



AGENDA

Regular Meeting of the Kalamazoo Area Building Authority Board of Directors
May 19, 2026
2:00 PM

1. Call to Order
2. Approval of the Agenda [MOTION]
3. Consent Agenda [MOTION]
 - a. Approval of Minutes of March 17, 2026 Board Meeting
 - b. Receipt of Bank Reconciliation Reports – March 2026
 - c. Receipt of Financial Reports – March 2026
 - d. Receipt of Building Report – March 2026
 - e. Receipt of Permit Lists – March 2026
 - f. Monthly FOIA Request(s) – March 2026
 - g. Motion Log – 1st Quarter 2026
 - h. Approval of Minutes of April 21, 2026 Board Meeting
 - i. Receipt of Bank Reconciliation Reports – April 2026
 - j. Receipt of Financial Reports – April 2026
 - k. Receipt of Building Report – April 2026
 - l. Receipt of Permit Lists – April 2026
 - m. Monthly FOIA Request(s) – April 2026
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. Presentation – Jordan Smith, CPA with Maner Costerisan
6. Business
 - a. Approval of 2025 Audited Financial Statements [MOTION]
 - b. Non Budget Expense Approval [MOTION]
7. Board Member Comments
8. Staff Member Comments
9. Adjournment

Consent Agenda

**MINUTES OF THE REGULAR MEETING OF THE
KALAMAZOO AREA BUILDING AUTHORITY
KALAMAZOO, MI
March 17, 2026**

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 Office, 2322 Nazareth Road.

Present: Craig Sherwood / Representative from Kalamazoo Township
Jerry Amos / Representative from Comstock Township
Justin Mendoza, Treasurer / Representative from City of Parchment
Pam Visser / Representative from Pine Grove Township
Jason Ramer / Representative from Richland Township
Kim Lewis, Chairperson / Representative from Village of Richland

Absent: Vik Bawa / At-Large Board Member

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

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

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

Citizen Comments – There were no citizen comments.

Business –

5. a. Appointment of Board Secretary – With the resignation of Secretary White, Ramer motion to accept the appointment as the KABA Board Secretary, seconded by Amos.

Roll Call Vote: Yes: Visser, Amos, Mendoza, Lewis and Sherwood.
No: None.
Abstained: Ramer.
Absent: Bawa.

5. b. Building Maintenance – Alwine provided the board with a synopsis of the prior building maintenance that commenced two years ago. The gutter system has a run-off issue and an estimate for the gutters to be run underground was obtained. Visser motioned to approve the estimate for the underground gutter run-offs, utilizing the funds available in the building maintenance account, seconded by Mendoza and carried with a vote 6-0.

Board Member Comments – Mendoza wished everyone a Happy St. Patrick's Day. Ramer thanked the board members.

Staff Member Comments – Alwine provided an update on the new building inspector and the permit intake. Cassidy announced the audit prep has commenced, and auditors will be onsite on April 20th.

There was no further business. The meeting was adjourned at approximately 2:10 P.M.

Drafted: March 19, 2026

Approved:

DRAFT

3:21 PM

04/06/26

Kalamazoo Area Building Authority
Reconciliation Summary
1065 - Savings / CCU, Period Ending 03/31/2026

	<u>Mar 31, 26</u>
Beginning Balance	25.00
Cleared Balance	25.00
Register Balance as of 03/31/2026	25.00
Ending Balance	25.00

3:21 PM

04/06/26

Kalamazoo Area Building Authority
Reconciliation Detail
1060 - Checking (Reserves) / CCU, Period Ending 03/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						301,098.60
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	03/31/2026			X	63.93	63.93
Total Deposits and Credits					63.93	63.93
Total Cleared Transactions					63.93	63.93
Cleared Balance					63.93	301,162.53
Register Balance as of 03/31/2026					63.93	301,162.53
Ending Balance					63.93	301,162.53

3:22 PM

04/06/26

Kalamazoo Area Building Authority
Reconciliation Summary
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

	<u>Mar 31, 26</u>
Beginning Balance	264,228.67
Cleared Transactions	
Checks and Payments - 57 items	-66,682.13
Deposits and Credits - 123 items	46,474.72
Total Cleared Transactions	<u>-20,207.41</u>
Cleared Balance	<u><u>244,021.26</u></u>
Uncleared Transactions	
Checks and Payments - 14 items	-6,076.08
Deposits and Credits - 15 items	3,228.00
Total Uncleared Transactions	<u>-2,848.08</u>
Register Balance as of 03/31/2026	<u><u>241,173.18</u></u>
New Transactions	
Checks and Payments - 20 items	-21,353.00
Deposits and Credits - 13 items	10,080.00
Total New Transactions	<u>-11,273.00</u>
Ending Balance	<u><u>229,900.18</u></u>

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							264,228.67
Cleared Transactions							
Checks and Payments - 57 items							
General Journal	01/01/2026	560R		12/31/25 liability payment transferred to Jan 2026	√	-41.97	-41.97
Bill Pmt -Check	02/19/2026	8700	West Michigan Lawn Services	snow plowing - Jan	√	-2,957.25	-2,999.22
Bill Pmt -Check	02/19/2026	8694	EMC Insurance	March 2026	√	-1,359.57	-4,358.79
Bill Pmt -Check	02/26/2026	ACH	Blue Cross Blue Shield	03/01-03/31/26	√	-2,870.05	-7,228.84
Bill Pmt -Check	02/26/2026	8703	Doug Scott	02/15-02/21/26 (18 Inspections)	√	-1,080.00	-8,308.84
Bill Pmt -Check	02/26/2026	8706	Scott Paddock	02/15-02/21/26 (12 Inspections)	√	-720.00	-9,028.84
Bill Pmt -Check	02/26/2026	ACH	Sun Life Assurance	03/01-03/31/26	√	-275.71	-9,304.55
Bill Pmt -Check	02/26/2026	8704	Graybar Financial Services	phone rental	√	-198.83	-9,503.38
Bill Pmt -Check	02/26/2026	8705	Kal-Blue	(2) 36" rolls	√	-164.94	-9,668.32
Bill Pmt -Check	02/26/2026	8708	Zemlick	file folders & pocket files	√	-76.23	-9,744.55
Bill Pmt -Check	02/26/2026	8701	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 01/24-02/23/26	√	-64.69	-9,809.24
Bill Pmt -Check	02/26/2026	8702	Domestic Uniform Rental	mat rental	√	-43.01	-9,852.25
Liability Check	02/27/2026	8710	State of Michigan/Withhold	February 2026	√	-708.70	-10,560.95
Check	03/03/2026	8711	Alwine, Michael R	Reimbursement - Mileage (658.30) & Phone (57.50)	√	-715.80	-11,276.75
Check	03/03/2026	8712	Cassidy, Penny M	Reimbursement - Mileage (Feb 2026)	√	-97.30	-11,374.05
Bill Pmt -Check	03/05/2026	8721	Terry Thatcher/MP Services	02/22-02/28/26 (20 Mech / 24 Plumb Inspections)	√	-2,640.00	-14,014.05
Bill Pmt -Check	03/05/2026	8716	Doug Scott	02/22-02/28/26 (32 Inspections)	√	-1,920.00	-15,934.05
Bill Pmt -Check	03/05/2026	8717	Metronet	02/22-03/21/26	√	-724.95	-16,659.00
Bill Pmt -Check	03/05/2026	8720	Scott Paddock	02/22-02/28/26 (10 Inspections)	√	-600.00	-17,259.00
Bill Pmt -Check	03/05/2026	8715	Consumers Energy	01/22-02/19/26	√	-553.05	-17,812.05
Bill Pmt -Check	03/05/2026	8719	Redmond Engineering and Design	5570 Gull Road (Kalamazoo Self Storage)	√	-500.00	-18,312.05
Bill Pmt -Check	03/05/2026	8714	Brian Bowman	updates on servers & QB's on server	√	-260.00	-18,572.05
Check	03/05/2026	8724	AVB	Refund - PB25-06-435 (job canceled)	√	-181.00	-18,753.05
Bill Pmt -Check	03/05/2026	8718	Molly Maid	office cleaning: 02/27	√	-120.00	-18,873.05
Check	03/05/2026	8722	Sackett's Fireplace	Refund - PM26-03-127 (job canceled)	√	-65.00	-18,938.05
Liability Check	03/10/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 03/08/26)	√	-6,715.97	-25,654.02
Liability Check	03/11/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 03/08/26)	√	-2,346.12	-28,000.14
Liability Check	03/11/2026	ACH	Great-West	Payroll (W/E 03/08/26)	√	-516.56	-28,516.70
Liability Check	03/11/2026	ACH	Great-West	Payroll (W/E 03/08/26)	√	-68.00	-28,584.70
Bill Pmt -Check	03/12/2026	8731	Siegfried Crandall PC	audit prep 2025	√	-6,200.00	-34,784.70
Bill Pmt -Check	03/12/2026	8728	Doug Scott	03/01-03/07/26 (23 Inspections)	√	-1,620.00	-36,404.70
Bill Pmt -Check	03/12/2026	8732	Terry Thatcher/MP Services	03/01-03/07/26 (8 Mech / 17 Plumb Inspections)	√	-1,500.00	-37,904.70
Bill Pmt -Check	03/12/2026	8730	Scott Paddock	03/01-03/07/26 (13 Inspections)	√	-780.00	-38,684.70

