			Deposit	√	693.00	
Deposit	12/08/2025			Deposit	√	3,057.00	
Deposit	12/09/2025			Deposit ID # 187690177	√	180.00	
Deposit	12/09/2025			Deposit	√	262.50	
Deposit	12/09/2025			Deposit ID # 187718445	√	432.00	
Deposit	12/09/2025			Deposit ID # 187692395	√	534.00	
Deposit	12/10/2025			Deposit ID # 187817332	√	116.00	
Deposit	12/10/2025			Deposit ID # 187819975	√	125.00	
Deposit	12/10/2025			Deposit ID # 187819883	√	140.00	
Deposit	12/10/2025			Deposit ID # 187786773	√	140.00	
Deposit	12/10/2025			Deposit ID # 187818519	√	170.00	
Deposit	12/10/2025			Deposit ID # 187799283	√	368.00	
Deposit	12/11/2025			Deposit ID # 187885937	√	131.00	
Deposit	12/11/2025			Deposit ID # 187878353	√	140.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMT, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	12/11/2025			Deposit ID # 187886575	√	190.00	
Deposit	12/11/2025			Deposit ID # 187877334	√	297.00	
Deposit	12/11/2025			Deposit ID # 187880431	√	882.00	
Deposit	12/12/2025			Deposit ID # 187946134	√	135.00	
Deposit	12/12/2025			Deposit ID # 187938206	√	135.00	
Deposit	12/12/2025			Deposit ID # 187937105	√	182.00	
Deposit	12/15/2025			Deposit ID # 188107203	√	5.00	
Deposit	12/15/2025			Deposit ID # 188076911	√	141.00	
Deposit	12/15/2025			Deposit	√	487.50	
Deposit	12/15/2025			Deposit	√	750.00	
Deposit	12/15/2025			Deposit	√	8,282.00	
Deposit	12/16/2025			Deposit ID # 188157541	√	115.00	
Deposit	12/16/2025			Deposit ID # 188157603	√	180.00	
Deposit	12/16/2025			Deposit ID # 188153789	√	252.00	
Paycheck	12/17/2025	DD31050	Feist, Erin L	Direct Deposit	√	0.00	
Paycheck	12/17/2025	DD31049	Cassidy, Penny M	Direct Deposit	√	0.00	
Paycheck	12/17/2025	DD31048	Alwine, Michael R	Direct Deposit	√	0.00	
Paycheck	12/17/2025	DD31051	Roy, Stephen A	Direct Deposit	√	0.00	
Deposit	12/17/2025			Deposit ID # 188222001	√	60.00	
Deposit	12/17/2025			Deposit ID # 188249993	√	70.00	
Deposit	12/17/2025			Deposit ID # 188231085	√	120.00	
Deposit	12/17/2025			Deposit ID # 188248190	√	161.00	
Deposit	12/17/2025			Deposit ID # 188222812	√	182.00	
Deposit	12/17/2025			Deposit ID # 188224897	√	203.00	
Deposit	12/17/2025			Deposit ID # 188248599	√	230.70	
Deposit	12/17/2025			Deposit ID # 188250636	√	256.00	
Deposit	12/17/2025			Deposit ID # 188246073	√	270.00	
Deposit	12/18/2025			Deposit ID # 188284593	√	115.00	
Deposit	12/18/2025			Deposit ID # 188284117	√	140.00	
Deposit	12/18/2025			Deposit ID # 188283169	√	192.00	
Deposit	12/18/2025			Deposit ID # 188283810	√	270.00	
Paycheck	12/19/2025	DD31052	Bawa, Vikrant S	Direct Deposit	√	0.00	
Deposit	12/19/2025			Deposit ID # 188348929	√	115.00	
Deposit	12/19/2025			Deposit ID # 188349307	√	140.00	
Deposit	12/19/2025			Deposit ID # 188343923	√	140.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMTB, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	12/19/2025			Deposit ID # 188344694	√	145.00	
Deposit	12/19/2025			Deposit ID # 188356086	√	258.00	
Deposit	12/19/2025			Deposit ID # 188346445	√	270.00	
Deposit	12/19/2025			Deposit ID # 188349868	√	270.00	
Deposit	12/19/2025			Deposit ID # 188361097	√	270.00	
Deposit	12/22/2025			Deposit ID # 188525760	√	60.00	
Deposit	12/22/2025			Deposit ID # 188525396	√	116.00	
Deposit	12/22/2025			Deposit ID # 188520313	√	116.00	
Deposit	12/22/2025			Deposit ID # 188530087	√	125.00	
Deposit	12/22/2025			Deposit ID # 188551632	√	141.00	
Deposit	12/22/2025			Deposit ID # 188554369	√	145.00	
Deposit	12/22/2025			Deposit ID # 188554455	√	145.00	
Deposit	12/22/2025			Deposit ID # 188525350	√	170.00	
Deposit	12/22/2025			Deposit ID # 188518831	√	200.00	
Deposit	12/22/2025			Deposit	√	2,308.00	
Deposit	12/22/2025			Deposit	√	2,573.00	
Bill Pmt -Check	12/23/2025	8621	Terry Thatcher/MP Services	VOID: Printer Malfunction	√	0.00	
Deposit	12/23/2025			Deposit ID # 188611454	√	125.00	
Deposit	12/23/2025			Deposit ID # 188634187	√	297.00	
Deposit	12/29/2025			Deposit - Cash	√	15.00	
Deposit	12/29/2025			Deposit - Cash	√	120.00	
Deposit	12/29/2025			Deposit	√	191.00	
Deposit	12/29/2025			Deposit - Cash	√	529.00	
Paycheck	12/31/2025	8632	Roy, Stephen A	VOID:	√	0.00	
Deposit	12/31/2025			Interest	√	111.97	
Total Deposits and Credits							39,551.67
Total Cleared Transactions							-39,844.18
Cleared Balance							279,499.62
Uncleared Transactions							
Checks and Payments - 16 items							
Bill Pmt -Check	12/18/2025	8608	Scott Paddock	12/07-12/13/25 (16 Inspections)		-800.00	
Bill Pmt -Check	12/18/2025	8611	West Michigan Lawn Services	salt/parking lot		-162.50	
Bill Pmt -Check	12/23/2025	8620	Scott Paddock	12/14-12/20/25 (17 Inspections + (2) Plan Reviews)		-950.00	
Liability Check	12/31/2025	8633	State of Michigan/Withhold	Dec 2025		-1,475.43	
Bill Pmt -Check	12/31/2025	8629	Metronet	12/22-01/21/26		-724.95	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 · Checking (Primary) / SMBT, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Liability Check	12/31/2025	ACH	Great-West	Payroll (W/E 12/28/25)		-705.55	
Bill Pmt -Check	12/31/2025	8631	Terry Thatcher/MP Services	12/21-12/27/25 (8 Mech / 6 Plumb Inspections)		-700.00	
Bill Pmt -Check	12/31/2025	8624	Consumers Energy	11/21-12/18/25		-482.43	
Bill Pmt -Check	12/31/2025	8623	Butch Hayes/State Approved Insp Svcs	12/28-12/31/25 (8 Inspections)		-400.00	
Bill Pmt -Check	12/31/2025	8627	Doug Scott	12/21-12/27/25 (8 Inspections)		-400.00	
Bill Pmt -Check	12/31/2025	8630	Scott Paddock	12/21-12/27/25 (5 Inspections)		-250.00	
Bill Pmt -Check	12/31/2025	8628	Graybar Financial Services	phone rental		-198.83	
Liability Check	12/31/2025	ACH	Great-West	Payroll (W/E 12/28/25)		-68.00	
Liability Check	12/31/2025	ACH	Great-West	Payroll (Term 12/31/25)		-59.26	
Bill Pmt -Check	12/31/2025	8625	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 11/24-12/23/25		-51.79	
Bill Pmt -Check	12/31/2025	8626	Domestic Uniform Rental	mat rental		-43.01	
Total Checks and Payments							-7,471.75
Deposits and Credits - 19 items							
Deposit	12/29/2025			Deposit ID # 188938221		115.00	
Deposit	12/29/2025			Deposit ID # 188911602		140.00	
Deposit	12/29/2025			Deposit ID # 188909452		210.00	
Deposit	12/29/2025			Deposit ID # 188941690		830.00	
Deposit	12/30/2025			Deposit ID # 189039279		60.00	
Deposit	12/30/2025			Deposit ID # 189040965		140.00	
Paycheck	12/31/2025	DD31054	Cassidy, Penny M	Direct Deposit		0.00	
Paycheck	12/31/2025	DD31053	Alwine, Michael R	Direct Deposit		0.00	
Paycheck	12/31/2025	DD31056	Roy, Stephen A	Direct Deposit		0.00	
Paycheck	12/31/2025	DD31055	Feist, Erin L	Direct Deposit		0.00	
Deposit	12/31/2025			Deposit ID # 189140702		125.00	
Deposit	12/31/2025			Deposit ID # 189139001		140.00	
Deposit	12/31/2025			Deposit ID # 189146139		170.00	
Deposit	12/31/2025			Deposit ID # 189135338		176.00	
Deposit	12/31/2025			Deposit ID # 189143988		195.00	
Deposit	12/31/2025			Deposit ID # 189136607		239.00	
Deposit	12/31/2025			Deposit ID # 189153450		285.00	
Deposit	12/31/2025			Deposit ID # 189169076		297.00	
Deposit	12/31/2025			Deposit		1,251.00	
Total Deposits and Credits							4,373.00
Total Uncleared Transactions							-3,098.75
Register Balance as of 12/31/2025							276,400.87

Kalamazoo Area Building Authority
Reconciliation Detail
1050 · Checking (Primary) / SMBT, Period Ending 12/31/2025

Type	Date	Num	Name	Memo	Clr	Amount	Balance
New Transactions							
Checks and Payments - 10 items							
Check	01/07/2026	8636	Roy, Stephen A	Reimbursement - Mileage		-711.20	
Check	01/07/2026	8634	Alwine, Michael R	Reimbursement - Mileage (302.40) & Phone (55.00)		-357.40	
Check	01/07/2026	8635	Cassidy, Penny M	Reimbursement - Mileage		-219.10	
Bill Pmt -Check	01/08/2026	8637	Barret Priest	(Z19) 12/01-12/31/25 (3 hrs) & (Z20) 12/01-12/31/25 (10.75 hrs + (1) ZCP)		-870.00	
Bill Pmt -Check	01/08/2026	8641	Terry Thatcher/MP Services	12/28-12/31/25 (7 Mech / 10 Plumb Inspections)		-850.00	
Bill Pmt -Check	01/08/2026	8639	Doug Scott	12/28-12/31/25 (15 Inspections + Plan Review)		-750.00	
Bill Pmt -Check	01/08/2026	8638	Brian Bowman	server updates & QB upgrade		-325.00	
Check	01/08/2026	8643	Elite Plumbing	Refund - PP25-03-431 (job canceled)		-283.00	
Check	01/08/2026	8642	Dan Wood Company	Refund - PE25-03-734 (job canceled)		-136.00	
Bill Pmt -Check	01/08/2026	8640	Republic Services	01/01-01/31/26		-97.38	
Total Checks and Payments							-4,599.08
Deposits and Credits - 1 item							
Deposit	01/30/2026			Deposit - Cash		375.00	
Total Deposits and Credits							375.00
Total New Transactions							-4,224.08
Ending Balance							272,176.79

Kalamazoo Area Building Authority

Profit & Loss Prev Year Comparison

December 2025

	Dec 25	Dec 24	% Change
Income			
4010 · Building Permits	12,238.00	15,795.00	-22.5%
4015 · Special Permits	560.00	940.00	-40.4%
4020 · Electrical Permits	8,308.00	10,250.00	-19.0%
4030 · Mechanical Permits	13,193.70	14,711.60	-10.3%
4040 · Plumbing Permits	4,657.00	6,445.00	-27.7%
4100 · Zoning Administration	1,196.25	615.00	94.5%
4600 · Investment Income	175.86	134.44	30.8%
Total Income	40,328.81	48,891.04	-17.5%
Expense			
6200 · Bank Fees	45.00	45.00	0.0%
6400 · Depreciation Expense	0.00	16,073.88	-100.0%
6500 · Payroll Expenses			
6501 · Salary - Building Official	13,168.94	12,662.42	4.0%
6503 · Salary - Building Inspector	11,193.52	10,129.98	10.5%
6505 · Wages - Administrative	13,462.61	12,637.38	6.5%
6510 · Payroll Taxes	2,694.12	2,578.91	4.5%
6511 · LTD / STD / AD&D / Life	387.72	377.98	2.6%
6512 · 401A (KABA)	2,104.04	2,018.16	4.3%
6513 · Health Insurance	5,140.85	4,785.19	7.4%
6500 · Payroll Expenses - Other	0.00	-718.65	100.0%
Total 6500 · Payroll Expenses	48,151.80	44,471.37	8.3%
6700 · Insurance - General	2,835.12	1,121.07	152.9%
6800 · Legal Fees	0.00	1,219.00	-100.0%
6810 · Computer Support (External)	724.95	-366.50	297.8%
6820 · Accounting Services	740.00	860.00	-14.0%
7100 · Office Equipment	51.79	-13,263.11	100.4%
7110 · Office Supplies	470.13	567.45	-17.2%
7115 · Postage	0.00	494.00	-100.0%
7125 · Computer (Hardware/Software)	59.66	0.00	100.0%
7420 · Lawn Care/Snow Removal	2,082.00	1,277.50	63.0%
7450 · Maintenance & Repairs - Office	350.36	240.00	46.0%
7500 · Utilities	582.05	443.33	31.3%
7550 · Trash Removal	78.64	69.16	13.7%
7600 · Security (Office)	45.00	-1,513.10	103.0%
7610 · Telephone - Office	220.34	220.17	0.1%
7611 · Telephone - Cellular	55.00	168.17	-67.3%
7701 · At-Large/Alternate Board Member	150.00	75.00	100.0%
7711 · Contracted Electrical Inspector	5,550.00	4,500.00	23.3%
7712 · Contracted Mechanical Inspector	6,600.00	5,700.00	15.8%
7713 · Contracted Plumbing Inspector	3,100.00	2,800.00	10.7%
7715 · Contracted Zoning Administrator	870.00	630.00	38.1%
7721 · Plan Review - Electrical	100.00	50.00	100.0%
7722 · Plan Review - Mechanical	1,100.00	500.00	120.0%
7800 · Mileage Reimbursement	1,232.70	1,007.01	22.4%
7830 · Interest Expense	0.00	338.88	-100.0%
Total Expense	75,194.54	67,728.28	11.0%
Net Income	-34,865.73	-18,837.24	-85.1%

Kalamazoo Area Building Authority
Profit & Loss Prev Year Comparison

January through December 2025

	Jan 25	Jan 24	% Change	Feb 25	Feb 24	% Change	Mar 25	Mar 24	% Change
Income									
4010 · Building Permits	25,232.00	7,813.00	223.0%	12,317.00	19,387.00	-36.5%	12,552.00	21,666.00	-42.1%
4015 · Special Permits	320.00	665.00	-51.9%	440.00	1,015.00	-56.7%	1,420.00	705.00	101.4%
4020 · Electrical Permits	9,981.00	10,376.00	-3.8%	9,082.00	8,924.00	1.8%	10,143.00	12,719.00	-20.3%
4030 · Mechanical Permits	13,574.30	16,106.00	-15.7%	13,559.00	22,795.50	-40.5%	11,762.00	18,206.80	-35.4%
4040 · Plumbing Permits	6,561.00	3,821.00	71.7%	6,306.00	7,094.00	-11.1%	5,844.00	12,529.00	-53.4%
4100 · Zoning Administration	372.50	150.00	148.3%	410.00	336.25	21.9%	1,347.50	1,025.00	31.5%
4600 · Investment Income	96.52	327.65	-70.5%	82.05	288.69	-71.6%	84.07	311.51	-73.0%
4700 · Other Income	0.00	0.00	0.0%	0.00	23.40	-100.0%	17.43	0.00	100.0%
Total Income	56,137.32	39,258.65	43.0%	42,196.05	59,863.84	-29.5%	43,170.00	67,162.31	-35.7%
Expense									
6010 · Advertising and Marketing	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	57.22	-100.0%
6200 · Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00	45.00	0.0%
6400 · Depreciation Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	735.00	0.00	100.0%
6500 · Payroll Expenses									
6501 · Salary - Building Official	7,407.46	7,914.04	-6.4%	8,230.60	7,914.04	4.0%	8,230.60	7,914.04	4.0%
6503 · Salary - Building Inspector	5,925.84	6,331.24	-6.4%	6,584.48	6,331.24	4.0%	6,584.48	6,331.24	4.0%
6505 · Wages - Administrative	7,493.76	8,006.40	-6.4%	8,315.64	8,006.40	3.9%	8,326.40	7,975.37	4.4%
6510 · Payroll Taxes	1,792.20	2,531.51	-29.2%	1,800.35	1,733.12	3.9%	1,801.19	1,742.23	3.4%
6511 · LTD / STD / AD&D / Life	377.98	377.98	0.0%	377.98	377.98	0.0%	377.98	377.98	0.0%
6512 · 401A (KABA)	1,405.68	1,985.50	-29.2%	1,412.07	1,359.30	3.9%	1,412.72	1,357.44	4.1%
6513 · Health Insurance	5,667.36	15,390.81	-63.2%	4,785.15	3,843.45	24.5%	4,785.15	3,843.45	24.5%
6500 · Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total 6500 · Payroll Expenses	30,070.28	42,537.48	-29.3%	31,506.27	29,565.53	6.6%	31,518.52	29,541.75	6.7%
6550 · Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6700 · Insurance - General	1,121.06	1,071.61	4.6%	1,121.06	1,071.60	4.6%	1,121.07	1,071.59	4.6%
6800 · Legal Fees	0.00	0.00	0.0%	1,334.00	0.00	100.0%	525.00	1,679.00	-68.7%
6810 · Computer Support (External)	2,331.00	1,119.97	108.1%	917.25	214.97	326.7%	1,242.25	214.97	477.9%
6820 · Accounting Services	28.00	495.08	-94.3%	5,728.00	5,324.00	7.6%	153.00	156.80	-2.4%
7100 · Office Equipment	591.59	563.01	5.1%	275.07	275.07	0.0%	8,155.12	796.04	924.5%
7110 · Office Supplies	358.18	194.63	84.0%	274.67	154.13	78.2%	0.00	372.24	-100.0%
7115 · Postage	-1.46	411.00	-100.4%	0.00	0.00	0.0%	438.00	0.00	100.0%
7120 · Water Cooler	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
7125 · Computer (Hardware/Software)	2,847.27	2,721.77	4.6%	44.37	0.00	100.0%	1,199.00	849.00	41.2%
7130 · Resource Materials	0.00	0.00	0.0%	0.00	508.00	-100.0%	816.06	0.00	100.0%
7420 · Lawn Care/Snow Removal	3,029.75	1,647.04	84.0%	2,007.00	168.25	1,092.9%	135.75	279.50	-51.4%
7450 · Maintenance & Repairs - Office	360.00	283.00	27.2%	1,202.84	240.00	401.2%	230.85	360.00	-35.9%
7500 · Utilities	544.56	530.12	2.7%	647.59	545.44	18.7%	421.78	381.55	10.5%
7550 · Trash Removal	76.91	66.47	15.7%	77.17	65.30	18.2%	77.93	65.89	18.3%
7600 · Security (Office)	1,648.10	90.00	1,731.2%	2,303.61	0.00	100.0%	135.00	135.00	0.0%
7610 · Telephone - Office	221.16	280.04	-21.0%	220.21	280.05	-21.4%	220.21	280.05	-21.4%
7611 · Telephone - Cellular	168.19	185.48	-9.3%	168.19	185.48	-9.3%	168.19	192.44	-12.6%
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	150.00	-50.0%
7711 · Contracted Electrical Inspector	3,650.00	7,350.00	-50.3%	4,950.00	4,450.00	11.2%	4,850.00	6,300.00	-23.0%
7712 · Contracted Mechanical Inspector	5,900.00	5,700.00	3.5%	4,550.00	6,900.00	-31.1%	5,700.00	5,550.00	2.7%
7713 · Contracted Plumbing Inspector	3,150.00	5,850.00	-46.2%	3,000.00	5,750.00	-47.8%	3,300.00	6,400.00	-48.4%
7715 · Contracted Zoning Administrator	210.00	120.00	75.0%	555.00	270.00	105.6%	1,080.00	870.00	24.1%
7721 · Plan Review - Electrical	50.00	250.00	-80.0%	100.00	50.00	100.0%	0.00	350.00	-100.0%
7722 · Plan Review - Mechanical	500.00	800.00	-37.5%	600.00	3,164.80	-81.0%	50.00	50.00	0.0%
7723 · Plan Review - Plumbing	0.00	50.00	-100.0%	100.00	50.00	100.0%	50.00	50.00	0.0%
7800 · Mileage Reimbursement	1,077.30	1,008.35	6.8%	1,043.00	944.03	10.5%	1,222.90	1,180.54	3.6%
7810 · Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	826.20	-100.0%
7830 · Interest Expense	539.51	539.51	0.0%	0.00	439.52	-100.0%	0.00	465.28	-100.0%
7999 · Misc Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Expense	58,516.40	73,909.56	-20.8%	62,770.30	60,361.17	4.0%	63,665.63	58,670.06	8.5%
Net Income	-2,379.08	-34,650.91	93.1%	-20,574.25	-497.33	-4,036.9%	-20,495.63	8,492.25	-341.4%

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through December 2025

	Apr 25	Apr 24	% Change	May 25	May 24	% Change	Jun 25	Jun 24	% Change
Income									
4010 - Building Permits	88,700.00	21,841.00	306.1%	29,005.00	14,527.00	99.7%	19,812.00	18,978.00	4.4%
4015 - Special Permits	580.00	350.00	65.7%	1,200.00	1,670.00	-28.1%	700.00	210.00	233.3%
4020 - Electrical Permits	11,772.00	11,412.00	3.2%	9,352.00	12,701.00	-26.4%	23,951.00	10,096.00	137.2%
4030 - Mechanical Permits	11,412.00	9,248.65	23.4%	11,287.00	23,854.00	-52.7%	12,904.00	17,063.80	-24.4%
4040 - Plumbing Permits	5,810.00	5,334.00	8.9%	6,548.00	9,274.00	-29.4%	15,452.00	3,888.00	297.4%
4100 - Zoning Administration	1,308.75	782.50	67.3%	1,302.50	1,102.50	18.1%	220.00	577.50	-61.9%
4600 - Investment Income	75.25	295.28	-74.5%	102.27	297.14	-65.6%	101.59	282.71	-64.1%
4700 - Other Income	100.00	0.00	100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Income	119,758.00	49,263.43	143.1%	58,796.77	63,425.64	-7.3%	73,140.59	51,096.01	43.1%
Expense									
6010 - Advertising and Marketing	262.28	0.00	100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6200 - Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	83.87	115.00	-27.1%
6400 - Depreciation Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6450 - Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6500 - Payroll Expenses									
6501 - Salary - Building Official	8,230.60	7,914.04	4.0%	8,230.60	7,914.04	4.0%	8,230.60	7,914.04	4.0%
6503 - Salary - Building Inspector	6,584.48	6,331.24	4.0%	6,584.48	6,331.24	4.0%	6,584.48	6,331.24	4.0%
6505 - Wages - Administrative	8,356.92	8,001.23	4.5%	8,304.88	7,902.95	5.1%	8,304.88	7,993.05	3.9%
6510 - Payroll Taxes	1,809.27	1,732.70	4.4%	1,799.54	1,725.19	4.3%	1,811.01	1,737.83	4.2%
6511 - LTD / STD / AD&D / Life	377.98	377.98	0.0%	377.98	377.98	0.0%	377.98	377.98	0.0%
6512 - 401A (KABA)	1,414.55	1,358.99	4.1%	1,411.42	1,353.10	4.3%	1,411.42	1,358.50	3.9%
6513 - Health Insurance	4,785.15	3,843.45	24.5%	4,785.15	3,843.45	24.5%	4,785.15	3,843.45	24.5%
6500 - Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total 6500 - Payroll Expenses	31,558.95	29,559.63	6.8%	31,494.05	29,447.95	7.0%	31,505.52	29,556.09	6.6%
6550 - Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6700 - Insurance - General	1,121.06	1,071.59	4.6%	1,121.04	1,071.58	4.6%	1,121.04	1,071.58	4.6%
6800 - Legal Fees	0.00	230.00	-100.0%	0.00	644.00	32.8%	0.00	690.00	-100.0%
6810 - Computer Support (External)	872.24	214.97	305.8%	949.75	897.47	5.8%	1,502.25	356.96	320.9%
6820 - Accounting Services	285.00	6,899.00	-95.9%	6,528.00	24.00	27,100.0%	160.00	155.00	3.2%
7100 - Office Equipment	92.10	275.07	-66.5%	76.30	275.07	-72.3%	88.06	865.71	-89.8%
7110 - Office Supplies	0.00	511.08	-100.0%	169.33	10.89	1,454.9%	52.37	273.43	-80.9%
7115 - Postage	0.00	389.80	-100.0%	0.00	0.00	0.0%	568.00	0.00	100.0%
7120 - Water Cooler	0.00	47.33	-100.0%	23.64	0.00	100.0%	0.00	0.00	0.0%
7125 - Computer (Hardware/Software)	799.99	0.00	100.0%	0.00	3,435.25	-100.0%	3,420.42	1,203.84	184.1%
7130 - Resource Materials	0.00	0.00	0.0%	0.00	442.00	-100.0%	0.00	0.00	0.0%
7420 - Lawn Care/Snow Removal	358.50	232.25	54.4%	317.75	383.50	-17.1%	696.00	362.50	92.0%
7450 - Maintenance & Repairs - Office	240.00	240.00	0.0%	240.00	3,225.00	-92.6%	240.00	1,279.00	-81.2%
7500 - Utilities	439.71	384.72	14.3%	128.27	476.58	-73.1%	320.95	325.65	-1.4%
7550 - Trash Removal	77.85	65.89	18.2%	77.57	65.27	18.8%	77.57	65.00	19.3%
7600 - Security (Office)	0.00	0.00	0.0%	0.00	0.00	0.0%	135.00	135.00	0.0%
7610 - Telephone - Office	220.21	280.05	-21.4%	220.23	279.93	-21.3%	220.23	279.93	-21.3%
7611 - Telephone - Cellular	173.20	189.46	-8.6%	173.73	162.79	6.7%	173.73	162.80	6.7%
7701 - At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	150.00	75.00	100.0%
7711 - Contracted Electrical Inspector	6,050.00	7,250.00	-16.6%	4,700.00	5,450.00	-13.8%	7,450.00	7,050.00	5.7%
7712 - Contracted Mechanical Inspector	4,700.00	4,900.00	-4.1%	4,350.00	6,050.00	-28.1%	4,350.00	6,200.00	-29.8%
7713 - Contracted Plumbing Inspector	3,850.00	4,950.00	-22.2%	2,800.00	5,400.00	-48.2%	4,250.00	4,000.00	6.3%
7715 - Contracted Zoning Administrator	1,140.00	630.00	81.0%	960.00	840.00	14.3%	810.00	600.00	35.0%
7721 - Plan Review - Electrical	150.00	450.00	-68.7%	200.00	250.00	-20.0%	400.00	0.00	100.0%
7722 - Plan Review - Mechanical	250.00	0.00	100.0%	475.00	2,750.00	-82.7%	175.00	1,321.80	-86.8%
7723 - Plan Review - Plumbing	0.00	0.00	0.0%	125.00	0.00	100.0%	175.00	0.00	100.0%
7800 - Mileage Reimbursement	1,166.90	1,176.52	-0.8%	1,186.50	1,294.44	-8.3%	1,363.60	1,122.92	21.4%
7810 - Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
7830 - Interest Expense	0.00	429.13	-100.0%	0.00	484.38	-100.0%	0.00	463.66	-100.0%
7999 - Misc Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Expense	53,852.99	60,421.49	-10.9%	57,216.16	63,405.10	-9.8%	59,488.61	57,730.87	3.0%
Net Income	65,905.01	-11,158.06	690.7%	1,580.61	20.54	7,595.3%	13,651.98	-6,634.86	305.8%