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	03/12/2026	8725	Allied Mechanical Services Inc	fall preventive maintenance (performed 01/28/26)	√	-271.63	-38,956.33
Check	03/12/2026	8735	Wokeck, Wesley K	Reimbursement - code book, safety vest & shoe covers	√	-223.27	-39,179.60
				bath paper, paper towels, trash bags, lysol wipes, kleenex; (1000) business cards - W. Wokeck; Payroll Mthly Per Employee Fee Usage - Jan 2026			
Bill Pmt -Check	03/12/2026	8726	CCU - Mastercard		√	-199.59	-39,379.19
Check	03/12/2026	8733	Homeowner	Refund - PB24-07-401 (job canceled)	√	-126.00	-39,505.19
Bill Pmt -Check	03/12/2026	8729	Republic Services	03/01-03/31/26	√	-95.48	-39,600.67
Check	03/12/2026	8734	DC Plumbing	Refund - PP25-07-463 (not completing job)	√	-88.00	-39,688.67
Bill Pmt -Check	03/12/2026	8727	Domestic Uniform Rental	mat rental	√	-43.01	-39,731.68
Bill Pmt -Check	03/19/2026	8736	Redmond Engineering and Design	7800 E Michigan Avenue (Landscape Forms)	√	-4,375.00	-44,106.68
Bill Pmt -Check	03/19/2026	8737	Doug Scott	03/08-03/14/26 (26 Inspections)	√	-1,560.00	-45,666.68
Bill Pmt -Check	03/19/2026	8743	Terry Thatcher/MP Services	03/08-03/14/26 (7 Mech / 10 Plumb Inspections)	√	-1,020.00	-46,686.68
Bill Pmt -Check	03/19/2026	8742	Scott Paddock	03/08-03/14/26 (15 Inspections)	√	-900.00	-47,586.68
Bill Pmt -Check	03/19/2026	8740	Kreis Enderle Hudgins and Borsos	general through 02/28/26	√	-225.00	-47,811.68
Bill Pmt -Check	03/19/2026	8739	Knight Watch Inc	Mar-May	√	-135.00	-47,946.68
Bill Pmt -Check	03/19/2026	8741	Molly Maid	office cleaning: 03/13	√	-120.00	-48,066.68
Check	03/19/2026	8744	State of MI/Construction Code	Plan Reviewer (W. Wokeck)	√	-75.00	-48,141.68
Liability Check	03/24/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 03/22/26)	√	-9,417.29	-57,558.97
Liability Check	03/25/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 03/22/26)	√	-2,926.36	-60,485.33
Liability Check	03/25/2026	ACH	Great-West	Payroll (W/E 03/22/26)	√	-516.56	-61,001.89
Liability Check	03/25/2026	ACH	Great-West	Payroll (W/E 03/22/26)	√	-68.00	-61,069.89
Bill Pmt -Check	03/26/2026	ACH	Blue Cross Blue Shield	04/01-04/30/26	√	-2,870.05	-63,939.94
Bill Pmt -Check	03/26/2026	8752	Terry Thatcher/MP Services	03/15-03/21/26 (22 Mech / 18 Plumb Inspections)	√	-2,400.00	-66,339.94
Bill Pmt -Check	03/26/2026	ACH	Sun Life Assurance	04/01-04/30/26	√	-275.71	-66,615.65
Bill Pmt -Check	03/26/2026	8751	Spectrum VoIP	03/01-03/31/26	√	-21.48	-66,637.13
Check	03/31/2026	ACH	Southern Michigan Bank & Trust - Fees	Cash Management Fees for month	√	-45.00	-66,682.13
Total Checks and Payments						-66,682.13	-66,682.13
Deposits and Credits - 123 items							
Deposit	02/25/2026			Deposit ID # 192507167	√	120.00	120.00
Deposit	02/25/2026			Deposit ID # 192487256	√	121.00	241.00
Deposit	02/25/2026			Deposit ID # 192491860	√	170.00	411.00
Deposit	02/25/2026			Deposit ID # 192473964	√	175.00	586.00
Deposit	02/25/2026			Deposit ID # 192491026	√	230.00	816.00
Deposit	02/25/2026			Deposit ID # 192472227	√	400.00	1,216.00
Deposit	02/25/2026			Deposit ID # 192501947	√	506.00	1,722.00
Deposit	02/26/2026			Deposit ID # 192573780	√	121.00	1,843.00
Deposit	02/26/2026			Deposit ID # 192586283	√	338.00	2,181.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	02/26/2026			Deposit ID # 192568447	√	689.00	2,870.00
Deposit	02/27/2026			Deposit ID # 192636644	√	115.00	2,985.00
Deposit	02/27/2026			Deposit ID # 192340922	√	175.00	3,160.00
Deposit	02/27/2026			Deposit ID # 192681775	√	180.00	3,340.00
Deposit	02/27/2026			Deposit ID # 192661343	√	390.00	3,730.00
Deposit	02/27/2026			Deposit ID # 192649799	√	595.00	4,325.00
Deposit	03/02/2026			Deposit ID # 192830450	√	6.00	4,331.00
Deposit	03/02/2026			Deposit ID # 192875427	√	146.00	4,477.00
Deposit	03/02/2026			Deposit ID # 192835519	√	211.00	4,688.00
Deposit	03/03/2026			Deposit ID # 192925647	√	60.00	4,748.00
Deposit	03/03/2026			Deposit ID # 192942713	√	140.00	4,888.00
Deposit	03/03/2026			Deposit ID # 192943703	√	140.00	5,028.00
Deposit	03/03/2026			Deposit ID # 192917579	√	182.00	5,210.00
Deposit	03/03/2026			Deposit ID # 192918181	√	353.00	5,563.00
Deposit	03/04/2026			Deposit ID # 192998530	√	116.00	5,679.00
Deposit	03/04/2026			Deposit ID # 192991151	√	216.00	5,895.00
Deposit	03/05/2026			Deposit ID # 193075585	√	141.00	6,036.00
Deposit	03/05/2026			Deposit ID # 193075719	√	145.00	6,181.00
Deposit	03/05/2026			Deposit ID # 193075891	√	180.00	6,361.00
Deposit	03/05/2026			Deposit ID # 193089247	√	230.00	6,591.00
Deposit	03/05/2026			Deposit ID # 193067053	√	356.00	6,947.00
Deposit	03/06/2026			Deposit ID # 193114693	√	120.00	7,067.00
Deposit	03/06/2026			Deposit ID # 193154337	√	161.00	7,228.00
Deposit	03/09/2026			Deposit ID # 193329689	√	108.00	7,336.00
Deposit	03/09/2026			Deposit ID # 193264180	√	108.00	7,444.00
Deposit	03/09/2026			Deposit ID # 193259705	√	338.00	7,782.00
Deposit	03/09/2026			Deposit	√	4,211.00	11,993.00
Deposit	03/10/2026			Deposit ID # 193302023	√	170.00	12,163.00
Deposit	03/10/2026			Deposit ID # 193300670	√	198.00	12,361.00
Deposit	03/10/2026			Deposit ID # 193319067	√	200.00	12,561.00
Deposit	03/10/2026			Deposit ID # 193296594	√	350.00	12,911.00
Paycheck	03/11/2026	DD31076	Feist, Erin L	Direct Deposit	√	0.00	12,911.00
Paycheck	03/11/2026	DD31074	Alwine, Michael R	Direct Deposit	√	0.00	12,911.00
Paycheck	03/11/2026	DD31075	Cassidy, Penny M	Direct Deposit	√	0.00	12,911.00
Deposit	03/11/2026			Deposit ID # 193367186	√	116.00	13,027.00
Deposit	03/11/2026			Deposit ID # 193357917	√	116.00	13,143.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	03/11/2026			Deposit ID # 193378177	√	120.00	13,263.00
Deposit	03/11/2026			Deposit ID # 193364904	√	145.00	13,408.00
Deposit	03/11/2026			Deposit ID # 193359705	√	146.00	13,554.00
Deposit	03/11/2026			Deposit ID # 193357001	√	228.00	13,782.00
Deposit	03/11/2026			Deposit ID # 193357480	√	270.00	14,052.00
Deposit	03/11/2026			Deposit ID # 193425543	√	478.00	14,530.00
Deposit	03/12/2026			Deposit ID # 193659741	√	115.00	14,645.00
Deposit	03/12/2026			Deposit ID # 193537481	√	116.00	14,761.00
Deposit	03/12/2026			Deposit ID # 193626992	√	120.00	14,881.00
Deposit	03/12/2026			Deposit ID # 193513799	√	140.00	15,021.00
Deposit	03/12/2026			Deposit ID # 193491209	√	210.00	15,231.00
Deposit	03/12/2026			Deposit	√	375.00	15,606.00
Deposit	03/13/2026			Deposit	√	675.00	16,281.00
Deposit	03/16/2026			Deposit ID # 194014148	√	115.00	16,396.00
Deposit	03/16/2026			Deposit ID # 193989281	√	120.00	16,516.00
Deposit	03/16/2026			Deposit ID # 194019157	√	126.00	16,642.00
Deposit	03/16/2026			Deposit ID # 193989621	√	191.00	16,833.00
Deposit	03/16/2026			Deposit ID # 194015517	√	283.00	17,116.00
Deposit	03/16/2026			Deposit ID # 193991288	√	375.00	17,491.00
Deposit	03/16/2026			Deposit	√	1,597.00	19,088.00
Deposit	03/16/2026			Deposit	√	1,876.00	20,964.00
Deposit	03/17/2026			Deposit ID # 194080284	√	108.00	21,072.00
Deposit	03/17/2026			Deposit ID # 194069276	√	163.00	21,235.00
Deposit	03/17/2026			Deposit ID # 194057714	√	180.00	21,415.00
Deposit	03/17/2026			Deposit ID # 194072091	√	324.00	21,739.00
Deposit	03/18/2026			Deposit ID # 194110069	√	115.00	21,854.00
Deposit	03/18/2026			Deposit ID # 194112923	√	115.00	21,969.00
Deposit	03/18/2026			Deposit ID # 194123307	√	328.00	22,297.00
Deposit	03/18/2026			Deposit ID # 194135061	√	512.00	22,809.00
Deposit	03/19/2026			Deposit ID # 194163731	√	115.00	22,924.00
Deposit	03/19/2026			Deposit ID # 194186929	√	116.00	23,040.00
Deposit	03/19/2026			Deposit ID # 194164677	√	140.00	23,180.00
Deposit	03/19/2026			Deposit ID # 194185168	√	140.00	23,320.00
Deposit	03/19/2026			Deposit ID # 194183199	√	161.00	23,481.00
Deposit	03/19/2026			Deposit ID # 194192819	√	260.00	23,741.00