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through December 2025

	Jul 25	Jul 24	% Change	Aug 25	Aug 24	% Change	Sep 25	Sep 24	% Change
Income									
4010 - Building Permits	183,470.00	22,934.00	700.0%	13,836.00	19,741.00	-29.9%	23,258.00	11,051.00	110.5%
4015 - Special Permits	1,320.00	1,475.00	-10.5%	970.00	1,445.00	-32.9%	940.00	1,300.00	-27.7%
4020 - Electrical Permits	15,088.00	10,459.00	44.3%	11,344.00	7,130.00	59.1%	13,778.00	9,043.00	52.4%
4030 - Mechanical Permits	21,010.50	12,896.00	62.9%	19,104.00	14,487.30	31.9%	21,665.50	12,710.50	70.5%
4040 - Plumbing Permits	13,270.00	7,084.00	87.3%	7,025.00	5,684.00	23.6%	6,568.00	4,786.00	37.2%
4100 - Zoning Administration	2,318.75	710.00	226.6%	1,516.25	1,005.00	50.9%	1,417.50	1,180.00	20.1%
4600 - Investment Income	116.00	283.68	-59.1%	233.65	273.01	-14.4%	227.71	190.03	19.8%
4700 - Other Income	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Income	236,593.25	55,841.68	323.7%	54,028.90	49,765.31	8.6%	67,854.71	40,260.53	68.5%
Expense									
6010 - Advertising and Marketing	0.00	0.00	0.0%	0.00	637.00	-100.0%	0.00	0.00	0.0%
6200 - Bank Fees	45.00	45.00	0.0%	80.00	45.00	77.8%	115.00	45.00	155.6%
6400 - Depreciation Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6450 - Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6500 - Payroll Expenses									
6501 - Salary - Building Official	12,345.90	11,871.06	4.0%	8,230.60	7,914.04	4.0%	8,024.74	7,914.04	1.4%
6503 - Salary - Building Inspector	9,876.72	9,496.86	4.0%	6,584.48	6,331.24	4.0%	6,584.48	6,331.24	4.0%
6505 - Wages - Administrative	12,455.95	12,027.11	3.6%	8,326.40	8,001.23	4.1%	8,315.64	8,006.40	3.9%
6510 - Payroll Taxes	2,699.20	2,601.01	3.8%	1,801.19	1,732.72	4.0%	1,806.08	1,738.86	3.9%
6511 - LTD / STD / AD&D / Life	377.98	377.98	0.0%	377.98	377.98	0.0%	377.98	377.98	0.0%
6512 - 401A (KABA)	2,117.05	2,040.00	3.8%	1,412.72	1,358.99	4.0%	1,412.07	1,359.30	3.9%
6513 - Health Insurance	4,986.85	4,045.14	23.3%	4,423.36	3,843.45	15.1%	4,423.36	3,843.45	15.1%
6500 - Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total 6500 - Payroll Expenses	44,859.65	42,459.16	5.7%	31,156.73	29,559.65	5.4%	30,944.35	29,571.27	4.6%
6550 - Pre-hiring Expense	0.00	0.00	0.0%	10.00	0.00	100.0%	0.00	0.00	0.0%
6700 - Insurance - General	1,121.03	1,071.57	4.6%	1,271.02	1,221.57	4.1%	1,120.99	1,066.55	5.1%
6800 - Legal Fees	825.00	0.00	100.0%	0.00	345.00	-100.0%	805.00	805.00	-22.4%
6810 - Computer Support (External)	3,394.75	3,995.22	-15.0%	1,179.95	852.25	38.5%	1,959.95	1,177.25	66.5%
6820 - Accounting Services	28.00	24.00	16.7%	28.00	24.00	16.7%	280.00	155.00	80.7%
7100 - Office Equipment	514.03	275.07	86.9%	80.89	14,544.07	-99.4%	92.76	921.00	-89.9%
7110 - Office Supplies	640.07	712.10	-10.1%	211.31	324.80	-34.9%	332.93	574.69	-42.1%
7115 - Postage	0.00	410.00	-100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
7120 - Water Cooler	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
7125 - Computer (Hardware/Software)	264.99	0.00	100.0%	0.00	0.00	0.0%	3,330.82	161.54	1,961.9%
7130 - Resource Materials	0.00	0.00	0.0%	128.50	0.00	100.0%	0.00	0.00	0.0%
7420 - Lawn Care/Snow Removal	221.75	266.25	-16.7%	292.50	237.00	23.4%	239.50	237.00	1.1%
7450 - Maintenance & Repairs - Office	391.63	1,521.84	-74.3%	240.00	360.00	-33.3%	490.25	240.00	104.3%
7500 - Utilities	448.85	384.66	16.7%	399.70	532.64	-25.0%	414.29	316.88	30.7%
7550 - Trash Removal	77.13	64.28	20.0%	78.14	64.48	21.2%	78.51	64.16	22.4%
7600 - Security (Office)	0.00	0.00	0.0%	0.00	0.00	0.0%	135.00	135.00	0.0%
7610 - Telephone - Office	220.23	279.93	-21.3%	220.19	280.03	-21.4%	220.20	220.08	0.1%
7611 - Telephone - Cellular	157.04	162.85	-3.6%	84.64	162.85	-48.0%	142.49	162.89	-12.5%
7701 - At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	75.00	0.0%
7711 - Contracted Electrical Inspector	5,600.00	6,800.00	-17.7%	6,050.00	6,050.00	0.0%	7,050.00	5,150.00	36.9%
7712 - Contracted Mechanical Inspector	5,800.00	6,750.00	-14.1%	4,700.00	5,250.00	-10.5%	7,100.00	6,300.00	12.7%
7713 - Contracted Plumbing Inspector	3,350.00	4,650.00	-28.0%	3,600.00	4,150.00	-13.3%	4,200.00	3,800.00	10.5%
7715 - Contracted Zoning Administrator	1,140.00	615.00	85.4%	1,350.00	675.00	100.0%	1,050.00	1,080.00	-2.8%
7721 - Plan Review - Electrical	150.00	50.00	200.0%	100.00	200.00	-50.0%	0.00	200.00	-100.0%
7722 - Plan Review - Mechanical	500.00	0.00	100.0%	300.00	500.00	-40.0%	500.00	1,350.00	-63.0%
7723 - Plan Review - Plumbing	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	150.00	-100.0%
7800 - Mileage Reimbursement	1,260.70	1,157.76	8.9%	1,154.30	1,230.12	-6.2%	1,117.90	1,072.00	4.3%
7810 - Training Expense	0.00	0.00	0.0%	0.00	375.00	-100.0%	0.00	0.00	0.0%
7830 - Interest Expense	0.00	413.64	-100.0%	0.00	408.27	-100.0%	0.00	489.20	-100.0%
7999 - Misc Expense	45.00	0.00	100.0%	0.00	0.00	0.0%	-21.89	0.00	-100.0%
Total Expense	71,054.85	72,108.33	-1.5%	52,715.87	68,028.73	-22.5%	61,593.05	55,519.51	10.9%
Net Income	165,538.40	-16,266.65	1,117.7%	1,313.03	-18,263.42	107.2%	6,261.66	-15,258.98	141.0%

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through December 2025

	Oct 25	Oct 24	% Change	Nov 25	Nov 24	% Change	Dec 25	Dec 24	% Change
Income									
4010 - Building Permits	45,019.00	50,365.00	-10.6%	21,328.00	17,504.00	21.9%	12,238.00	15,795.00	-22.5%
4015 - Special Permits	520.00	820.00	-36.6%	1,060.00	1,050.00	1.0%	560.00	940.00	-40.4%
4020 - Electrical Permits	28,478.00	9,734.00	192.6%	20,867.00	9,459.00	120.6%	8,308.00	10,250.00	-19.0%
4030 - Mechanical Permits	23,505.10	17,804.50	32.0%	17,739.50	12,469.00	42.3%	13,193.70	14,711.60	-10.3%
4040 - Plumbing Permits	11,563.00	6,123.00	88.9%	5,887.00	8,404.00	-30.0%	4,657.00	6,445.00	-27.7%
4100 - Zoning Administration	1,420.00	1,345.00	5.6%	1,292.50	730.00	77.1%	1,196.25	615.00	94.5%
4600 - Investment Income	220.35	171.08	28.8%	186.87	168.73	10.6%	175.86	134.44	30.8%
4700 - Other Income	0.00	15.00	-100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Income	110,725.45	86,377.58	28.2%	68,360.67	49,784.73	37.3%	40,328.81	48,891.04	-17.5%
Expense									
6010 - Advertising and Marketing	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6200 - Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00	45.00	0.0%
6400 - Depreciation Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	16,073.88	-100.0%
6450 - Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6500 - Payroll Expenses									
6501 - Salary - Building Official	7,407.46	7,914.04	-6.4%	7,818.98	7,914.04	-1.2%	13,168.94	12,662.42	4.0%
6503 - Salary - Building Inspector	6,584.48	6,331.24	4.0%	6,584.48	6,331.24	4.0%	11,193.52	10,129.98	10.5%
6505 - Wages - Administrative	8,333.15	7,985.71	4.4%	8,326.40	7,985.71	4.3%	13,462.61	12,637.38	6.5%
6510 - Payroll Taxes	1,801.71	1,731.52	4.1%	1,890.97	1,731.52	-2.3%	2,694.12	2,578.91	4.5%
6511 - LTD / STD / AD&D / Life	377.98	377.98	0.0%	387.72	377.98	2.6%	387.72	377.98	2.6%
6512 - 401A (KABA)	1,413.11	1,358.06	4.1%	1,326.28	1,358.06	-2.3%	2,104.04	2,018.16	4.3%
6513 - Health Insurance	4,423.36	3,843.45	15.1%	4,423.36	4,059.31	9.0%	5,140.85	4,785.19	7.4%
6500 - Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	-718.65	100.0%
Total 6500 - Payroll Expenses	30,341.25	29,542.00	2.7%	30,558.19	29,757.86	2.7%	48,151.80	44,471.37	8.3%
6550 - Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
6700 - Insurance - General	1,220.14	1,184.46	3.0%	1,219.14	1,500.10	-18.7%	2,835.12	1,121.07	152.9%
6800 - Legal Fees	0.00	0.00	0.0%	750.00	1,058.00	-29.1%	0.00	1,219.00	-100.0%
6810 - Computer Support (External)	1,569.95	722.25	117.4%	2,404.95	2,402.25	0.1%	724.95	-366.50	297.8%
6820 - Accounting Services	228.00	28.00	714.3%	28.00	28.00	0.0%	740.00	860.00	-14.0%
7100 - Office Equipment	92.73	275.07	-66.3%	85.10	275.07	-69.1%	51.79	-13,263.11	100.4%
7110 - Office Supplies	0.00	0.00	0.0%	576.43	321.80	79.1%	470.13	567.45	-17.2%
7115 - Postage	0.00	0.00	0.0%	606.20	0.00	100.0%	0.00	494.00	-100.0%
7120 - Water Cooler	0.00	0.00	0.0%	0.00	23.64	-100.0%	0.00	0.00	0.0%
7125 - Computer (Hardware/Software)	0.00	0.00	0.0%	534.70	519.00	3.0%	59.86	0.00	100.0%
7130 - Resource Materials	191.50	0.00	100.0%	327.76	109.50	199.3%	0.00	0.00	0.0%
7420 - Lawn Care/Snow Removal	642.25	684.00	-6.1%	966.50	445.25	117.1%	2,082.00	1,277.50	63.0%
7450 - Maintenance & Repairs - Office	601.02	240.00	150.4%	3,873.35	240.00	1,513.9%	350.36	240.00	46.0%
7500 - Utilities	266.87	249.92	6.8%	400.99	506.59	-20.9%	582.05	443.33	31.3%
7550 - Trash Removal	78.35	63.83	22.8%	78.25	63.84	22.6%	78.64	69.16	13.7%
7600 - Security (Office)	0.00	0.00	0.0%	0.00	1,649.75	-100.0%	45.00	-1,513.10	103.0%
7610 - Telephone - Office	220.20	220.08	0.1%	220.34	220.17	0.1%	220.34	220.17	0.1%
7611 - Telephone - Cellular	142.51	167.93	-15.1%	142.51	167.93	-15.1%	55.00	168.17	-67.3%
7701 - At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	150.00	75.00	100.0%
7711 - Contracted Electrical Inspector	7,250.00	6,000.00	20.8%	6,750.00	4,850.00	39.2%	5,550.00	4,500.00	23.3%
7712 - Contracted Mechanical Inspector	6,850.00	6,050.00	13.2%	6,050.00	4,900.00	23.5%	6,600.00	5,700.00	15.8%
7713 - Contracted Plumbing Inspector	4,100.00	5,050.00	-18.8%	4,250.00	3,300.00	28.8%	3,100.00	2,800.00	10.7%
7715 - Contracted Zoning Administrator	1,185.00	990.00	19.7%	1,035.00	585.00	76.9%	870.00	630.00	38.1%
7721 - Plan Review - Electrical	200.00	300.00	-33.3%	100.00	0.00	100.0%	100.00	50.00	100.0%
7722 - Plan Review - Mechanical	800.00	50.00	1,500.0%	750.00	150.00	400.0%	1,100.00	500.00	120.0%
7723 - Plan Review - Plumbing	50.00	50.00	0.0%	0.00	50.00	-100.0%	0.00	0.00	0.0%
7800 - Mileage Reimbursement	1,333.50	1,076.02	23.9%	868.70	938.00	-7.4%	1,232.70	1,007.01	22.4%
7810 - Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
7830 - Interest Expense	0.00	412.06	-100.0%	0.00	476.58	-100.0%	0.00	338.88	-100.0%
7999 - Misc Expense	15.00	0.00	100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total Expense	57,423.27	53,400.62	7.5%	62,621.11	54,583.31	14.7%	75,194.54	67,728.28	11.0%
Net Income	53,302.18	32,976.96	61.6%	5,739.56	-4,798.58	219.6%	-34,865.73	-18,837.24	-85.1%