Deposit	03/19/2026			Deposit ID # 194186025	√	378.00	24,119.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	03/23/2026			Deposit ID # 194358070	√	60.00	24,179.00
Deposit	03/23/2026			Deposit ID # 194365379	√	115.00	24,294.00
Deposit	03/23/2026			Deposit ID # 194366110	√	116.00	24,410.00
Deposit	03/23/2026			Deposit ID # 194364665	√	120.00	24,530.00
Deposit	03/23/2026			Deposit ID # 194372399	√	126.00	24,656.00
Deposit	03/23/2026			Deposit ID # 194367744	√	181.00	24,837.00
Deposit	03/23/2026			Deposit ID # 194256265	√	182.00	25,019.00
Deposit	03/23/2026			Deposit ID # 194378154	√	182.00	25,201.00
Deposit	03/23/2026			Deposit ID # 194364234	√	200.00	25,401.00
Deposit	03/23/2026			Deposit ID # 194368308	√	210.00	25,611.00
Deposit	03/23/2026			Deposit ID # 194366371	√	379.00	25,990.00
Deposit	03/23/2026			Deposit ID # 194362841	√	464.00	26,454.00
Deposit	03/23/2026			Deposit ID # 194362915	√	560.00	27,014.00
Deposit	03/23/2026			Deposit	√	1,088.00	28,102.00
Deposit	03/23/2026			Deposit	√	11,707.00	39,809.00
Deposit	03/24/2026			Deposit ID # 194442760	√	60.00	39,869.00
Deposit	03/24/2026			Deposit ID # 194439774	√	100.00	39,969.00
Deposit	03/24/2026			Deposit ID # 194433431	√	120.00	40,089.00
Deposit	03/24/2026			Deposit ID # 194419171	√	278.00	40,367.00
Deposit	03/24/2026			Deposit ID # 194432670	√	379.00	40,746.00
Paycheck	03/25/2026	DD31079	Feist, Erin L	Direct Deposit	√	0.00	40,746.00
Paycheck	03/25/2026	DD31080	Wokeck, Wesley K	Direct Deposit	√	0.00	40,746.00
Paycheck	03/25/2026	DD31081	Bawa, Vikrant S	Direct Deposit	√	0.00	40,746.00
Paycheck	03/25/2026	DD31078	Cassidy, Penny M	Direct Deposit	√	0.00	40,746.00
Paycheck	03/25/2026	DD31077	Alwine, Michael R	Direct Deposit	√	0.00	40,746.00
Deposit	03/25/2026			Deposit ID # 194482523	√	60.00	40,806.00
Deposit	03/25/2026			Deposit ID # 194476729	√	108.00	40,914.00
Deposit	03/25/2026			Deposit ID # 194484361	√	120.00	41,034.00
Deposit	03/25/2026			Deposit ID # 194495398	√	161.00	41,195.00
Deposit	03/25/2026			Deposit ID # 194477639	√	170.00	41,365.00
Deposit	03/25/2026			Deposit ID # 194481777	√	208.00	41,573.00
Deposit	03/25/2026			Deposit ID # 194479010	√	326.00	41,899.00
Deposit	03/26/2026			Deposit ID # 194537160	√	108.00	42,007.00
Deposit	03/26/2026			Deposit ID # 194533243	√	204.00	42,211.00
Deposit	03/26/2026			Deposit ID # 194563263	√	212.00	42,423.00
Deposit	03/30/2026			Deposit - Cash	√	128.00	42,551.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	03/30/2026			Deposit - Cash	√	315.65	42,866.65
Deposit	03/30/2026			Deposit - Cash	√	530.00	43,396.65
Deposit	03/30/2026			Deposit	√	1,091.00	44,487.65
Deposit	03/30/2026			Deposit	√	1,146.00	45,633.65
Deposit	03/31/2026			Interest	√	61.07	45,694.72
Deposit	03/31/2026			Deposit	√	780.00	46,474.72
Total Deposits and Credits						46,474.72	46,474.72
Total Cleared Transactions						-20,207.41	-20,207.41
Cleared Balance						-20,207.41	244,021.26
Uncleared Transactions							
Checks and Payments - 14 items							
Check	01/15/2026	8653	Ambia Energy	Refund - PB25-07-654 & PE25-07-785		-153.00	-153.00
Check	02/26/2026	8709	East End Plumbing	Refund - PM26-06-121 (item not needed)		-25.00	-178.00
Bill Pmt -Check	03/05/2026	8713	Barret Priest	(Z19) 02/01-02/28/26 (5 hrs) & (Z20) 02/01-02/28/26 (9 hrs)		-840.00	-1,018.00
Check	03/05/2026	8723	Manne Electric	Refund - PE26-06-076 (job canceled)		-71.00	-1,089.00
Bill Pmt -Check	03/19/2026	8738	IDrive	BMR Data Overage (609 GB)		-60.90	-1,149.90
Bill Pmt -Check	03/26/2026	8749	EMC Insurance	April 2026		-1,391.58	-2,541.48
Bill Pmt -Check	03/26/2026	8748	Doug Scott	03/15-03/21/26 (23 Inspections)		-1,380.00	-3,921.48
Bill Pmt -Check	03/26/2026	8750	Scott Paddock	03/15-03/21/26 (8 Inspections + Plan Review)		-540.00	-4,461.48
Bill Pmt -Check	03/26/2026	8745	Brian Bowman	new user setup - B.I. & server updates		-455.00	-4,916.48
Bill Pmt -Check	03/26/2026	8754	Zemlick	paper, batteries, dispenser		-195.21	-5,111.69
Bill Pmt -Check	03/26/2026	8746	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 02/24-03/23/26		-69.96	-5,181.65
Bill Pmt -Check	03/26/2026	8747	Domestic Uniform Rental	mat rental		-43.01	-5,224.66
Bill Pmt -Check	03/26/2026	8753	Uline	storage clipboard (B.I.)		-29.58	-5,254.24
Liability Check	03/31/2026	8756	State of Michigan/Withhold	March 2026		-821.84	-6,076.08
Total Checks and Payments						-6,076.08	-6,076.08
Deposits and Credits - 15 items							
Deposit	03/27/2026			Deposit ID # 194611403		163.00	163.00
Deposit	03/27/2026			Deposit ID # 194617645		278.00	441.00
Deposit	03/27/2026			Deposit ID # 194586292		280.00	721.00
Deposit	03/30/2026			Deposit ID # 194734750		95.00	816.00
Deposit	03/30/2026			Deposit ID # 194716371		182.00	998.00
Deposit	03/30/2026			Deposit ID # 194749155		215.00	1,213.00
Deposit	03/30/2026			Deposit ID # 194713556		305.00	1,518.00
Deposit	03/30/2026			Deposit ID # 194715781		605.00	2,123.00
Liability Check	03/31/2026	8755	State of Michigan/Withhold	VOID: incorrect amount		0.00	2,123.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	03/31/2026			Deposit ID # 194779042		116.00	2,239.00
Deposit	03/31/2026			Deposit ID # 194783564		140.00	2,379.00
Deposit	03/31/2026			Deposit ID # 194796203		140.00	2,519.00
Deposit	03/31/2026			Deposit ID # 194810935		166.00	2,685.00
Deposit	03/31/2026			Deposit ID # 194778455		223.00	2,908.00
Deposit	03/31/2026			Deposit ID # 194801455		320.00	3,228.00
Total Deposits and Credits						3,228.00	3,228.00
Total Uncleared Transactions						-2,848.08	-2,848.08
Register Balance as of 03/31/2026						-23,055.49	241,173.18
New Transactions							
Checks and Payments - 20 items							
Bill Pmt -Check	04/02/2026	8767	Terry Thatcher/MP Services	03/22-03/28/26 (9 Mech / 16 Plumb Inspections) (Z19) 03/01-03/31/26 (10.5 hrs & 2 ZCP) & (Z20) 03/01-03/31/26 (6.5 hrs + 4 ZCP)		-1,500.00	-1,500.00
Bill Pmt -Check	04/02/2026	8757	Barret Priest			-1,290.00	-2,790.00
Bill Pmt -Check	04/02/2026	8760	Doug Scott	03/22-03/28/26 (18 Inspections)		-1,080.00	-3,870.00
Bill Pmt -Check	04/02/2026	8768	West Michigan Lawn Services	snow plowing - Feb		-894.50	-4,764.50
Bill Pmt -Check	04/02/2026	8763	Metronet	03/22-04/21/26		-724.95	-5,489.45
Bill Pmt -Check	04/02/2026	8766	Scott Paddock	03/22-03/28/26 (12 Inspections)		-720.00	-6,209.45
Check	04/02/2026	8771	Wokeck, Wesley K	Reimbursement - Mileage (585.08) & Phone (71.86)		-656.94	-6,866.39
Bill Pmt -Check	04/02/2026	8759	Consumers Energy	02/20-03/22/26		-479.61	-7,346.00
Check	04/02/2026	8770	Alwine, Michael R	Reimbursement - Mileage (392.23) & Phone (57.50)		-449.73	-7,795.73
Bill Pmt -Check	04/02/2026	8762	Graybar Financial Services	phone rental		-198.83	-7,994.56
Bill Pmt -Check	04/02/2026	8764	Molly Maid	office cleaning: 03/27		-120.00	-8,114.56
Check	04/02/2026	8769	Cassidy, Penny M	Reimbursement - Mileage (114.69)		-114.69	-8,229.25
Bill Pmt -Check	04/02/2026	8758	City of Kalamazoo (Water&Sewer)	12/09/25 - 03/09/26 (Auto Read)		-103.03	-8,332.28
Bill Pmt -Check	04/02/2026	8765	Republic Services	04/01-04/30/26		-102.59	-8,434.87
Check	04/02/2026	8772	Service Professor	Refund - PE26-06-074 (job canceled)		-70.00	-8,504.87
Bill Pmt -Check	04/02/2026	8761	Gordon Water Systems	(3) bottled water		-25.14	-8,530.01
Liability Check	04/07/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 04/05/26)		-9,330.31	-17,860.32
Liability Check	04/08/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 04/05/26)		-2,909.46	-20,769.78
Liability Check	04/08/2026	ACH	Great-West	Payroll (W/E 04/05/26)		-515.22	-21,285.00
Liability Check	04/08/2026	ACH	Great-West	Payroll (W/E 04/05/26)		-68.00	-21,353.00
Total Checks and Payments						-21,353.00	-21,353.00
Deposits and Credits - 13 items							
Deposit	04/01/2026			Deposit ID # 194860560		6.00	6.00
Deposit	04/01/2026			Deposit ID # 194896199		182.00	188.00
Deposit	04/01/2026			Deposit ID # 194849486		266.00	454.00