Kalamazoo Area Building Authority
Profit & Loss Prev Year Comparison

January through December 2025

	TOTAL		
	Jan - Dec 25	Jan - Dec 24	% Change
Income			
4010 · Building Permits	486,767.00	241,602.00	101.5%
4015 · Special Permits	10,030.00	11,645.00	-13.9%
4020 · Electrical Permits	172,144.00	122,303.00	40.8%
4030 · Mechanical Permits	190,716.60	192,353.65	-0.9%
4040 · Plumbing Permits	95,491.00	80,466.00	18.7%
4100 · Zoning Administration	14,122.50	9,558.75	47.7%
4600 · Investment Income	1,701.99	3,023.95	-43.7%
4700 · Other Income	117.43	38.40	205.8%
Total Income	971,090.52	660,990.75	46.9%
Expense			
6010 · Advertising and Marketing	262.28	694.22	-62.2%
6200 · Bank Fees	683.87	610.00	12.1%
6400 · Depreciation Expense	0.00	16,073.88	-100.0%
6450 · Dues & Subscriptions	735.00	0.00	100.0%
6500 · Payroll Expenses			
6501 · Salary - Building Official	105,557.08	103,673.88	1.8%
6503 · Salary - Building Inspector	86,256.40	82,939.24	4.0%
6505 · Wages - Administrative	108,322.63	104,528.94	3.6%
6510 · Payroll Taxes	23,306.83	23,317.12	0.0%
6511 · LTD / STD / AD&D / Life	4,555.24	4,535.76	0.4%
6512 · 401A (KABA)	18,253.13	18,265.40	-0.1%
6513 · Health Insurance	57,414.25	59,028.05	-2.7%
6500 · Payroll Expenses - Other	0.00	-718.65	100.0%
Total 6500 · Payroll Expenses	403,665.56	395,569.74	2.1%
6550 · Pre-hiring Expense	10.00	0.00	100.0%
6700 · Insurance - General	15,513.77	13,594.87	14.1%
6800 · Legal Fees	4,914.00	6,670.00	-26.3%
6810 · Computer Support (External)	19,049.24	11,802.03	61.4%
6820 · Accounting Services	14,214.00	14,172.88	0.3%
7100 · Office Equipment	10,195.54	6,077.14	67.8%
7110 · Office Supplies	3,085.42	4,017.24	-23.2%
7115 · Postage	1,610.74	1,704.80	-5.5%
7120 · Water Cooler	23.64	70.97	-66.7%
7125 · Computer (Hardware/Software)	12,501.22	8,890.40	40.6%
7130 · Resource Materials	1,463.82	1,059.50	38.2%
7420 · Lawn Care/Snow Removal	10,989.25	6,220.04	76.7%
7450 · Maintenance & Repairs - Office	8,460.30	8,468.84	-0.1%
7500 · Utilities	5,015.61	5,078.08	-1.2%
7550 · Trash Removal	934.02	783.57	19.2%
7600 · Security (Office)	4,401.71	631.65	596.9%
7610 · Telephone - Office	2,643.75	3,120.51	-15.3%
7611 · Telephone - Cellular	1,749.42	2,071.07	-15.5%
7701 · At-Large/Alternate Board Member	450.00	375.00	20.0%
7711 · Contracted Electrical Inspector	69,900.00	71,200.00	-1.8%
7712 · Contracted Mechanical Inspector	66,650.00	69,950.00	-4.7%
7713 · Contracted Plumbing Inspector	42,950.00	56,100.00	-23.4%
7715 · Contracted Zoning Administrator	11,385.00	7,905.00	44.0%
7721 · Plan Review - Electrical	1,550.00	2,150.00	-27.9%
7722 · Plan Review - Mechanical	6,000.00	10,636.60	-43.6%
7723 · Plan Review - Plumbing	500.00	400.00	25.0%
7800 · Mileage Reimbursement	14,028.00	13,207.71	6.2%
7810 · Training Expense	0.00	1,201.20	-100.0%
7830 · Interest Expense	539.51	5,360.09	-89.9%
7999 · Misc Expense	38.11	0.00	100.0%
Total Expense	736,112.78	745,867.03	-1.3%
Net Income	234,977.74	-84,876.28	376.9%

Kalamazoo Area Building Authority Profit & Loss Budget Performance

December 2025

	Dec 25	Budget	Jan - Dec 25	YTD Budget	Annual Budget
Income					
4010 · Building Permits	12,238.00	29,863.00	486,767.00	419,281.00	419,281.00
4015 · Special Permits	560.00	1,494.00	10,030.00	8,169.00	8,169.00
4020 · Electrical Permits	8,308.00	12,855.00	172,144.00	154,672.00	154,672.00
4030 · Mechanical Permits	13,193.70	15,185.00	190,716.60	165,560.00	165,560.00
4040 · Plumbing Permits	4,657.00	5,868.00	95,491.00	64,558.00	64,558.00
4100 · Zoning Administration	1,196.25		14,122.50		
4600 · Investment Income	175.86	10.00	1,701.99	120.00	120.00
4700 · Other Income	0.00		117.43		
Total Income	40,328.81	65,275.00	971,090.52	812,360.00	812,360.00
Expense					
6010 · Advertising and Marketing	0.00	1,725.00	262.28	2,000.00	2,000.00
6200 · Bank Fees	45.00	250.00	683.87	890.00	890.00
6450 · Dues & Subscriptions	0.00	0.00	735.00	720.00	720.00
6500 · Payroll Expenses					
6501 · Salary - Building Official	13,168.94	12,345.90	105,557.08	106,997.80	106,997.80
6503 · Salary - Building Inspector	11,193.52	9,876.72	86,256.40	85,598.24	85,598.24
6505 · Wages - Administrative	13,462.61	16,282.56	108,322.63	141,115.52	141,115.52
6510 · Payroll Taxes	2,694.12	3,009.16	23,306.83	25,998.95	25,998.95
6511 · LTD / STD / AD&D / Life	387.72	378.00	4,555.24	4,536.00	4,536.00
6512 · 401A (KABA)	2,104.04	2,119.05	18,253.13	18,364.99	18,364.99
6513 · Health Insurance	5,140.85	5,088.88	57,414.25	58,323.66	58,323.66
6500 · Payroll Expenses - Other	0.00		0.00		
Total 6500 · Payroll Expenses	48,151.80	49,100.27	403,665.56	440,935.16	440,935.16
6550 · Pre-hiring Expense	0.00		10.00		
6700 · Insurance - General	2,835.12	3,349.00	15,513.77	15,874.00	15,874.00
6800 · Legal Fees	0.00	7,086.00	4,914.00	12,000.00	12,000.00
6810 · Computer Support (External)	724.95	1,402.00	19,049.24	17,705.00	17,705.00
6820 · Accounting Services	740.00	2,712.00	14,214.00	16,162.00	16,162.00
7100 · Office Equipment	51.79	721.37	10,195.54	10,867.00	10,867.00
7110 · Office Supplies	470.13	1,077.00	3,085.42	3,600.00	3,600.00
7115 · Postage	0.00	1,384.00	1,610.74	3,000.00	3,000.00
7120 · Water Cooler	0.00	55.00	23.64	80.00	80.00
7125 · Computer (Hardware/Software)	59.66	1,021.00	12,501.22	10,030.00	10,030.00
7130 · Resource Materials	0.00	0.00	1,463.82	1,000.00	1,000.00
7400 · Rent/Lease Expense	0.00	0.00	0.00	84,000.00	84,000.00
7420 · Lawn Care/Snow Removal	2,082.00	1,045.00	10,989.25	7,100.00	7,100.00
7450 · Maintenance & Repairs - Office	350.36	4,997.00	8,460.30	13,120.00	13,120.00
7500 · Utilities	582.05	525.00	5,015.61	5,100.00	5,100.00
7550 · Trash Removal	78.64	70.00	934.02	840.00	840.00
7600 · Security (Office)	45.00	45.00	4,401.71	2,517.29	2,517.29
7610 · Telephone - Office	220.34	240.00	2,843.75	2,880.00	2,880.00
7611 · Telephone - Cellular	55.00	200.00	1,749.42	2,400.00	2,400.00
7700 · Building Board of Appeals	0.00	375.00	0.00	375.00	375.00
7701 · At-Large/Alternate Board Member	150.00	225.00	450.00	900.00	900.00
7710 · Contracted Building Inspector	0.00	5,000.00	0.00	5,000.00	5,000.00
7711 · Contracted Electrical Inspector	5,550.00	3,861.00	69,900.00	53,400.00	53,400.00
7712 · Contracted Mechanical Inspector	6,600.00	3,337.00	66,650.00	45,600.00	45,600.00
7713 · Contracted Plumbing Inspector	3,100.00	2,184.00	42,950.00	31,200.00	31,200.00
7715 · Contracted Zoning Administrator	870.00		11,385.00		
7721 · Plan Review - Electrical	100.00		1,550.00		
7722 · Plan Review - Mechanical	1,100.00		6,000.00		
7723 · Plan Review - Plumbing	0.00		500.00		
7800 · Mileage Reimbursement	1,232.70	1,300.00	14,028.00	15,600.00	15,600.00
7810 · Training Expense	0.00	1,600.00	0.00	1,600.00	1,600.00
7830 · Interest Expense	0.00		539.51		
7920 · Capital Outlay	0.00	7,000.00	0.00	7,000.00	7,000.00
7999 · Misc Expense	0.00	1,940.00	38.11	2,000.00	2,000.00
Total Expense	75,194.54	103,626.64	736,112.78	815,495.45	815,495.45
Net Income	-34,865.73	-38,351.64	234,977.74	-3,135.45	-3,135.45

Kalamazoo Area Building Authority

Balance Sheet

As of December 31, 2025

	Dec 31, 25
ASSETS	
Current Assets	
Checking/Savings	
1001 · Cash on Hand (Cash Bags)	300.00
1050 · Checking (Primary) / SMBT	276,400.87
1060 · Checking (Reserves) / CCU	300,976.95
1065 · Savings / CCU	25.00
Total Checking/Savings	577,702.82
Accounts Receivable	
1200 · Accounts Receivable	1,031.25
Total Accounts Receivable	1,031.25
Other Current Assets	
1250 · Accounts Receivables / ADJ	375.00
1400 · Prepaid Items	9,266.18
Total Other Current Assets	9,641.18
Total Current Assets	588,375.25
Other Assets	
1600 · Accumulated Depreciation	-83,385.37
1900 · Capital Assets	343,769.25
Total Other Assets	260,383.88
TOTAL ASSETS	848,759.13
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	5,493.06
Total Accounts Payable	5,493.06
Credit Cards	
2010 · CCU - Mastercard	954.57
Total Credit Cards	954.57
Other Current Liabilities	
2100 · Accrued Items	3,362.78
2200 · Payroll Liabilities	
2201 · Federal Withhold/ FICA	-231.10
2202 · State Withholding	-41.97
2204 · 401(A) (KABA)	-59.26
Total 2200 · Payroll Liabilities	-332.33
2300 · Accounts Payables / ADJ	1,737.21
Total Other Current Liabilities	4,767.66
Total Current Liabilities	11,215.29
Total Liabilities	11,215.29
Equity	
3010 · Net Position	602,566.10
Net Income	234,977.74
Total Equity	837,543.84
TOTAL LIABILITIES & EQUITY	848,759.13

2025 MONTHLY PERMITS BY JURISDICTION

MONTH OF DECEMBER 2025

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	10	1,281.00
COMSTOCK	ELECTRICAL	16	2,262.00
COMSTOCK	MECHANICAL	20	4,751.00
COMSTOCK	PLUMBING	7	1,068.00
COMSTOCK	SPECIAL - JURISDICTION	-	-
COMSTOCK	SPECIAL - HOMEOWNER	-	-
TOTAL COMSTOCK		53	\$ 9,362.00
KALAMAZOO	BUILDING	12	1,888.00
KALAMAZOO	ELECTRICAL	11	1,678.00
KALAMAZOO	MECHANICAL	20	3,356.70
KALAMAZOO	PLUMBING	12	2,230.00
KALAMAZOO	SPECIAL - JURISDICTION	5	500.00
KALAMAZOO	SPECIAL - HOMEOWNER	1	60.00
TOTAL KALAMAZOO		61	\$ 9,712.70
PARCHMENT	BUILDING	-	-
PARCHMENT	ELECTRICAL	-	-
PARCHMENT	MECHANICAL	1	140.00
PARCHMENT	PLUMBING	-	-
PARCHMENT	SPECIAL - JURISDICTION	-	-
PARCHMENT	SPECIAL - HOMEOWNER	-	-
TOTAL PARCHMENT		1	\$ 140.00
PINE GROVE	BUILDING	5	3,024.00
PINE GROVE	ELECTRICAL	5	1,044.00
PINE GROVE	MECHANICAL	5	870.00
PINE GROVE	PLUMBING	-	-
PINE GROVE	SPECIAL - JURISDICTION	-	-
PINE GROVE	SPECIAL - HOMEOWNER	-	-
TOTAL PINE GROVE		15	\$ 4,938.00
RICHLAND	BUILDING	9	5,625.00
RICHLAND	ELECTRICAL	16	3,447.00
RICHLAND	MECHANICAL	20	3,366.00
RICHLAND	PLUMBING	7	1,309.00
RICHLAND	SPECIAL - JURISDICTION	1	100.00
RICHLAND	SPECIAL - HOMEOWNER	-	-
TOTAL RICHLAND		53	\$ 13,847.00
RICHLAND VILLAGE	BUILDING	3	472.00
RICHLAND VILLAGE	ELECTRICAL	2	245.00
RICHLAND VILLAGE	MECHANICAL	2	430.00
RICHLAND VILLAGE	PLUMBING	2	230.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	-	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	-	-
TOTAL RICHLAND VILLAGE		9	\$ 1,377.00
TOTAL		192	\$ 39,376.70