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 03/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	04/02/2026			Deposit ID # 194950421		60.00	514.00
Deposit	04/02/2026			Deposit ID # 194939403		116.00	630.00
Deposit	04/02/2026			Deposit ID # 194960098		116.00	746.00
Deposit	04/02/2026			Deposit ID # 194933706		125.00	871.00
Deposit	04/02/2026			Deposit ID # 194931034		155.00	1,026.00
Deposit	04/02/2026			Deposit ID # 194942723		182.00	1,208.00
Deposit	04/03/2026			Deposit ID # 194994088		125.00	1,333.00
Deposit	04/03/2026			Deposit ID # 194996823		176.00	1,509.00
Deposit	04/03/2026			Deposit ID # 194996368		182.00	1,691.00
Deposit	04/06/2026			Deposit		8,389.00	10,080.00
Total Deposits and Credits						<u>10,080.00</u>	<u>10,080.00</u>
Total New Transactions						<u>-11,273.00</u>	<u>-11,273.00</u>
Ending Balance						<u>-34,328.49</u>	<u>229,900.18</u>

Kalamazoo Area Building Authority
Profit & Loss Prev Year Comparison
March 2026

	Mar 26	Mar 25	% Change
Income			
4010 · Building Permits	11,314.00	12,552.00	-9.9%
4015 · Special Permits	1,220.00	1,420.00	-14.1%
4020 · Electrical Permits	9,297.00	10,143.00	-8.3%
4030 · Mechanical Permits	14,877.65	11,762.00	26.5%
4040 · Plumbing Permits	6,862.00	5,844.00	17.4%
4100 · Zoning Administration	1,440.00	1,347.50	6.9%
4600 · Investment Income	125.00	84.07	48.7%
4700 · Other Income	0.00	17.43	-100.0%
Total Income	45,135.65	43,170.00	4.6%
Expense			
6010 · Advertising and Marketing	576.00	0.00	100.0%
6200 · Bank Fees	45.00	45.00	0.0%
6450 · Dues & Subscriptions	0.00	735.00	-100.0%
6500 · Payroll Expenses			
6501 · Salary - Building Official	8,559.82	8,230.60	4.0%
6503 · Salary - Building Inspector	3,076.92	6,584.48	-53.3%
6505 · Wages - Administrative	8,659.20	8,326.40	4.0%
6510 · Payroll Taxes	1,589.24	1,801.19	-11.8%
6511 · LTD / STD / AD&D / Life	275.71	377.98	-27.1%
6512 · 401A (KABA)	1,033.12	1,412.72	-26.9%
6513 · Health Insurance	3,273.45	4,785.15	-31.6%
6500 · Payroll Expenses - Other	0.00	0.00	0.0%
Total 6500 · Payroll Expenses	26,467.46	31,518.52	-16.0%
6550 · Pre-hiring Expense	10.00	0.00	100.0%
6700 · Insurance - General	1,359.57	1,121.07	21.3%
6800 · Legal Fees	0.00	525.00	-100.0%
6810 · Computer Support (External)	1,240.85	1,242.25	-0.1%
6820 · Accounting Services	125.00	137.68	-9.2%
7100 · Office Equipment	69.96	8,155.12	-99.1%
7110 · Office Supplies	388.54	0.00	100.0%
7115 · Postage	0.00	438.00	-100.0%
7120 · Water Cooler	25.14	0.00	100.0%
7125 · Computer (Hardware/Software)	1,379.00	1,199.00	15.0%
7130 · Resource Materials	270.53	816.06	-66.9%
7420 · Lawn Care/Snow Removal	580.75	135.75	327.8%
7450 · Maintenance & Repairs - Office	338.03	230.85	46.4%
7500 · Utilities	582.64	421.78	38.1%
7550 · Trash Removal	95.48	77.93	22.5%
7600 · Security (Office)	135.00	135.00	0.0%
7610 · Telephone - Office	220.31	220.21	0.1%
7611 · Telephone - Cellular	129.36	168.19	-23.1%
7701 · At-Large/Alternate Board Member	75.00	75.00	0.0%
7710 · Contracted Building Inspector	180.00	0.00	100.0%
7711 · Contracted Electrical Inspector	6,600.00	4,850.00	36.1%
7712 · Contracted Mechanical Inspector	5,820.00	5,700.00	2.1%
7713 · Contracted Plumbing Inspector	3,660.00	3,300.00	10.9%
7715 · Contracted Zoning Administrator	1,290.00	1,080.00	19.4%
7721 · Plan Review - Electrical	240.00	0.00	100.0%
7722 · Plan Review - Mechanical	4,435.00	50.00	8,770.0%
7723 · Plan Review - Plumbing	0.00	50.00	-100.0%
7800 · Mileage Reimbursement	1,083.89	1,222.90	-11.4%
7810 · Training Expense	75.00	0.00	100.0%
Total Expense	57,497.51	63,650.31	-9.7%
Net Income	-12,361.86	-20,480.31	39.6%