REVENUE	REVENUE
DECEMBER 2024	% PREV YEAR MONTH
\$ 47,300.60	83.2%

PERMITS	PERMITS
DECEMBER 2024	% PREV YEAR MONTH
218	88%

2025 MONTHLY PERMITS BY JURISDICTION

YEAR TO DATE AS OF: DECEMBER 2025

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	238	274,841.00
COMSTOCK	ELECTRICAL	251	63,454.00
COMSTOCK	MECHANICAL	282	66,108.70
COMSTOCK	PLUMBING	153	32,674.00
COMSTOCK	SPECIAL - JURISDICTION	28	2,800.00
COMSTOCK	SPECIAL - HOMEOWNER	3	180.00
TOTAL COMSTOCK		955	\$ 440,057.70
KALAMAZOO	BUILDING	284	60,260.00
KALAMAZOO	ELECTRICAL	287	46,915.00
KALAMAZOO	MECHANICAL	390	58,161.90
KALAMAZOO	PLUMBING	171	23,120.00
KALAMAZOO	SPECIAL - JURISDICTION	49	4,850.00
KALAMAZOO	SPECIAL - HOMEOWNER	23	1,380.00
TOTAL KALAMAZOO		1204	\$ 194,686.90
PARCHMENT	BUILDING	12	1,466.00
PARCHMENT	ELECTRICAL	11	1,407.00
PARCHMENT	MECHANICAL	24	3,414.00
PARCHMENT	PLUMBING	12	1,385.00
PARCHMENT	SPECIAL - JURISDICTION	8	800.00
PARCHMENT	SPECIAL - HOMEOWNER	2	120.00
TOTAL PARCHMENT		69	\$ 8,592.00
PINE GROVE	BUILDING	45	26,136.00
PINE GROVE	ELECTRICAL	52	10,299.00
PINE GROVE	MECHANICAL	53	9,913.00
PINE GROVE	PLUMBING	17	4,612.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	3	180.00
TOTAL PINE GROVE		170	\$ 51,140.00
RICHLAND	BUILDING	157	114,003.00
RICHLAND	ELECTRICAL	208	44,439.00
RICHLAND	MECHANICAL	280	51,175.50
RICHLAND	PLUMBING	116	26,588.00
RICHLAND	SPECIAL - JURISDICTION	1	100.00
RICHLAND	SPECIAL - HOMEOWNER	2	120.00
TOTAL RICHLAND		764	\$ 236,425.50
RICHLAND VILLAGE	BUILDING	19	9,585.00
RICHLAND VILLAGE	ELECTRICAL	17	3,597.00
RICHLAND VILLAGE	MECHANICAL	19	3,419.50
RICHLAND VILLAGE	PLUMBING	20	3,737.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		75	\$ 20,338.50
TOTAL KABA	YTD	3237	\$ 951,240.60

REVENUE	REVENUE
YTD - DECEMBER 2024	% 2024 - YTD
\$ 646,595.65	147.1%

REVENUE
% 2025 YTD BUDGET
117%

PERMITS	PERMITS
YTD - DECEMBER 2024	% 2024 - YTD
2745	117.9%

2025 MONTHLY CUMULATIVE TOTALS		
# PERMITS	REVENUE	
212	\$ 56,291.30	JAN
213	\$ 42,192.00	FEB
195	\$ 40,236.00	MAR
304	\$ 118,511.00	APR
226	\$ 58,620.00	MAY
339	\$ 70,496.00	JUN
342	\$ 233,033.50	JUL
267	\$ 51,609.00	AUG
278	\$ 65,428.50	SEP
390	\$ 109,039.10	OCT
279	\$ 66,407.50	NOV
192	\$ 39,376.70	DEC
3,237	\$ 951,240.60	TOTAL

BUILDING REPORT

DECEMBER 2025

Residential / Commercial Building Permits and Construction Values

- A. Total Number of Commercial & Agricultural Permits Issued – 4
- B. Total Construction Value for Commercial & Agricultural Permits - \$610,824
- C. Total Number of New Residential Construction Permits Issued – 2
- D. Total Construction Value for New Residential Permits – \$838,458
- E. Total Number of All Other Residential Permits Issued – 33
- F. Total Construction Value for All Other Residential Permits – \$545,597

Revenue / Permit Summary YTD

- A. Total KABA Revenue in December 2025 - \$39,376.70 vs. Total KABA Revenue in December 2024 - \$47,300.60. **This is a decrease of 16.7%.**
- B. Total Number of Permits Issued in December 2025 – 192 vs. Total Number of Permits issued in December 2024 – 218. **This is a decrease of 11.9%.**
- C. Total KABA YTD Revenue in December 2025 - \$951,240.60 vs. Total KABA YTD Revenue in December 2024 - \$646,595.65. **This is an increase of 47.1%.**
- D. Total Number of Permits Issued YTD 2025 – 3237 vs. Total Number of Permits Issued this time in 2024 – 2745. **This is an increase of 17.9%.**
- E. The December 2025 Revenue of \$39,376.70 is **4.8%** of the forecast for December YTD 2025 Revenue (\$812,240).
- F. The YTD 2025 Revenue of \$951,240.60 is **117.1%** of the forecast for the entire 2025 Projected Budget of \$812,240.

Monthly Building Permits Issued

01/06/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Value	Amount Billed
PB25-03-649	8848 GEISER GRV	19 panel roof mounted solar array per	Ambia Energy, LLC	12/05/2025	0.00	\$108.00
PB25-03-657	8270 W STURTEVANT ST	New 29' x 10' deck per plans.	Green Shield Deck Builders	12/04/2025	9,135.00	\$182.00
PB25-03-659	10788 M-43 HWY	New 4945 s.f. 1 story 4 bed 4.5 bath single	AVB Inc.	12/11/2025	736,698.00	\$2,873.00
PB25-03-663	6280 E C AVE	Remove existing decks and construct 547	Green Shield Deck Builders	12/04/2025	22,806.00	\$182.00
PB25-03-666	7730 E D AVE	Finish approx 120 s.f. bedroom in	KEITH LOHMAN	12/05/2025	0.00	\$182.00
PB25-03-679	6200 N 35TH ST	Master bathroom remodel per plans.	WOOLFORD, MATTHEW & LAU	12/17/2025	0.00	\$182.00
PB25-03-683	8612 N 35TH ST	New 12440 s.f. slab on grade conditioned	Kauffman Construction	12/19/2025	417,060.00	\$1,626.00
PB25-03-686	5887 HIDDEN OAK AVE	Completion of basement finish. Framing	ROACH, MICAH & QUEEN E	12/30/2025	0.00	\$108.00
PB25-03-687	6440 CANTERWOOD DR	Laundry/mudroom remodel	1st Choice Custom Builder	12/30/2025	0.00	\$182.00
PB25-06-595	1030 IRA AVE	Construct temporary wheelchair ramp per	Milestone Senior Services	12/01/2025	0.00	\$108.00
PB25-06-625	1511 BRONX AVE	24' x 24' detached accessory structure on	WARNER, STACEY J. & RITSEM/	12/09/2025	18,144.00	\$182.00
PB25-06-655	2767 HICKORY NUT LAN	Construct new 6'x 8' front deck and	Green Shield Deck Builders	12/03/2025	9,656.00	\$182.00
PB25-06-658	2411 SONORA DR	21 panel roof mounted solar array per	Delta Power Group Inc	12/09/2025	0.00	\$108.00
PB25-06-661	229 SYDELLE AVE	Permit for bathroom and hallway finish	Get the Lead Out	12/01/2025	0.00	\$182.00
PB25-06-662	543 COOPER AVE	Re-roof w/ decking	Erie Construction Midwest LLC	12/01/2025	0.00	\$182.00
PB25-06-665	3333 RAVINE RD	Replace existing sign and cabinet with	Sign Center	12/12/2025	0.00	\$182.00
PB25-06-670	544 FLETCHER AVE	Demolish and remove existing 14' x 30'	LEANIN, NATHAN	12/18/2025	0.00	\$108.00
PB25-06-673	1392 Willow Ln/Lot 137	New 1216 S.F. 3 bed 2 bath manufactured	Chad VanderBosch/Clayton Homes	12/10/2025	101,760.00	\$108.00
PB25-06-674	229 SYDELLE AVE	Finish south half of basement by furring	Worthy Construction	12/09/2025	0.00	\$182.00
PB25-06-676	1323 BRONX AVE	Install 54 l.f. sub floor drainage system	Ayers Basement Systems	12/11/2025	0.00	\$182.00
PB25-06-685	1917 COMMONWEALTH L	Install 15 LF of subfloor drainge system	Ayers Basement Systems	12/23/2025	0.00	\$182.00
PB25-07-581	10147 CASTLE CREEK CIF	16 panel roof mounted solar array per	Tru Home Pros LLC	12/09/2025	0.00	\$108.00
PB25-07-648	6050 WOODLEA DR	23 panel roof mounted solar array per	Ambia Energy, LLC	12/05/2025	0.00	\$108.00
PB25-07-654	8394 FAWN MEADOW TR	25 panel roof mounted solar array per	Ambia Energy, LLC	12/05/2025	0.00	\$108.00
PB25-07-656	2063 N 30TH ST	28 panel roof mounted solar array on	Ambia Energy, LLC	12/05/2025	0.00	\$108.00
PB25-07-664	6165 CELERY ST	28 panel roof mounted solar array per	Delta Power Group Inc	12/09/2025	0.00	\$108.00
PB25-07-667	1300 N 33RD ST	12 PANEL GROUND MOUNTED	Helios Solar	12/08/2025	0.00	\$108.00
PB25-07-680	4191 N 26TH ST	Monument and wall sign package for	RWL Sign Co LLC	12/19/2025	0.00	\$108.00

PB25-07-684	675 REX AVE	Demolish and remove dwelling and all	Pitsch Wrecking	12/29/2025	0.00	\$161.00
PB25-07-690	6640 HUNTERS DOWN	Kitchen and master bath remodel per	MSC Carpentry LLC	12/31/2025	0.00	\$182.00
PB25-07-691	6315 ENOLA AVE	Install foundation drainage system and	Ayers Basement Systems	12/31/2025	0.00	\$182.00
PB25-19-660	8020 N 32ND ST	Install 1 illuminated and 1 non illuminated	Sign Center	12/01/2025	0.00	\$108.00
PB25-19-677	8450 N 32ND ST	Interior alteration to accomodate x-ray	AVB Construction	12/15/2025	0.00	\$182.00
PB25-19-681	8736 E D AVE	Kitchen remodel per plans to include	Premier Building & Remodeling	12/17/2025	0.00	\$182.00
PB25-20-615	11613 CR 653	Demolish and remove existing 24' x 26'	CL Kruithoff Building Company	12/03/2025	19,656.00	\$108.00
PB25-20-653	32739 6TH AVE	30' x 52' post frame detached accessory	Hancox Construction LLC	12/11/2025	49,140.00	\$191.00
PB25-20-669	31071 CR 390	New 3200 s.f. post frame 1 story slab on	FBi Buildings	12/10/2025	610,824.00	\$2,382.00
PB25-20-671	26520 8TH AVE	Framing and insulating 24' x 32' portion of	MOON MATTHEW G & ERIN K	12/15/2025	0.00	\$182.00
PB25-20-675	14894 23RD ST	Demolish and remove house and	SCOTT NANCY	12/17/2025	0.00	\$161.00

Number of Permits: 39

Total Billed: \$12,290.00

Total Construction Value

\$1,994,879.00

Population: All Records

Permit.DateIssued in <Previous month> [12/01/25 - 12/31/25]

AND

Permit.PermitType = Building OR

Permit.PermitType = Com Building OR

Permit.PermitType = Res Building

Monthly Trade Permits Issued

01/06/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Amount Billed
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Com Electrical

PE25-03-814	8892 N 32ND ST	Generator install	Hi-Tech Electric	12/12/2025	\$135.00
PE25-03-817	9975 E M-89 HWY	Remodel for Bullet & Barrel	ROC Electric LLC	12/16/2025	\$252.00
PE25-06-741	2710 N PITCHER ST	3 air compressors and 3 receptacles for portable space	CBK Construction	12/03/2025	\$140.00
PE25-06-813	3333 RAVINE RD	Sign	Bruce Bosier Electric	12/12/2025	\$120.00
PE25-07-822	4191 N 26TH ST	3 wall signs & 1 monument sign	RWL Sign Co LLC	12/19/2025	\$150.00
PE25-19-769	8020 N 32ND ST	Sign	Cindy Bosier	12/01/2025	\$120.00

Number of Permits: 6

Total Billed: \$917.00

Com Mechanical

PM25-06-1003	3333 RAVINE RD	Unit heater replacement	Dan Wood Company	12/10/2025	\$125.00
PM25-06-1009	3713 W MAIN ST	Building 100 alterations: reroute existing ductwork due to	W Soule & Company	12/15/2025	\$525.00
PM25-06-1014	4301 W MAIN ST	Direct vent for wood fired pizza oven: removing exhaust	Swanson Mechanical	12/17/2025	\$230.70
PM25-06-1031	3100 LAKE ST	Unit heater replacement	RW LaPine Inc	12/22/2025	\$125.00
PM25-06-1032	521 E MOSEL AVE	Vent extraction booth to exterior	Hulst Heating & Cooling Inc	12/23/2025	\$125.00
PM25-06-1036	521 E MOSEL AVE	Process piping and exhaust for extraction booth	MYESCO	12/31/2025	\$239.00
PM25-07-1004	5802 GULL RD	Fire suppression	Grand Rapids Fire Protection Inc	12/11/2025	\$882.00
PM25-07-989	3475 PARK CIRCLE DR	Installing fire suppression to existing building	Brigade Fire Protection	12/12/2025	\$1,178.00

Number of Permits: 8

Total Billed: \$3,429.70

Com Plumbing

PP25-06-456	2409 TEXEL DR	Sewer connection	Lounsbury Excavating	12/03/2025	\$135.00
PP25-06-460	3308 W MAIN ST	Basement waterproofing: piping, pump, and sump. Tying	The Plumberologist	12/03/2025	\$125.00
PP25-06-475	2409 TEXEL DR	New fire house	Jergens Piping Corporation	12/29/2025	\$830.00
PP25-07-454	8495 E H AVE	Alterations to existing building (3 bathrooms)	Petro Plumbing & Mechanical	12/02/2025	\$295.00

Number of Permits: 4

Total Billed: \$1,385.00

Res Electrical

PE25-03-776	8848 GEISER GRV	Roof mounted solar array	Ambia Energy, LLC	12/05/2025	\$158.00
PE25-03-801	9171 E EF AVE	Garage wiring with 50 amp sub panel	Bucks Electric	12/04/2025	\$136.00
PE25-03-803	9568 W GULL LAKE DR	Interior remodel and addition with generator installer#	Veldhouse Electric	12/04/2025	\$414.00

PE25-03-804	5969 N 32ND ST	Pole barn: underground cable from house to barn, exterior	TARNAS, BREEANN N & CAMEI	12/05/2025	\$338.00
PE25-03-807	5753 CRABAPPLE LN	Detached garage/barn - fed underground from home with	Cavalier Electric Inc	12/08/2025	\$211.00
PE25-03-811	9354 WERNER ST	Detached garageTransfer switch installed instead of	Hammond Electric	12/09/2025	\$327.00
PE25-03-821	9448 FRAULIN DR	New home	Esper Electric	12/17/2025	\$405.00
PE25-03-823	6602 E E	Basement finish	H & M Electrical Services	12/18/2025	\$192.00
PE25-03-824	6300 E D AVE	Generator install	Steensma Lawn & Power	12/18/2025	\$125.00
PE25-03-827	9335 RICKER ST	Generator install	Steensma Lawn & Power	12/19/2025	\$125.00
PE25-03-829	6735 E F AVE	Generator install	Steensma Lawn & Power	12/19/2025	\$125.00
PE25-03-830	6200 N 35TH ST	Bath/laundry remodel	Cavalier Electric Inc	12/23/2025	\$191.00
PE25-03-832	5887 HIDDEN OAK AVE	Basement finish: Rough inspections performed when home	ROACH, MICAH & QUEEN E	12/30/2025	\$137.00
PE25-03-833	6440 CANTERWOOD DR	Laundry/mudroom remodel	Meulman Electric	12/31/2025	\$176.00
PE25-06-786	119 S BERKLEY ST	Basement finish	AA Electric - Kalamazoo LLC	12/05/2025	\$267.00
PE25-06-791	1117 ARTHUR AVE	Kitchen & living room remodel	Wolff Electric	12/01/2025	\$271.00
PE25-06-793	3402 RED CLOVER RD	Generator installer# 1075876730	Alliance Electric Of Michigan	12/01/2025	\$125.00
PE25-06-795	2411 SONORA DR	Roof mounted solar array	Delta Power Group Inc	12/09/2025	\$152.00
PE25-06-806	618 GRAND PRE AVE	200 AMP service replacement	Service Professor	12/08/2025	\$120.00
PE25-06-808	3228 Butternut Ln/Lot 52	AC circuit	Capitol Supply & Service	12/08/2025	\$116.00
PE25-06-809	3220 Butternut Ln/Lot 48	AC circuit	Capitol Supply & Service	12/08/2025	\$116.00
PE25-06-810	3610 DEVONSHIRE AVE	Adding battery backup for solar	Bowker Electric LLC	12/12/2025	\$135.00
PE25-06-818	503 WASHBURN AVE	Troubleshooting & replacing receptacles	Buford Electrical Services	12/16/2025	\$116.00
PE25-07-666	10147 CASTLE CREEK CIR	Roof mounted solar array	Tru Home Pros LLC	12/09/2025	\$136.00
PE25-07-775	6050 WOODLEA DR	Roof mounted solar array	Ambia Energy, LLC	12/05/2025	\$156.00
PE25-07-780	2063 N 30TH ST	Roof mounted solar array	Ambia Energy, LLC	12/05/2025	\$181.00
PE25-07-785	8394 FAWN MEADOW TRL	Roof mounted solar array	Ambia Energy, LLC	12/05/2025	\$145.00
PE25-07-792	3718 COMPASS POINT CIR	Generator install	FD Hayes Electric	12/01/2025	\$125.00
PE25-07-794	6279 E H AVE	200 AMP service upgrade	Homes Electric LLC	12/03/2025	\$126.00
PE25-07-796	3837 BRIARPATCH CIR	Generator install	Service Professor	12/02/2025	\$125.00
PE25-07-797	3852 N 33RD ST	Barn addition	Meulman Electric	12/22/2025	\$141.00
PE25-07-799	6165 CELERY ST	Roof mounted solar array	Delta Power Group Inc	12/09/2025	\$166.00
PE25-07-802	4430 N 33RD ST	Bath remodel	H & M Electrical Services	12/04/2025	\$181.00
PE25-07-805	1300 N 33RD ST	Ground mounted solar array	Bowker Electric LLC	12/08/2025	\$134.00
PE25-07-812	10571 MILLER DR	200 AMP service upgrade w/ 1 circuit and 50 ft of feeder	Dan Wood Company	12/11/2025	\$131.00
PE25-07-825	456 CYNTHIA ST	EV charger	Hi-Tech Electric	12/18/2025	\$115.00
PE25-07-828	5362 LUCERNE AVE	Generator install	Steensma Lawn & Power	12/19/2025	\$125.00
PE25-07-834	6037 ABBEY ST	Generator installDisconnect/reconnect ER# 1076133494	Duthler Electric LLC	12/31/2025	\$125.00
PE25-19-820	8102 ROBINBROOK ST	Generator install	Steensma Lawn & Power	12/17/2025	\$125.00
PE25-20-798	26520 8TH AVE	Wiring pole barn	MOON MATTHEW G & ERIN K	12/15/2025	\$221.00
PE25-20-800	26393 2ND AVE	New home	Kusmack Electric	12/04/2025	\$343.00

PE25-20-815	28845 NORTHERN BLUFF I	Pole barnADDRESS: 28845 Northern Bluff	Russcher Electric, Inc	12/15/2025	\$141.00
PE25-20-826	21360 RIDGE RD	New HUD home	Gregg'O Electric	12/18/2025	\$223.00
PE25-20-831	21360 RIDGE RD	Well head connection	Foune Well Drilling	12/29/2025	\$116.00

Number of Permits: 44

Total Billed: \$7,759.00

Res Mechanical

PM25-03-1000	8405 HEMEL LN	Furnace & AC replacement	Aire Serv - Benjamin Farrer	12/10/2025	\$170.00
PM25-03-1010	6579 HIDDEN LAKE CIR	Replacing 2 furnaces, 2 AC's, and 2 humidifiers	Rogers Refrigeration	12/15/2025	\$250.00
PM25-03-1011	8292 SILVERADO LN	Furnace, AC, & humidifier replacement	Service Professor	12/16/2025	\$180.00
PM25-03-1018	6300 E D AVE	Generator install	Steensma Lawn & Power	12/18/2025	\$145.00
PM25-03-1021	9989 E C AVE	Generator install	Advantage Heating & Cooling	12/19/2025	\$145.00
PM25-03-1022	9335 RICKER ST	Generator install	Steensma Lawn & Power	12/19/2025	\$145.00
PM25-03-1025	6735 E F AVE	Generator install	Steensma Lawn & Power	12/19/2025	\$145.00
PM25-03-1027	10415 COUNTRY CLUB DR	Fireplace install	JL Nieboer & Sons Heating & Coolir	12/22/2025	\$200.00
PM25-03-1028	6376 EAGLE RIDGE DR	Water heater replacement	Dan Wood Company	12/22/2025	\$116.00
PM25-03-1034	5360 TURKEY RUN DR	Furnace replacement	Eric Dale Heating & AC	12/29/2025	\$140.00
PM25-03-914	8736 GEISER GRV	Generator install	Twin City Heating & AC	12/22/2025	\$145.00
PM25-03-962	6602 E E	Basement finish - duct alteration & bath fan	Nieboer Heating & Cooling	12/01/2025	\$200.00
PM25-03-978	5600 E G AVE	Water heater replacementLOCATION: 5130	Royal Comfort Mechanical	12/01/2025	\$116.00
PM25-03-979	5600 E G AVE	Water heater replacementLOCATION: 5604 Meadowstone	Royal Comfort Mechanical	12/01/2025	\$116.00
PM25-03-980	5600 E G AVE	Water heater replacementLOCATION: 5604	Royal Comfort Mechanical	12/01/2025	\$116.00
PM25-03-983	7627 COTTONWOOD ST	Furnace & humidifier replacement	Eric Dale Heating & AC	12/03/2025	\$150.00
PM25-03-984	6006 N 24TH ST	Hot water boiler for in floor heat30 max psig	ANDERSON, BRYCE	12/03/2025	\$205.00
PM25-03-986	5969 N 32ND ST	Pole barn HVAC - air source heat pump for storage &	TARNAS, BREEANN N & CAMEI	12/05/2025	\$390.00
PM25-03-997	5600 E G AVE	Furnace, AC, and water heater replacementLOCATION:	Royal Comfort Mechanical	12/09/2025	\$176.00
PM25-03-998	5600 E G AVE	Water heater replacementLOCATION: 5617 Blue Meadow	Royal Comfort Mechanical	12/09/2025	\$116.00
PM25-06-1001	3312 W Main # 203	Water heater replacement	Royal Comfort Mechanical	12/10/2025	\$116.00
PM25-06-1015	4310 LEISURE LANE D309	Water heater replacement	DeHaan Heating & Cooling	12/17/2025	\$116.00
PM25-06-1035	3018 GRACE RD	Furnace replacement	Vredevoogd Heating & Cooling	12/30/2025	\$140.00
PM25-06-1037	3918 ANDORA AVE	Furnace replacement	Vredevoogd Heating & Cooling	12/31/2025	\$140.00
PM25-06-977	3402 RED CLOVER RD	Generator install	Alliance Electric Of Michigan	12/01/2025	\$145.00
PM25-06-982	114 LANARK CT APT A	Replacing furnace and AC coil	Tummons Heating & Cooling	12/02/2025	\$170.00
PM25-06-985	807 GAYLE AVE	Furnace replacement	Temperature Pro	12/04/2025	\$140.00
PM25-06-990	1392 Willow Ln/Lot 137	Mobile home set	Chad VanderBosch/Clayton Homes	12/10/2025	\$140.00
PM25-06-991	3228 Butternut Ln/Lot 52	AC install	Capitol Supply & Service	12/08/2025	\$140.00
PM25-06-992	3220 Butternut Ln/Lot 48	AC install	Capitol Supply & Service	12/08/2025	\$140.00
PM25-06-993	2002 BROOK DR	Furnace replacement	Nieboer Heating & Cooling	12/12/2025	\$140.00

PM25-06-995	1205 PINEHURST BLVD	Furnace, AC, & humidifier replacement	Vredevoogd Heating & Cooling	12/09/2025	\$180.00
PM25-06-996	3302 W Main 301	Magicpack replacement	Royal Comfort Mechanical	12/09/2025	\$140.00
PM25-06-999	2220 WOODWARD AVE	Boiler replacementHot water, 30 psi	Dan Wood Company	12/10/2025	\$140.00
PM25-07-1002	10571 MILLER DR	Mini split install	Dan Wood Company	12/10/2025	\$140.00
PM25-07-1005	1955 N 30TH ST	Furnace replacement	Vredevoogd Heating & Cooling	12/11/2025	\$140.00
PM25-07-1006	1353 N 30TH ST	Furnace, AC, humidifier, chimney liner, & gas piping	Vredevoogd Heating & Cooling	12/11/2025	\$190.00
PM25-07-1008	10632 E HJ AVE	Generator install	S & F Propane LLC	12/15/2025	\$145.00
PM25-07-1019	125 WORDEN AVE	Furnace replacement	Vredevoogd Heating & Cooling	12/18/2025	\$140.00
PM25-07-1020	3101 SUNNYCREST DR	Furnace replacement	Temperature Pro	12/19/2025	\$140.00
PM25-07-1023	7776 E MAIN ST	Furnace replacement	Temperature Pro	12/19/2025	\$140.00
PM25-07-1024	5362 LUCERNE AVE	Generator install	Steensma Lawn & Power	12/19/2025	\$145.00
PM25-07-1029	6672 WOODLEA DR	Furnace & AC replacement	Vredevoogd Heating & Cooling	12/22/2025	\$170.00
PM25-07-1030	6231 E H AVE	Water heater replacement	Vredevoogd Heating & Cooling	12/22/2025	\$116.00
PM25-07-1040	8822 MARSH CREEK CIR	Solid fuel fireplace	Hearth & Home Design Center	12/31/2025	\$200.00
PM25-07-899	738 N 33RD ST	Propane tank	Crystal Flash	12/19/2025	\$130.00
PM25-07-938	8730 E MAIN ST	Generator install	Twin City Heating & AC	12/22/2025	\$145.00
PM25-07-974	6652 WOODLEA DR	Furnace replacement	Vredevoogd Heating & Cooling	12/01/2025	\$140.00
PM25-07-975	3076 MARGARET AVE	Furnace replacement	Suburban Heating & Air Conditionin	12/01/2025	\$140.00
PM25-07-981	3837 BRIARPATCH CIR	Generator install	Service Professor	12/02/2025	\$145.00
PM25-07-987	1484 N 26TH ST	Furnace, AC, humidifier, & chimney liner replacement	Vredevoogd Heating & Cooling	12/05/2025	\$185.00
PM25-07-988	8215 E H AVE	Furnace replacement	Bel Aire Heating & Air	12/08/2025	\$140.00
PM25-18-1016	143 N RIVERVIEW DR 210	Furnace replacement	DeHaan Heating & Cooling	12/17/2025	\$140.00
PM25-19-1012	8102 ROBINBROOK ST	Generator install	Steensma Lawn & Power	12/17/2025	\$145.00
PM25-19-1039	7827 HATTON DR	New home	Bel Aire Heating & Air	12/31/2025	\$285.00
PM25-20-1033	21360 RIDGE RD	Manufactured home	Fleetwood Mechanical Services	12/29/2025	\$210.00
PM25-20-1038	22034 PAULSON RD	Furnace & AC replacement	Field Plumbing & Heating	12/31/2025	\$170.00
PM25-20-902	31930 1ST AVE	Generator install	RJO Mechanical	12/08/2025	\$145.00
PM25-20-976	23232 29TH ST	Tank set	Midwest Propane LLC	12/01/2025	\$50.00
PM25-20-994	26393 2ND AVE	New home	Mattawan Mechanical	12/08/2025	\$295.00