**Kalamazoo Area Building Authority
Profit & Loss Prev Year Comparison**

January through March 2026

	Jan 26			Jan 25			Feb 26			Feb 25			Mar 26			Mar 25			TOTAL			
			% Change			% Change			% Change			% Change			% Change	Jan - Mar 26	Jan - Mar 25	% Change	Jan - Mar 26	Jan - Mar 25	% Change	
Income																						
4010 · Building Permits	10,608.00	25,232.00	-58.0%	7,323.00	12,317.00	-40.6%	11,314.00	12,552.00	-9.9%	29,245.00	50,101.00	-41.6%										
4015 · Special Permits	960.00	320.00	200.0%	1,220.00	440.00	177.3%	1,220.00	1,420.00	-14.1%	3,400.00	2,180.00	56.0%										
4020 · Electrical Permits	7,306.00	9,981.00	-26.8%	9,892.00	9,082.00	8.9%	9,297.00	10,143.00	-8.3%	26,495.00	29,206.00	-9.3%										
4030 · Mechanical Permits	13,873.00	13,574.30	2.2%	12,879.00	13,559.00	-5.0%	14,877.65	11,762.00	26.5%	41,629.65	38,895.30	7.0%										
4040 · Plumbing Permits	4,139.00	6,561.00	-36.9%	6,566.00	6,306.00	4.1%	6,862.00	5,844.00	17.4%	17,567.00	18,711.00	-6.1%										
4100 · Zoning Administration	1,087.50	372.50	192.0%	1,050.00	410.00	156.1%	1,440.00	1,347.50	6.9%	3,577.50	2,130.00	68.0%										
4600 · Investment Income	157.20	96.52	62.9%	139.29	82.05	69.8%	125.00	84.07	48.7%	421.49	262.64	60.5%										
4700 · Other Income	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	17.43	-100.0%	0.00	17.43	-100.0%										
Total Income	38,130.70	56,137.32	-32.1%	39,069.29	42,196.05	-7.4%	45,135.65	43,170.00	4.6%	122,335.64	141,503.37	-13.6%										
Expense																						
6010 · Advertising and Marketing	0.00	0.00	0.0%	68.88	0.00	100.0%	576.00	0.00	100.0%	644.88	0.00	100.0%										
6200 · Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00	45.00	0.0%	135.00	135.00	0.0%										
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	735.00	-100.0%	0.00	735.00	-100.0%										
6500 · Payroll Expenses																						
6501 · Salary - Building Official	7,275.91	7,407.46	-1.8%	8,559.82	8,230.60	4.0%	8,559.82	8,230.60	4.0%	24,395.55	23,868.66	2.2%										
6503 · Salary - Building Inspector	0.00	5,925.84	-100.0%	0.00	6,584.48	-100.0%	3,076.92	6,584.48	-53.3%	3,076.92	19,094.80	-83.9%										
6505 · Wages - Administrative	7,360.32	7,493.76	-1.8%	8,620.04	8,315.64	3.7%	8,659.20	8,326.40	4.0%	24,639.56	24,135.80	2.1%										
6510 · Payroll Taxes	1,407.77	1,792.20	-21.5%	1,345.13	1,800.35	-25.3%	1,589.24	1,801.19	-11.8%	4,342.14	5,393.74	-19.5%										
6511 · LTD / STD / AD&D / Life	275.71	377.98	-27.1%	275.71	377.98	-27.1%	275.71	377.98	-27.1%	827.13	1,133.94	-27.1%										
6512 · 401A (KABA)	1,079.93	1,405.68	-23.2%	1,030.77	1,412.07	-27.0%	1,033.12	1,412.72	-26.9%	3,143.82	4,230.47	-25.7%										
6513 · Health Insurance	3,273.45	5,667.36	-42.2%	3,273.45	4,785.15	-31.6%	3,273.45	4,785.15	-31.6%	9,820.35	15,237.66	-35.6%										
6500 · Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%										
Total 6500 · Payroll Expenses	20,673.09	30,070.28	-31.3%	23,104.92	31,506.27	-26.7%	26,467.46	31,518.52	-16.0%	70,245.47	93,095.07	-24.5%										
6550 · Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	10.00	0.00	100.0%	10.00	0.00	100.0%										
6700 · Insurance - General	1,781.22	1,121.06	58.9%	1,359.60	1,121.06	21.3%	1,359.57	1,121.07	21.3%	4,500.39	3,363.19	33.8%										
6800 · Legal Fees	0.00	0.00	0.0%	225.00	1,334.00	-83.1%	0.00	525.00	-100.0%	225.00	1,859.00	-87.9%										
6810 · Computer Support (External)	2,268.70	2,331.00	-2.7%	984.95	917.25	7.4%	1,240.85	1,242.25	-0.1%	4,494.50	4,490.50	0.1%										
6820 · Accounting Services	928.00	28.00	3,214.3%	6,221.00	5,728.00	8.6%	125.00	137.68	-9.2%	7,274.00	5,893.68	23.4%										
7100 · Office Equipment	58.01	591.59	-90.2%	64.69	275.07	-76.5%	69.96	8,155.12	-99.1%	192.66	9,021.78	-97.9%										
7110 · Office Supplies	112.82	358.18	-68.5%	343.88	274.67	25.2%	388.54	0.00	100.0%	845.24	632.85	33.6%										
7115 · Postage	0.00	-1.46	100.0%	546.00	0.00	100.0%	0.00	438.00	-100.0%	546.00	436.54	25.1%										
7120 · Water Cooler	0.00	0.00	0.0%	0.00	0.00	0.0%	25.14	0.00	100.0%	25.14	0.00	100.0%										
7125 · Computer (Hardware/Software)	2,927.57	2,847.27	2.8%	0.00	44.37	-100.0%	1,379.00	1,199.00	15.0%	4,306.57	4,090.64	5.3%										
7130 · Resource Materials	0.00	0.00	0.0%	0.00	0.00	0.0%	270.53	816.06	-66.9%	270.53	816.06	-66.9%										
7420 · Lawn Care/Snow Removal	2,957.25	3,029.75	-2.4%	894.50	2,007.00	-55.4%	580.75	135.75	327.8%	4,432.50	5,172.50	-14.3%										
7450 · Maintenance & Repairs - Office	326.02	360.00	-9.4%	597.65	1,202.84	-50.3%	338.03	230.85	46.4%	1,261.70	1,793.69	-29.7%										
7500 · Utilities	586.01	544.56	7.6%	553.05	647.59	-14.6%	582.64	421.78	38.1%	1,721.70	1,613.93	6.7%										
7550 · Trash Removal	97.38	76.91	26.6%	95.60	77.17	23.9%	95.48	77.93	22.5%	288.46	232.01	24.3%										
7600 · Security (Office)	1,313.18	1,648.10	-20.3%	0.00	2,303.61	-100.0%	135.00	135.00	0.0%	1,448.18	4,086.71	-64.6%										
7610 · Telephone - Office	220.34	221.16	-0.4%	220.31	220.21	0.1%	220.31	220.21	0.1%	660.96	661.58	-0.1%										
7611 · Telephone - Cellular	55.00	168.19	-67.3%	57.50	168.19	-65.8%	129.36	168.19	-23.1%	241.86	504.57	-52.1%										
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	75.00	0.0%	75.00	75.00	0.0%										
7710 · Contracted Building Inspector	0.00	0.00	0.0%	60.00	0.00	100.0%	180.00	0.00	100.0%	240.00	0.00	100.0%										
7711 · Contracted Electrical Inspector	6,840.00	3,650.00	87.4%	5,280.00	4,950.00	6.7%	6,600.00	4,850.00	36.1%	18,720.00	13,450.00	39.2%										
7712 · Contracted Mechanical Inspector	7,800.00	5,900.00	32.2%	6,060.00	4,550.00	33.2%	5,820.00	5,700.00	2.1%	19,680.00	16,150.00	21.9%										
7713 · Contracted Plumbing Inspector	4,140.00	3,150.00	31.4%	3,480.00	3,000.00	16.0%	3,660.00	3,300.00	10.9%	11,280.00	9,450.00	19.4%										
7715 · Contracted Zoning Administrator	870.00	210.00	314.3%	840.00	555.00	51.4%	1,290.00	1,080.00	19.4%	3,000.00	1,845.00	62.6%										
7721 · Plan Review - Electrical	360.00	50.00	620.0%	100.00	100.00	-100.0%	240.00	0.00	100.0%	600.00	150.00	300.0%										
7722 · Plan Review - Mechanical	1,500.00	500.00	200.0%	560.00	600.00	-6.7%	4,435.00	50.00	8,770.0%	6,495.00	1,150.00	464.8%										
7723 · Plan Review - Plumbing	0.00	0.00	0.0%	60.00	100.00	-40.0%	0.00	50.00	-100.0%	60.00	150.00	-60.0%										
7800 · Mileage Reimbursement	814.18	1,077.30	-24.4%	759.00	1,043.00	-27.2%	1,083.89	1,222.90	-11.4%	2,657.15	3,343.20	-20.5%										
7810 · Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	0.00	100.0%	75.00	0.00	100.0%										
7830 · Interest Expense	0.00	539.51	-100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	539.51	-100.0%										
Total Expense	56,673.77	58,516.40	-3.2%	52,481.61	62,770.30	-16.4%	57,497.51	63,650.31	-9.7%	166,652.89	184,937.01	-9.9%										
Net Income	-18,543.07	-2,379.08	-679.4%	-13,412.32	-20,574.25	34.8%	-12,361.86	-20,480.31	39.6%	-44,317.25	-43,433.64	-2.0%										

Kalamazoo Area Building Authority Profit & Loss Budget Performance March 2026

	Mar 26	Budget	% of Budget	Jan - Mar 26	YTD Budget	% of Budget	Annual Budget
Income							
4010 · Building Permits	11,314.00	23,097.00	49.0%	29,245.00	74,196.00	39.4%	419,281.00
4015 · Special Permits	1,220.00	996.00	122.5%	3,400.00	1,771.00	192.0%	8,169.00
4020 · Electrical Permits	9,297.00	10,964.00	84.8%	26,495.00	33,274.00	79.6%	154,672.00
4030 · Mechanical Permits	14,877.65	10,097.00	147.3%	41,629.65	38,101.00	109.3%	165,560.00
4040 · Plumbing Permits	6,862.00	4,229.00	162.3%	17,567.00	12,612.00	139.3%	64,558.00
4100 · Zoning Administration	1,440.00			3,577.50			
4600 · Investment Income	125.00	10.00	1,250.0%	421.49	30.00	1,405.0%	120.00
Total Income	45,135.65	49,393.00	91.4%	122,335.64	159,984.00	76.5%	812,360.00
Expense							
6010 · Advertising and Marketing	576.00	576.00	100.0%	644.88	645.00	100.0%	2,000.00
6200 · Bank Fees	45.00	45.00	100.0%	135.00	135.00	100.0%	890.00
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	900.00
6500 · Payroll Expenses							
6501 · Salary - Building Official	8,559.82	8,559.83	100.0%	24,395.55	25,679.49	95.0%	111,277.73
6503 · Salary - Building Inspector	3,076.92	3,076.92	100.0%	3,076.92	3,076.92	100.0%	85,000.00
6505 · Wages - Administrative	8,659.20	11,288.64	76.7%	24,639.56	33,865.92	72.8%	146,752.32
6510 · Payroll Taxes	1,589.24	2,018.60	78.7%	4,342.14	6,055.80	71.7%	26,241.80
6511 · LTD / STD / AD&D / Life	275.71	390.00	70.7%	827.13	1,170.00	70.7%	4,680.00
6512 · 401A (KABA)	1,033.12	1,425.45	72.5%	3,143.82	4,276.35	73.5%	18,530.84
6513 · Health Insurance	3,273.45	6,900.00	47.4%	9,820.35	20,700.00	47.4%	82,800.00
6500 · Payroll Expenses - Other	0.00			0.00			
Total 6500 · Payroll Expenses	26,467.46	33,659.44	78.6%	70,245.47	94,824.48	74.1%	475,282.69
6550 · Pre-hiring Expense	10.00			10.00			
6700 · Insurance - General	1,359.57	1,231.67	110.4%	4,500.39	3,695.01	121.8%	15,930.00
6800 · Legal Fees	0.00	690.00	0.0%	225.00	915.00	24.6%	12,000.00
6810 · Computer Support (External)	1,240.85	1,241.00	100.0%	4,494.50	3,275.90	137.2%	18,729.65
6820 · Accounting Services	125.00	160.00	78.1%	7,274.00	7,009.00	103.8%	17,914.00
7100 · Office Equipment	69.96	70.00	99.9%	192.66	193.00	99.8%	2,260.00
7110 · Office Supplies	388.54	389.00	99.9%	845.24	846.00	99.9%	4,000.00
7115 · Postage	0.00	0.00	0.0%	546.00	546.00	100.0%	3,000.00
7120 · Water Cooler	25.14	26.00	96.7%	25.14	26.00	96.7%	80.00
7125 · Computer (Hardware/Software)	1,379.00	1,379.00	100.0%	4,306.57	4,307.00	100.0%	12,550.00
7130 · Resource Materials	270.53	271.00	99.8%	270.53	271.00	99.8%	1,000.00
7420 · Lawn Care/Snow Removal	580.75	581.00	100.0%	4,432.50	4,434.00	100.0%	10,000.00
7450 · Maintenance & Repairs - Office	338.03	338.00	100.0%	1,261.70	1,262.00	100.0%	14,530.00
7500 · Utilities	582.64	400.00	145.7%	1,721.70	1,325.00	129.9%	5,300.00
7550 · Trash Removal	95.48	90.00	106.1%	288.46	270.00	106.8%	1,080.00
7600 · Security (Office)	135.00	150.00	90.0%	1,448.18	455.00	318.3%	2,600.00
7610 · Telephone - Office	220.31	224.00	98.4%	660.96	672.00	98.4%	2,688.00
7611 · Telephone - Cellular	129.36	130.00	99.5%	241.86	250.00	96.7%	2,400.00
7700 · Building Board of Appeals	0.00	0.00	0.0%	0.00	0.00	0.0%	375.00
7701 · At-Large/Alternate Board Member	75.00	225.00	33.3%	75.00	225.00	33.3%	900.00
7710 · Contracted Building Inspector	180.00	180.00	100.0%	240.00	240.00	100.0%	15,000.00
7711 · Contracted Electrical Inspector	6,600.00	4,321.00	152.7%	18,720.00	12,390.00	151.1%	53,400.00
7712 · Contracted Mechanical Inspector	5,820.00	4,623.00	125.9%	19,680.00	12,318.00	159.8%	45,600.00
7713 · Contracted Plumbing Inspector	3,660.00	2,230.00	164.1%	11,280.00	6,477.00	174.2%	31,200.00
7715 · Contracted Zoning Administrator	1,290.00			3,000.00			
7721 · Plan Review - Electrical	240.00			600.00			
7722 · Plan Review - Mechanical	4,435.00			6,495.00			
7723 · Plan Review - Plumbing	0.00			60.00			
7800 · Mileage Reimbursement	1,083.89	1,084.00	100.0%	2,657.15	2,659.00	99.9%	15,600.00
7810 · Training Expense	75.00	75.00	100.0%	75.00	75.00	100.0%	1,600.00
7920 · Capital Outlay	0.00	0.00	0.0%	0.00	0.00	0.0%	7,000.00
7999 · Misc Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	2,000.00
Total Expense	57,497.51	54,389.11	105.7%	166,652.89	159,740.39	104.3%	777,809.34
Net Income	-12,361.86	-4,996.11	247.4%	-44,317.25	243.61	-18,191.9%	34,550.66

Kalamazoo Area Building Authority

Balance Sheet

As of March 31, 2026

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · Cash on Hand (Cash Bags)	300.00
1050 · Checking (Primary) / SMBT	241,173.18
1060 · Checking (Reserves) / CCU	301,162.53
1065 · Savings / CCU	<u>25.00</u>
Total Checking/Savings	542,660.71
Accounts Receivable	
1200 · Accounts Receivable	<u>1,275.00</u>
Total Accounts Receivable	1,275.00
Other Current Assets	
1400 · Prepaid Items	<u>4,537.34</u>
Total Other Current Assets	4,537.34
Total Current Assets	548,473.05
Other Assets	
1600 · Accumulated Depreciation	-84,497.23
1900 · Capital Assets	<u>337,558.25</u>
Total Other Assets	253,061.02
TOTAL ASSETS	<u>801,534.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	<u>10,179.34</u>
Total Accounts Payable	10,179.34
Credit Cards	
2010 · CCU - Mastercard	<u>1,633.02</u>
Total Credit Cards	1,633.02
Other Current Liabilities	
2300 · Accounts Payables / ADJ	<u>1,311.36</u>
Total Other Current Liabilities	1,311.36
Total Current Liabilities	<u>13,123.72</u>
Total Liabilities	13,123.72
Equity	
3010 · Net Position	832,727.60
Net Income	<u>-44,317.25</u>
Total Equity	788,410.35
TOTAL LIABILITIES & EQUITY	<u>801,534.07</u>



2026 MONTHLY PERMITS BY JURISDICTION

MONTH OF MARCH 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	15	3,660.00
COMSTOCK	ELECTRICAL	13	2,255.00
COMSTOCK	MECHANICAL	15	8,463.00
COMSTOCK	PLUMBING	10	1,514.00
COMSTOCK	SPECIAL - JURISDICTION	1	100.00
COMSTOCK	SPECIAL - HOMEOWNER	0	-
TOTAL COMSTOCK		54	\$ 15,992.00
KALAMAZOO	BUILDING	10	3,505.00
KALAMAZOO	ELECTRICAL	17	3,280.00
KALAMAZOO	MECHANICAL	24	3,420.00
KALAMAZOO	PLUMBING	8	1,158.00
KALAMAZOO	SPECIAL - JURISDICTION	5	550.00
KALAMAZOO	SPECIAL - HOMEOWNER	3	220.00
TOTAL KALAMAZOO		67	\$ 12,133.00
PARCHMENT	BUILDING	0	-
PARCHMENT	ELECTRICAL	1	126.00
PARCHMENT	MECHANICAL	3	372.00
PARCHMENT	PLUMBING	1	210.00
PARCHMENT	SPECIAL - JURISDICTION	0	-
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		5	\$ 708.00
PINE GROVE	BUILDING	3	1,883.00
PINE GROVE	ELECTRICAL	1	120.00
PINE GROVE	MECHANICAL	1	199.65
PINE GROVE	PLUMBING	2	398.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	0	-
TOTAL PINE GROVE		7	\$ 2,600.65
RICHLAND	BUILDING	6	3,568.00
RICHLAND	ELECTRICAL	13	2,950.00
RICHLAND	MECHANICAL	10	2,172.00
RICHLAND	PLUMBING	14	3,384.00
RICHLAND	SPECIAL - JURISDICTION	0	-
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		43	\$ 12,074.00
RICHLAND VILLAGE	BUILDING	1	108.00
RICHLAND VILLAGE	ELECTRICAL	1	211.00
RICHLAND VILLAGE	MECHANICAL	0	-
RICHLAND VILLAGE	PLUMBING	0	-
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		2	\$ 319.00
TOTAL		178	\$ 43,826.65

REVENUE	REVENUE
MARCH 2025	% PREV YEAR MONTH
\$ 56,291.30	77.9%

PERMITS	PERMITS
MARCH 2025	% PREV YEAR MONTH
212	84.0%



2026 MONTHLY PERMITS BY JURISDICTION

YEAR TO DATE AS OF: MARCH 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	31	6,831.00
COMSTOCK	ELECTRICAL	35	6,022.00
COMSTOCK	MECHANICAL	55	16,118.00
COMSTOCK	PLUMBING	22	3,444.00
COMSTOCK	SPECIAL - JURISDICTION	7	650.00
COMSTOCK	SPECIAL - HOMEOWNER	0	-
TOTAL COMSTOCK		150	\$ 33,065.00
KALAMAZOO	BUILDING	36	8,229.00
KALAMAZOO	ELECTRICAL	47	9,155.00
KALAMAZOO	MECHANICAL	73	11,985.00
KALAMAZOO	PLUMBING	29	4,457.00
KALAMAZOO	SPECIAL - JURISDICTION	14	1,400.00
KALAMAZOO	SPECIAL - HOMEOWNER	12	800.00
TOTAL KALAMAZOO		211	\$ 36,026.00
PARCHMENT	BUILDING	2	290.00
PARCHMENT	ELECTRICAL	1	126.00
PARCHMENT	MECHANICAL	9	1,448.00
PARCHMENT	PLUMBING	1	210.00
PARCHMENT	SPECIAL - JURISDICTION	3	400.00
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		16	\$ 2,474.00
PINE GROVE	BUILDING	3	1,883.00
PINE GROVE	ELECTRICAL	6	1,103.00
PINE GROVE	MECHANICAL	7	1,351.65
PINE GROVE	PLUMBING	6	1,098.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	0	-
TOTAL PINE GROVE		22	\$ 5,435.65
RICHLAND	BUILDING	22	12,731.00
RICHLAND	ELECTRICAL	37	8,921.00
RICHLAND	MECHANICAL	49	9,070.00
RICHLAND	PLUMBING	35	8,128.00
RICHLAND	SPECIAL - JURISDICTION	2	200.00
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		145	\$ 39,050.00
RICHLAND VILLAGE	BUILDING	3	521.00
RICHLAND VILLAGE	ELECTRICAL	5	969.00
RICHLAND VILLAGE	MECHANICAL	8	1,191.00
RICHLAND VILLAGE	PLUMBING	2	380.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		18	\$ 3,061.00
TOTAL KABA	YTD	562	119,111.65