Number of Permits: 60

Total Billed: \$9,484.00

Res Plumbing

PP25-03-453	8533 N 27TH ST	Water heater replacement	Bergsma Plumbing	12/02/2025	\$115.00
PP25-03-459	5793 SUNDANCE CT	Tub/shower upgrade	West Shore Home	12/03/2025	\$115.00
PP25-03-461	5969 N 32ND ST	Pole barn bathroom with shower, additional mop sink and	TARNAS, BREEANN N & CAMEI	12/05/2025	\$298.00
PP25-03-468	6200 N 35TH ST	Master bath remodel	Helmus Plumbing Services, Inc	12/17/2025	\$203.00
PP25-03-469	10290 DOUBLEDAY DR	Replacing tub w/ acrylic shower base, replacing valve	Ohio Bath Solutions	12/31/2025	\$115.00

PP25-03-470	6618 CHAFFEY CREEK TRI	New home	Elite Plumbing	12/18/2025	\$333.00
PP25-03-477	5887 HIDDEN OAK AVE	Basement finish: Rough inspections performed when home	ROACH, MICAH & QUEEN E	12/30/2025	\$130.00
PP25-06-455	229 SYDELLE AVE	Basement bath	Pride Plumbing & Mechanical	12/03/2025	\$135.00
PP25-06-457	2921 CRESTVIEW AVE	Shower pan replacement	Sir Home Improvements	12/04/2025	\$115.00
PP25-06-462	1392 Willow Ln/Lot 137	Mobile home set	Chad VanderBosch/Clayton Homes	12/10/2025	\$120.00
PP25-06-465	711 N BERKLEY ST	Water heater replacement	Service Professor	12/16/2025	\$115.00
PP25-06-466	1309 BRE'TTON DR	Replacing tub w/ shower base and replacing valve fixture	Ohio Bath Solutions	12/17/2025	\$115.00
PP25-06-467	1323 BRONX AVE	Pump install	East End Plumbing	12/11/2025	\$115.00
PP25-06-471	635 TURWILL LN	Water heater replacement	Bergsma Plumbing	12/19/2025	\$115.00
PP25-06-472	1917 COMMONWEALTH A	Crock, lid, & pump	East End Plumbing	12/23/2025	\$115.00
PP25-06-478	119 S BERKLEY ST	Basement bath	Matt Rogers Plumbing	12/31/2025	\$195.00
PP25-07-451	9656 DAYLILY LN	Water heater replacement	Dale W Hubbard Inc	12/01/2025	\$115.00
PP25-07-458	3481 ORANOCO ST	Shower base replacement	Sir Home Improvements	12/04/2025	\$115.00
PP25-07-463	4430 N 33RD ST	Bath remodel	DC Plumbing	12/08/2025	\$198.00
PP25-07-464	2063 N 36TH ST	Water heater replacement	Dale W Hubbard Inc	12/08/2025	\$115.00
PP25-07-474	10450 E HJ AVE	Water heater replacement	Service Professor	12/29/2025	\$115.00
PP25-07-479	6315 ENOLA AVE	Sump install	East End Plumbing	12/31/2025	\$115.00
PP25-19-452	8766 TIBURON LN	Water heater replacement	Dale W Hubbard Inc	12/01/2025	\$115.00
PP25-19-476	8742 JANE ANN CIR	Water heater replacement	Dale W Hubbard Inc	12/29/2025	\$115.00

Number of Permits: 24

Total Billed: \$3,452.00

Number of Permits: 146

Total Billed: \$26,426.70

Population: All Records

Permit.PermiTpe = Res Electrical OR

Permit.PermiTpe = Electrical OR

Permit.PermiTpe = Res Mechanical OR

Permit.PermiTpe = Com Electrical OR

Permit.PermiTpe = Plumbing OR

Permit.PermiTpe = Com Plumbing OR

Permit.PermiTpe = Res Plumbing OR

Permit.PermiTpe = Mechanical OR

Permit.PermiTpe = Com Mechanical

AND

Permit.DateIssued in <Previous month> [12/01/25 - 12/31/25]

Monthly Property Maintenance Requests

01/06/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS25-03-080	9533 E D AVE	03-14-451-012	BIG SPRING LLC	12/08/2025	\$100.00
Work Description:	Property maintenance request from Richland Township				
	Date Scheduled	Date Completed			
Inspections:	01/06/2026	01/06/2026	Property Maint. Re-inspection	Approved	
	Date Scheduled	Date Completed			
Inspections:	12/18/2025	12/18/2025	Property Maintenance Inspectio	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	12/09/2025	12/09/2025	Property Maintenance Inspectio	Disapproved	
PS25-06-063	1021 FENIMORE AVE	06-14-430-140	DOEZEMA, THOMAS	09/23/2025	\$200.00
Work Description:	Property Maintenance request from Kalamazoo				
	Date Scheduled	Date Completed			
Inspections:	12/05/2025	12/05/2025	Court Appearance	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	09/24/2025	09/25/2025	Property Maintenance Inspectio	Disapproved	
PS25-06-077	1013 CHRYSLER ST	06-13-205-670	YARBROUGH-JOHNSON	11/25/2025	\$100.00
Work Description:	Property Maintenance request from KTRWP				
	Date Scheduled	Date Completed			
Inspections:	12/16/2025	12/16/2025	Property Maintenance Inspectio	Canceled	
	Date Scheduled	Date Completed			
Inspections:	11/25/2025	11/25/2025	Property Maintenance Inspectio	Approved	
PS25-06-081	1925 Elkerton Ave Bldg 5	06-11-430-025	LAKEVIEW RESIDENCE	12/16/2025	\$100.00
Work Description:	Property Maintenance request from Kalamazoo Apt 103				
	Date Scheduled	Date Completed			
Inspections:				Approved	

PS25-06-082	1707 ALAMO AVE	06-17-235-011	COMPTON, MADALYN F	12/17/2025	\$100.00
Work Description:	Property Maintenance request from KTFD				
	Date Scheduled	Date Completed			
Inspections:	12/17/2025	12/17/2025	Property Maintenance Inspectio	Disapproved	
PS25-06-084	2704 CUMBERLAND ST	06-07-130-380	CLARK, KIMBERLY	12/18/2025	\$100.00
Work Description:	Property maintenance inspection requested by K-twp				
	Date Scheduled	Date Completed			
Inspections:	12/18/2025	12/19/2025	Property Maintenance Inspectio	Disapproved	
PS25-06-085	3511 MARKET ST	06-24-415-160	COOK, JACK RUSSELL JH	12/29/2025	\$100.00
Work Description:	Property Maintenance request from Comstock				
	Date Scheduled	Date Completed			
Inspections:	12/29/2025	12/31/2025	Property Maintenance Inspectio	Disapproved	

Total Permits For Type: 7

Total Fees For Type: \$800.00

Report Summary

Population: All Records
Permit.PermiT ype = Special
Permit AND
Permit.Category = Jurisdiction
Request
AND
Inspection.DateTimeCompleted
Between 12/01/2025 AND
12/31/2025

Grand Total Fees: \$800.00

Grand Total Permits: 7

Monthly Special Permit - Owner Request

01/06/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS25-06-083	1519 Olmstead/MbPk Lot	06-24-470-010	KALAMAZOO MHP, LLC	12/18/2025	\$60.00
Work Description: Meter socket inspection					
Inspections: 12/22/2025 Meter Socket Inspection Approved					

Total Permits For Type: 1

Total Fees For Type: \$60.00

Report Summary

Population: All Records

Permit.DateIssued Between 12/1/2025 12:00:00 AM AND 12/31/2025 11:59:59 PM

AND

Permit.Category = Meter Socket Inspection OR

Permit.Category = Hood Suppression OR

Permit.Category = Special Permit OR

Permit.Category = Owner Request

Grand Total Fees: \$60.00

Grand Total Permits: 1

DATE	MOTION	MADE BY	SECONDED	VOTES
01/21/25	to appoint the six members listed on the handout to the KABA Construction Board Of Appeals	White	Bawa	unanimous
01/21/25	to accept the Engagement Letter from Manor Costerisan for 2024-2026, and authorize Alwine to sign & submit	Sherwood	Visser	unanimous
01/21/25	to accept the Engagement Letter from Kreis, Hudgins & Borsos, dated January 13, 2025 and authorize Alwine to sign & submit	Bawa	Koperetz	unanimous
02/18/25	to approve the 2025 budget amendment to #7100 (Office Equipment), authorize Alwine to sign Letter of Intent to return leased equipment, and purchased the Kyocera copier	Amos	White	roll call yes - 5, no - 0 absent - 2
04/15/25	to approve the Electrical Permit fee Schedule with the applicable changes/additions	White	Bawa	unanimous - 1
05/20/25	to approve the 2024 audited financial statements	Sherwood	Foust	unanimous - 1
07/15/25	to enter a closed session to discuss Soil Friends v. Charter Township of Comstock, et al., Case No. 1:23-cv-1267, per the Open Meetings Act	Amos	White	roll call yes - 5, no - 0 absent - 2
07/15/25	to return to the open session	Sherwood	Mendoza	roll call yes - 5, no - 0 absent - 2
07/15/25	to adopt the recommendation from KABA's insurance attorney & KABA's attorney for the settlement proposal	Mendoza	White	roll call yes - 5, no - 0 absent - 2
07/15/25	to adopt the Sick Time law Changes to the Employee Handbook as presented	Amos	Mendoza	unanimous - 2
08/19/25	to approve the General Insurance Renewal for 2025-2026 & allow Alwine to sign on behalf,	White	Bawa	unanimous - 3
08/19/25	to approve a 4% increase for the building official and the hourly employee's wages for 2026	Bawa	White	unanimous - 3
08/19/25	to approve the 11/01/25 – 10/31/26 renewal of the STD/LTD/Life Insurance	White	Visser	unanimous - 3
08/19/25	to approve the proposed purchase of the acoustic panels for the boardroom utilizing funds from the Building Maintenance & Repairs account of the 2025 budget	Visser	Bawa	unanimous - 3
08/19/25	to confirm, per the recommendation of the building official, the appointment of Jeff Kubiak as building inspector, with pending of obtaining a building inspector's registration from the State of Michigan	Mendoza	Visser	unanimous - 3
09/16/25	to approve the 12/01/25 – 11/30/26 BCBS renewal	Sherwood	Mendoza	unanimous - 2
09/16/25	to approve the Resolution to Opt Out of PA 152 for the calendar year 2026	Mendoza	White	unanimous - 2
09/16/25	to approve the Permit Fee Schedule with no changes	Hepner	Mendoza	unanimous - 2
09/16/25	to approve the 2026 Budget as presented	Sherwood	Mendoza	unanimous - 2
11/18/25	to re-appoint Vik Bawa as the At-Large Board Member	Mendoza	Sherwood	roll call yes - 5, no - 0, abstained - 1, absent - 1
11/18/25	to direct the building official to continue consideration of additional building inspector candidates due to the initial candidate not yet passing the state exam	Visser	Bawa	unanimous - 1
12/16/25	to accept the 2026 KABA Board Meeting Schedule as presented	Amos	Mendoza	unanimous - 1
12/16/25	to approve the Engagement Letter from Siegfried Crandall for the 2025 audit prep, and authorized Alwine to sign on behalf of KABA	White	Visser	unanimous - 1
12/16/25	to appoint Garrett Reitenour as contracted temporary independent building inspector for 2026, at a rate to be determined by Alwine	Mendoza	Amos	unanimous - 1



Kalamazoo Area Building Authority

www.kaba-mi.org

2322 Nazareth Road, Kalamazoo, MI 49048

Phone: 269-216-9511 Fax: 269-250-9078

Email: permits@kaba-mi.org



FREEDOM OF INFORMATION REQUEST

TO: Kalamazoo Area Building Authority

REQUESTED BY: Name: Chris Collins

Address: 293 Main Street #150, Norwich, VT 05055

Phone: 617-209-9403

Email: data@ohmanalytics.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

Please find the detailed description attached to this form below.

NATURE OF REQUEST (CHECK ONE):

- ☒ Please provide a copy of the requested public records
☐ Please provide a certified copy of the requested public records
☐ Please allow me an opportunity to inspect the requested public records prior to copying. I understand that the Kalamazoo Area Building Authority may require me to schedule an appointment for this inspection

PAYMENT (CHECK ONE):

☒ I understand that Kalamazoo Area Building Authority will charge me a fee for providing a copy of a public record, including the cost of copying, mailing, searching, examining, reviewing, separating, and deleting exempt information. I understand that a deposit of one-half of the anticipated fee (if the fee is anticipated to exceed \$50.00) will be required.

☐ Attached is an affidavit of Indigence. Please furnish me the requested public records without charge for the first \$20.00 of the required fee.

I agree that Kalamazoo Area Building Authority may respond to my request by the _____ day of _____, 20_____

12/01/2025

DATE

Chris Collins

SIGNATURE

* It is the policy of Kalamazoo Area Building Authority that a written Freedom of Information Act Request is required except when the request involves the following types of records (1) current property record cards; (2) current zoning maps; (3) current zoning and general ordinances; (4) minutes for any meeting within the last 12 months.