REVENUE	REVENUE
YTD - MARCH 2025	% 2025 - YTD
\$ 154,774.60	77.0%

REVENUE
% 2026 YTD BUDGET
59%

PERMITS	PERMITS
YTD - MARCH 2025	% 2025 - YTD
637	88.2%

2026 MONTHLY CUMULATIVE TOTALS			
# PERMITS	REVENUE		
187	\$	37,595.00	JAN
197	\$	37,690.00	FEB
178	\$	43,826.65	MAR
-	\$	-	APR
-	\$	-	MAY
-	\$	-	JUN
-	\$	-	JUL
-	\$	-	AUG
-	\$	-	SEP
-	\$	-	OCT
-	\$	-	NOV
-	\$	-	DEC
562	\$	119,111.65	TOTAL

BUILDING REPORT

MARCH 2026

Residential / Commercial Building Permits and Construction Values

- A. Total Number of Commercial & Agricultural Permits Issued – 12
- B. Total Construction Value for Commercial & Agricultural Permits - \$957,168
- C. Total Number of New Residential Construction Permits Issued – 5
- D. Total Construction Value for New Residential Permits – \$1,011,253
- E. Total Number of All Other Residential Permits Issued – 18
- F. Total Construction Value for All Other Residential Permits – \$442,160

Revenue / Permit Summary YTD

- A. Total KABA Revenue in March 2026 - \$43,826.65 vs. Total KABA Revenue in March 2025 - \$56,291.30. **This is a decrease of 22.1%.**
- B. Total Number of Permits Issued in March 2026 – 178 vs. Total Number of Permits issued in March 2025 – 212. **This is a decrease of 16%.**
- C. Total KABA YTD Revenue in March 2026 - \$119,111.65 vs. Total KABA YTD Revenue in March 2025 - \$154,774.60. **This is a decrease of 23%.**
- D. Total Number of Permits Issued YTD 2026 – 562 vs. Total Number of Permits Issued this time in 2025 – 637. **This is a decrease of 11.8%.**
- E. The March 2026 Revenue of \$43,826.65 is **21.6%** of the forecast for March YTD 2026 Revenue (\$203,060.01).
- F. The YTD 2026 Revenue of \$119,111.65 is **14.7%** of the forecast for the entire 2026 Projected Budget of \$812,240.

Monthly Building Permits Issued

04/01/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Value	Amount Billed
PB25-03-533	9592 W GULL LAKE DR	16' X 30' Inground gunite pool per plans.	Blue Water Pools	03/25/2026	0.00	\$161.00
PB25-06-076	3806 NAZARETH RD	Demolish and remove existing	CASTANEDA, SAUL & SONIA	03/06/2026	0.00	\$161.00
PB25-06-503	2702 Ravine	2700 s.f. 1 story slab on grade office	HILLSIDE GRAVEL LLC	03/03/2026	547,668.00	\$2,135.00
PB26-03-083	8824 E STURTEVANT AVE	New 1896 s.f. 4 bed 2.5 bath 2 story single	Allen Edwin Homes	03/16/2026	373,891.00	\$1,458.00
PB26-03-086	8833 COWLEY CT	New 1860 s.f. 2 story 4 bed 2.5 bath single	Allen Edwin Homes	03/16/2026	366,225.00	\$1,428.00
PB26-03-105	8740 N 32ND ST	Construct ADA bathroom per plans.	1st Choice Services	03/19/2026	0.00	\$231.00
PB26-03-117	10901 M-43 HWY	Bathroom remodel removing all drywall to	Eddie Eakins	03/24/2026	0.00	\$182.00
PB26-03-134	8428 W STURTEVANT AV.	Finish existing basement to include living	REIMERS, ALYSSA & SULLIVAN,	03/31/2026	0.00	\$108.00
PB26-06-063	4023 DOUGLAS AVE	Install 43" x 43" non illuminated	Signwriter	03/09/2026	0.00	\$108.00
PB26-06-077	3622 ALAMO AVE	Install foundation drainage per drawing.	Anthony Timmons	03/09/2026	0.00	\$182.00
PB26-06-096	1707 ALAMO AVE	Interior stripped to structural framing due	VanDam & Krusinga	03/16/2026	0.00	\$231.00
PB26-06-098	926 WASHBURN AVE	Re-roof: Installing decking over 1x, 14	Clearview Roofing & Restoration	03/25/2026	0.00	\$108.00
PB26-06-099	1710 W MAIN ST Suite F	Change of Occupancy of existing M group	FALEH PROPERTY HOLDINGS,	03/17/2026	0.00	\$108.00
PB26-06-113	227 W WESTWOOD DR	650 s.f. basement finish to include full	JM Seuss LLC	03/24/2026	0.00	\$182.00
PB26-06-116	908 CLEARVIEW ST	Re-roof w/	Roach Home Improvement LLC	03/23/2026	0.00	\$182.00
PB26-06-121	3813 ROCKWOOD DR	Demolish and remove inground pool,	Kalamazoo Excavation & Septic	03/26/2026	0.00	\$108.00
PB26-07-051	5570 GULL RD	Construction of engineered steel buildings	Disanto Building Company	03/09/2026	409,500.00	\$1,597.00
PB26-07-056	2351 S SPRINKLE RD	Install sign package per plans.REQUIRED	Roadhouse Sign Shop LLC	03/09/2026	0.00	\$108.00
PB26-07-065	5903 GULL RD	Internally illuminated wall mount channel	Sign Art, Inc.	03/11/2026	0.00	\$108.00
PB26-07-078	891 N 35TH ST	Install helical foundation piers per	Foundation Systems of Michigan - G	03/03/2026	0.00	\$182.00
PB26-07-079	5300 GULL RD	20'x40' temporary tent for fireworks sales	Richard Tapper	03/17/2026	0.00	\$108.00
PB26-07-082	5986 ABBEY ST	Rebuild approx 30 of exterior wall and	JM All Trades Construction LLC	03/24/2026	0.00	\$278.00
PB26-07-089	2662 WILD COYOTE TRL	New 18' x 36' inground swimming pool to	Hometown Pools	03/25/2026	0.00	\$161.00
PB26-07-090	5570 GULL RD	Install 2 new pole signs on existing poles	SMART STORAGE COMSTOCK I	03/18/2026	0.00	\$108.00
PB26-07-091	8300 E MICHIGAN AVE	Interior office remodel/alteration creating	SJ Properties LLC	03/11/2026	0.00	\$182.00
PB26-07-092	8894 MARSH CREEK CIR	Install fiberglass inground pool with	Locey Pool	03/19/2026	0.00	\$161.00
PB26-07-100	102 N 30TH ST Lot 44	New 15' x 72' 3 bed 2 bath HUD home on	Derek Betts	03/17/2026	90,379.00	\$108.00
PB26-07-101	102 N 30TH ST Lot 52	New 15' x 72' 3 bed 2 bath HUD home on	Derek Betts	03/17/2026	90,379.00	\$108.00

PB26-07-102	102 N 30TH ST Lot 53	New 15' x 72' 3 bed 2 bath HUD home on	Derek Betts	03/17/2026	90,379.00	\$108.00
PB26-07-107	4013 BROKEN RIDGE CIR	New 18' x 36' inground swimming pool	Hometown Pools	03/25/2026	0.00	\$161.00
PB26-07-108	1353 N 30TH ST	Re-roof w/ decking	J & B West Enterprises	03/23/2026	0.00	\$182.00
PB26-19-094	8782 GULL RD	New non illuminated post mounted ground	8782 GULL ROAD LLC	03/27/2026	0.00	\$108.00
PB26-20-081	33169 BASELINE RD	Cell tower antenna upgrade per plans.	AT&T Mobility	03/17/2026	0.00	\$108.00
PB26-20-088	2220 40 HWY # M	New 40' x 56' post frame detached	BLODGETT SARAH	03/11/2026	70,560.00	\$275.00
PB26-20-097	26919 2ND AVE	Completion of permit PB245-20-312 for	Roberts Development Group	03/16/2026	371,600.00	\$1,500.00

Number of Permits: 35

Total Billed: \$12,724.00

Total Construction Value

\$2,410,581.00

Population: All Records

Permit.DateIssued in <Previous month> [03/01/26 - 03/31/26]

AND

Permit.PermitType = Building OR

Permit.PermitType = Com Building OR

Permit.PermitType = Res Building

Monthly Trade Permits Issued

04/01/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Amount Billed
<u>Com Electrical</u>					
PE26-03-098	9726 W GULL LAKE DR	Temp and permanent service only to prepare for fire	Hickey Electric Inc	03/12/2026	\$210.00
PE26-03-120	8740 N 32ND ST	Bath remodel	ROC Electric LLC	03/23/2026	\$181.00
PE26-07-096	5903 GULL RD	Internally illuminated wall sign	Sign Art, Inc.	03/11/2026	\$120.00
PE26-07-099	2351 S SPRINKLE RD	Rerouting conduit for sign to new feed location	J & L Electric	03/12/2026	\$120.00
PE26-07-100	5570 GULL RD	Signs	Sign Emporium	03/18/2026	\$130.00
PE26-07-106	8300 E MICHIGAN AVE	Remodel4/1/26: Data/low voltage added per Karen @	ROC Electric LLC	03/18/2026	\$334.00
PE26-07-118	351 RIVER ST	Replacing 150 AMP service due to storm damage (Exterior	Stephan Electric LLC	03/23/2026	\$120.00