Hi,

We are conducting research on solar activity in the U.S. and would like access to the following data for the date range 10/01/2025 - 11/30/20

- **Issued Residential and Commercial Solar (photovoltaic - PV) permits**
- **Issued Residential and Commercial Energy Storage System permits**

The following are the important data points:

- **Permit number**
- **Permit status**
- **Permit address**
- **Contractor**
- **Permit Issue date**
- **Permit Application date**
- **Permit Final / Completion date**
- **Permit type**
- **Permit Sub-type**
- **Permit Valuation**
- **Permit Work description**
- **Storage/Battery Manufacturer Name.**

If you do not have separate categories for solar or storage, please provide all building and electrical permits.

Please note that we do not need the original records nor need scanned copies – just the data that can be produced in excel or CSV format by the software used by your department to track permits and an email receipt is preferred.

If possible, please provide the reports in CSV or excel format.

NOTE: If there is a portal or website where these monthly reports can be accessed directly, I would greatly appreciate it if you could share the details.

Thank you for your time and assistance. Stay safe.

Best Regards,
Chris



Kalamazoo Area Building Authority
www.kaba-mi.org
2322 Nazareth Road, Kalamazoo, MI 49048
Phone: 269-216-9511 Fax: 269-250-9078

FREEDOM OF INFORMATION REQUEST



TO: Kalamazoo Area Building Authority
REQUESTED BY: Name: ASHLEE WATTERS

Address: 8205 NW 69TH ST OKC OK 73132

Phone: 4055709749

Email: ashlee@globalzoning.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

8060 North 32nd Street, Richland, MI

- ☒ Copies of Certificates of Occupancy
- ☐ Copies of Outstanding Building Code Violations

NATURE OF REQUEST (CHECK ONE):

- ☒ Please provide a copy of the requested public records
☐ Please provide a certified copy of the requested public records
☐ Please allow me an opportunity to inspect the requested public records prior to copying. I understand that the Kalamazoo Area Building Authority may require me to schedule an appointment for this inspection

PAYMENT (CHECK ONE):

- ☒ I understand that Kalamazoo Area Building Authority will charge me a fee for providing a copy of a public record, including the cost of copying, mailing, searching, examining, reviewing, separating, and deleting exempt information. I understand that a deposit of one-half of the anticipated fee (if the fee is anticipated to exceed \$50.00) will be required.
☐ Attached is an affidavit of Indigence. Please furnish me the requested public records without charge for the first \$20.00 of the required fee.

I agree that Kalamazoo Area Building Authority may respond to my request by the _____ day of _____, 20_____

12/2/25

DATE


SIGNATURE

*** It is the policy of Kalamazoo Area Building Authority that a written Freedom of Information Act Request is required except when the request involves the following types of records (1) current property record cards; (2) current zoning maps; (3) current zoning and general ordinances; (4) minutes for any meeting within the last 12 months.**

Conflict of Interest

Board Members and Alternate Board Members
are required to sign an Acknowledgement.
(Extra copies will be available at the meeting)

KALAMAZOO AREA BUILDING AUTHORITY

CONFLICT OF INTEREST POLICY

Approved by Board on June 8, 2017

Article I

Purpose

Board Members and Officers of the Kalamazoo Area Building Authority (“KABA”), a governmental nonprofit authority and tax-exempt organization, owe KABA the duty of loyalty. This duty requires Board Members and Officers to act in the best interest of the KABA. The Board Members and Officers shall avoid any conflict, or the appearance of conflict, between their own interest and the interests of the KABA.

The purpose of this Conflict of Interest Policy (“Policy”) is to protect KABA’s interest and integrity when it is contemplating entering into a transaction or arrangement that might benefit the private interest of an Officer or Board Member of the KABA or might result in a possible excess benefit transaction. This Policy is intended to supplement, but not replace (i) the KABA Bylaws and (ii) any applicable state and federal laws governing conflict of interest applicable to governmental nonprofit organizations. If any conflict exists between this Policy and the KABA Bylaws, the Bylaws shall control.

Article II

Definitions

1. Interested Person.

Any Board Member, Officer, or member of a committee with governing board-delegated powers, who has a direct or indirect financial interest, as defined below, is an interested person.

2. Excess Benefit Transaction.

An excess benefit transaction is a transaction in which an economic benefit is provided to an applicable tax-exempt organization, directly or indirectly, to or for the use of a disqualified person, and the value of the economic benefit provided by the organization exceeds the value of the consideration received by the organization.

3. Financial Interest.

- a. An ownership or investment interest in any entity with which KABA has a transaction or arrangement;
- b. A compensation arrangement with KABA or with any entity or individual with

which KABA has a transaction or arrangement; or

c. A potential ownership or investment interest in, or compensation arrangement with, any entity or individual with which KABA is negotiating a transaction or arrangement.

Compensation includes direct or indirect remuneration as well as gifts or favors that are not insubstantial.

A financial interest is not necessarily a conflict of interest. Under Article III, Section 2, a person who has a financial interest may have a conflict of interest only if the disinterested Board Members or designated committee determines that a conflict of interest exists.

Article III

Procedures

1. Duty to Disclose.

In connection with any actual or possible conflict of interest, an interested person must disclose the existence of the financial interest and be given the opportunity to disclose all material facts to the Board Members and members of committees with governing board-delegated powers considering the proposed transaction or arrangement.

2. Determining Whether a Conflict of Interest Exists.

After disclosure of the financial interest and all material facts, and after any discussion with the interested person, he/she shall leave the governing board or committee meeting while the determination of a conflict of interest is discussed and voted upon. The remaining board or committee members shall decide if a conflict of interest exists.

3. Procedure for Addressing the Conflict of Interest.

a. An interested person may make a presentation at the governing board or committee meeting, but after the presentation, he/she shall leave the meeting during the discussion of, and the vote on, the transaction or arrangement involving the possible conflict of interest.

b. The chairperson of the governing board or committee shall, if appropriate, appoint a disinterested person or committee to investigate alternatives to the proposed transaction or arrangement.

c. After exercising due diligence, the governing board or committee shall determine whether KABA can obtain, with reasonable efforts, a more advantageous transaction or arrangement from a person or entity that would not give rise to a conflict of interest.

d If a more advantageous transaction or arrangement is not reasonably possible under circumstances which would not produce a conflict of interest, the governing board or committee shall determine by a majority vote of the disinterested Board Members whether the transaction or arrangement is in KABA's best interest, for its own benefit, and whether it is fair and reasonable. In conformity with the above determination, it shall make its decision as to whether to enter into the transaction or arrangement.

4. Violations of the Conflicts of Interest Policy.

a If the governing board or committee has reasonable cause to believe a Board Member or Officer has failed to disclose actual or possible conflicts of interest, it shall inform the member of the basis for such belief and afford the member an opportunity to explain the alleged failure to disclose.

b If, after hearing the member's response and after making further investigation as warranted by the circumstances, the governing board or committee determines the member has failed to disclose an actual or possible conflict of interest, it shall take appropriate disciplinary and corrective action.

Article IV

Records of Proceedings

The minutes of the governing board and all committees with board-delegated powers shall contain:

a the names of the persons who disclosed or otherwise were found to have a financial interest in connection with an actual or possible conflict of interest, the nature of the financial interest, any action taken to determine whether a conflict of interest was present, and the governing board's or committee's decision as to whether a conflict of interest in fact existed.

b the names of the persons who were present for discussions and votes relating to the transaction or arrangement, the content of the discussion, including any alternatives to the proposed transaction or arrangement, and a record of any votes taken in connection with the proceedings.

Article V

Compensation

a A voting member of the governing board who receives compensation, directly or indirectly, from KABA for services is precluded from voting on matters pertaining to that member's compensation.

b. A voting member of any committee whose jurisdiction includes compensation matters and who receives compensation, directly or indirectly, from an organization for services is precluded from voting on matters pertaining to that member's compensation.

c. No voting member of the governing board or any committee whose jurisdiction includes compensation matters and who received compensation, directly or indirectly, from KABA, either individually or collectively, is prohibited from providing information to any committee regarding compensation.

Article VI

Annual Statements

Each Board Member, Officer, and member of a committee with governing board-delegated powers shall annually sign a statement which affirms that such person:

- a. has received a copy of this Conflict of Interest Policy;
- b. has read and understands the Policy;
- c. has agreed to comply with the Policy; and
- d. understands that KABA is a governmental nonprofit authority and in order to maintain its federal tax exemption it must engage primarily in activities which accomplish one or more of its tax-exempt purposes.

Article VII

Periodic Reviews

To ensure KABA operates in a manner consistent with its governmental nonprofit purposes and does not engage in activities that could jeopardize its tax-exempt status, periodic reviews shall be conducted. The periodic reviews shall, at a minimum, include the following subjects:

- a. whether compensation arrangements and benefits are reasonable, based on competent survey information and the result of arm's length bargaining.
- b. whether partnerships, joint ventures, and arrangements with management organizations conform to KABA's written policies are properly recorded, reflect reasonable investment or payments for goods and services, further governmental nonprofit purposes, and do not result in inurement, impermissible private benefit, or in an excess benefit transaction.

Article VIII

Use of Outside Experts

When conducting the periodic reviews as provided under Article VII, KABA may, but need not, use outside advisors. If outside experts are used, their use shall not relieve the governing board of its responsibility for ensuring periodic reviews are conducted.



ACKNOWLEDGEMENT OF RECEIPT

CONFLICT OF INTEREST POLICY

I have received a copy of KABA's Conflict of Interest Policy and have read and understood the contents of that policy. I am hereby agreeing to comply with the policy in its entirety. I will sign the two copies of this Acknowledgement of Receipt, retain one copy for myself, and return one copy to the KABA Building Official for retention.

Signature: _____ Date: _____

Printed Name: _____

Engagement Letter – KABA Legal Counsel



KREIS, ENDERLE, HUDGINS & BORSOS, P.C.

Robb S. Krueger

Direct Dial 269-321-2360
rkrueger@KreisEnderle.com

P.O. Box 4010
Kalamazoo, MI 49003-4010
269-324-3000
Fax 269-324-3010

www.KreisEnderle.com

ENGAGEMENT AGREEMENT

January 1, 2026

Kalamazoo Area Building Authority
2322 Nazareth Road
Kalamazoo, MI 49048

Re: Representation

To Whom It May Concern:

We are required to obtain an engagement agreement before we begin work for a client. The following constitutes the terms of our agreement. You have requested that this firm provide Kalamazoo Area Building Authority general counsel, employment work, and potentially civil litigation work. I emphasize that the firm will represent you because, even though your initial contact has been with me, I intend to use the services of other lawyers and staff personnel of the firm, as necessary, to do the best possible job of representing your interests.

I. FEE DETERMINATION

The Model Rules of Professional Conduct adopted by the Michigan Supreme Court lists the following factors to be considered in establishing a reasonable fee for legal services.

1. The time and labor required, the novelty and difficulty of the questions involved, and the skill requisite to perform the legal service properly.
2. The likelihood, if apparent to the client, that the acceptance of the particular employment will preclude other employment by the lawyer.
3. The fee customarily charged in the locality for similar legal services.
4. The amount involved and the results obtained.
5. The time limitations imposed by the client or by the circumstances.
6. The nature and length of the professional relationship with the client.

7. The experience, reputation, and ability of the lawyer or lawyers performing the services.

This firm normally sends bills to clients once each month. We begin by reviewing the time devoted to the matter during the month. Time is recorded daily in one-tenth (1/10) hour minimum time blocks. The time is multiplied by the hourly rate for the person performing the services. Fees for Kalamazoo Area Building Authority are set as follows and shall apply for a term of two years from the date of engagement:

- A. General Counsel, Employment or Administrative work - \$275.00 per hour.
- B. Civil Litigation or Appeals, including alternative dispute resolution - \$325.00 per hour.
- C. Paralegal work to be billed at \$185.00 per hour.

We are unable to provide an estimate of the final bill for most projects. There are many factors which may serve to complicate a legal matter. If you have a question, at any time, as to where you stand in regard to your bill, we will attempt to provide an accurate estimate of the bill's current status.

II. EXPENSES

In addition to the legal fees, all expenses incurred by us will be charged to you. Specifically, you will be charged for long distance telephone calls, photocopying (15¢ per copy), mileage for travel out of town (IRS Standard Mileage Rate), postage (other than for routine letters), couriers (FedEx and the like), and any other expenses reasonably necessary to accomplish the task for which we have been engaged. There may be other expenses incurred which are not among those enumerated above, which are the common expenses. In some cases, you will be asked to pay expenses in advance.

III. PAYMENT OF FEES AND EXPENSES

We have the option and the discretion to continue work on your behalf in the event your retainer has been exhausted. In that event, you will be billed on a monthly basis. All billings will be payable upon receipt. Any agreement for other payment terms must be in writing. If billings are not paid promptly, we shall have the option to not perform further services.

We reserve the right to discontinue our representation of you and withdraw as your counsel if (1) you persist in a course of action we reasonably believe is criminal or fraudulent; (2) we reasonably believe you have used our services to perpetrate a crime or fraud; (3) you persist upon pursuing an objective that we consider repugnant or imprudent; (4) you fail substantially to fulfill an obligation to us regarding our services to you, and we have given you reasonable warning that we will withdraw unless the obligation is fulfilled; (5) our representation to you will result in an unreasonable financial burden on us or has been rendered unreasonably difficult by you; or (6) other good cause exists for withdrawal.

IV.COMPLETION OF SERVICES

Upon completion of the firm's work, we reserve the right to destroy or otherwise dispose of your file after we notify you at your last known address of our intent to destroy or dispose of your file. It is, therefore, important that you notify the firm whenever you change your address. If you choose to leave all or part of the file in our possession, we will have the authority to destroy your file after three (3) years from the date your matter is finally concluded.

We appreciate the opportunity to represent you in this matter. If you agree with the above terms, please sign the Acknowledgement below and return a signed copy of this letter to our office. If you have any questions concerning this matter, please call me.

Very truly yours,

KREIS, ENDERLE,
HUDGINS & BORSOS, P.C.



Robb S. Krueger

RSK/lc

ACKNOWLEDGEMENT

I have read, understand, and agree to the above terms of your engagement. No other terms have been discussed.

KALAMAZOO AREA BUILDING AUTHORITY

Dated: _____, 2026

By: _____
Its: _____