Number of Permits: 7

Total Billed: \$1,215.00

Com Mechanical

PM26-03-176	8892 N 32ND ST	Generator install	Pro Services	03/11/2026	\$145.00
PM26-06-164	3125 NICHOLS RD	Water heater replacement in common mechanical room	Magnum Plumbing Inc	03/05/2026	\$116.00
PM26-07-144	5570 GULL RD	Adding branch lines, uprights, pendants, and sidewall	Jackson Associates	03/16/2026	\$1,050.00
PM26-07-169	5806 GULL RD	Walk in cooler	West Grand Service	03/06/2026	\$140.00
PM26-07-178	8300 E MICHIGAN AVE	Interior office remodel	JP Heating & Air Conditioning Inc	03/11/2026	\$296.00
PM26-07-182	7800 E MICHIGAN AVE	Fire suppression for addition	Total Fire Protection (Suppression)	03/19/2026	\$5,350.00

Number of Permits: 6

Total Billed: \$7,097.00

Com Plumbing

PP26-03-095	8740 N 32ND ST	Adding 1/2 bath and kitchen3/25/26: Per Dan @ Helmus,	Helmus Plumbing Services, Inc	03/19/2026	\$260.00
PP26-06-057	3015 NICHOLS RD	Removing 3 floor mounted urinals and installing 2 wall	Jergens Piping Corporation	03/02/2026	\$270.00
PP26-07-086	8300 E MICHIGAN AVE	Interior office remodel	Newhouse Plumbing	03/12/2026	\$200.00
PP26-20-091	31071 CR 390	Golf simulator building	Kohlhoff Plumbing	03/16/2026	\$283.00

Number of Permits: 4

Total Billed: \$1,013.00

Res Electrical

PE26-03-092	6219 MEDINAH LN	Proposed finished basement in future: Wire basement	NAVARRE, HAROLD & PAMELA	03/06/2026	\$128.00
PE26-03-101	5762 E DE AVE	South side addition	BECK, JUSTIN THOMAS & STEP	03/16/2026	\$191.00
PE26-03-102	10401 GULL HILLS DR	Existing pole barn: running underground line from house	KREMER, RYAN & BRANDEL O:	03/16/2026	\$126.00
PE26-03-103	8781 COWLEY CT	New home	Consolidated Electrical Contractors	03/16/2026	\$361.00

PE26-03-104	8791 COWLEY CT	New home	Consolidated Electrical Contractors	03/16/2026	\$361.00
PE26-03-109	7218 E C AVE	Automatic transfer switch for whole house battery backup	Attention Electric LLC	03/19/2026	\$140.00
PE26-03-119	6166 MEDINAH LN	New homeER# 1076469042	Fuller Electric LLC	03/23/2026	\$379.00
PE26-03-122	6659 CHAFFEY CREEK TRI	New home	H & M Electrical Services	03/24/2026	\$379.00
PE26-03-124	10901 M-43 HWY	Bathroom remodel	Sims Electric Service Inc	03/27/2026	\$175.00
PE26-03-126	8428 W STURTEVANT AVE	Adding outlets to basement	REIMERS, ALYSSA & SULLIVAN,	03/31/2026	\$115.00
PE26-03-127	10765 M-43 HWY	New range circuits and lighting	Hi-Tech Electric	03/26/2026	\$204.00
PE26-06-083	304 N SAGE	Replacing 12 panels	Laws Electric	03/03/2026	\$350.00
PE26-06-084	308 N SAGE	Replacing 12 panels	Laws Electric	03/03/2026	\$350.00
PE26-06-085	316 N SAGE	Replacing 12 panels	Laws Electric	03/03/2026	\$350.00
PE26-06-086	324 N Sage	Replacing 13 panels	Laws Electric	03/03/2026	\$360.00
PE26-06-087	1102 LUM AVE	Install AC circuit, disconnect and new sub panel	Benjamin Electric Company	03/11/2026	\$126.00
PE26-06-091	4125 N WESTNEDGE AVE	200 AMP panel upgrade	Southwest Electric LLC	03/06/2026	\$120.00
PE26-06-093	1707 ALAMO AVE	Fire repairs	A & E Electrical	03/10/2026	\$350.00
PE26-06-094	325 N KENDALL AVE	Basement finish	Whitney Holdings	03/26/2026	\$212.00
PE26-06-095	3300 GLENGARRY AVE	Generator install	Steensma Lawn & Power	03/11/2026	\$125.00
PE26-06-105	3318 DEVONSHIRE AVE	Relocating AC circuit and new furnace ground wire	Benjamin Electric Company	03/19/2026	\$121.00
PE26-06-107	1329 Red Maple Ln/Lot 104	AC install	Capitol Supply & Service	03/18/2026	\$116.00
PE26-06-108	3247 Butternut Ln/Lot 74	AC install	Capitol Supply & Service	03/18/2026	\$116.00
PE26-06-114	1435 Red Maple Ln/Lot 117	AC install	Capitol Supply & Service	03/23/2026	\$116.00
PE26-06-115	1379 Red Maple Ln/Lot 110	AC install	Capitol Supply & Service	03/23/2026	\$116.00
PE26-06-116	1427 Red Maple Ln/Lot 116	AC install	Capitol Supply & Service	03/23/2026	\$116.00
PE26-06-117	3211 Willow Ln/Lot 122	AC install	Capitol Supply & Service	03/23/2026	\$116.00
PE26-06-123	2331 ALTHEA ST	Service replacement: electrical panel, meter base, feeder	Laws Electric	03/24/2026	\$120.00
PE26-07-088	5986 ABBEY ST	100amp service and whole house re-wire	Sims Electric Service Inc	03/25/2026	\$326.00
PE26-07-089	6160 PROCTOR AVE	Relocating service and rewiring home after tree damage	R & P Electric	03/05/2026	\$356.00
PE26-07-090	85 JONES ST	Adding circuits to feed recetacles throughout, installing 1	Vredevoogd Heating & Cooling	03/05/2026	\$141.00
PE26-07-097	9249 E H AVE	200 AMP service upgrade	Webster Electric Co	03/11/2026	\$120.00
PE26-07-110	3618 SARATOGA AVE	Outlets in back porch	ROOW RACHEL	03/19/2026	\$116.00
PE26-07-111	102 N 30TH ST Lot 44	Mobile home set	Woody's Electric LLC	03/19/2026	\$126.00
PE26-07-112	102 N 30TH ST Lot 52	Mobile home set	Woody's Electric LLC	03/19/2026	\$126.00
PE26-07-113	102 N 30TH ST Lot 53	Mobile home set	Woody's Electric LLC	03/19/2026	\$126.00
PE26-18-121	329 OAK GRV	Service upgrade - disconnect/reconnect	Buford Electrical Services	03/23/2026	\$126.00
PE26-19-082	8736 E D AVE	Kitchen remodel	Laws Electric	03/02/2026	\$211.00
PE26-20-125	8020 40 HWY # M	New 200 AMP overhead meter base w/ new service riser &	Young Electric	03/25/2026	\$120.00

Number of Permits: 39

Total Billed: \$7,733.00

Res Mechanical

PM26-03-165	6200 E C AVE	Water heater replacement	Nieboer Heating & Cooling	03/09/2026	\$116.00
PM26-03-166	6659 CHAFFEY CREEK TRI	New home	Nieboer Heating & Cooling	03/10/2026	\$335.00
PM26-03-179	10769 E C AVE	Furnace & AC replacement	Service Professor	03/30/2026	\$170.00
PM26-03-190	10445 COUNTRY CLUB DR	New home	JL Nieboer & Sons Heating & Coolir	03/19/2026	\$330.00
PM26-03-192	5600 E G AVE	Water heater replacementLOCATION: 5134	Royal Comfort Mechanical	03/19/2026	\$116.00
PM26-03-197	10445 COUNTRY CLUB DR	Prefab fireplace	Williams Distributing	03/23/2026	\$200.00
PM26-03-201	10901 M-43 HWY	Bath remodel	Sims Electric Service Inc	03/27/2026	\$175.00
PM26-03-207	8807 COWLEY CT	New home	B & A Mechanical	03/27/2026	\$280.00
PM26-03-210	9468 E EF AVE	Addition/remodel: All new HVAC	MVA Heating & Cooling	03/30/2026	\$305.00
PM26-06-160	520 FENIMORE AVE	Furnace & water heater replacement	Temperature Pro	03/02/2026	\$146.00
PM26-06-161	1102 LUM AVE	AC replacement	Bel Aire Heating & Air	03/03/2026	\$140.00
PM26-06-162	2628 GULL RD	Furnace & water heater replacement	Energy Efficiency Resources	03/11/2026	\$146.00
PM26-06-171	3005 BARNEY RD	Dryer vent	Metzger's Heating & Cooling	03/10/2026	\$115.00
PM26-06-173	1586 GRAND PRE AVE	Installing free standing gas fireplace and venting	Sackett's Fireplace LLC	03/10/2026	\$200.00
PM26-06-174	3300 GLENGARRY AVE	Generator install	Steensma Lawn & Power	03/11/2026	\$145.00
PM26-06-180	2023 W G AVE	Furnace replacement	Vredevoogd Heating & Cooling	03/12/2026	\$140.00
PM26-06-183	2246 FAIRFIELD AVE	Furnace, AC, & humidifier replacement	Service Professor	03/30/2026	\$180.00
PM26-06-184	3318 DEVONSHIRE AVE	Furnace, AC, & humidifier replacement	Bel Aire Heating & Air	03/17/2026	\$180.00
PM26-06-186	2690 TIMBERLEAF LANE	Furnace replacement	Nieboer Heating & Cooling	03/23/2026	\$140.00
PM26-06-188	1329 Red Maple Ln/Lot 104	AC install	Capitol Supply & Service	03/18/2026	\$140.00
PM26-06-189	3247 Butternut Ln/Lot 74	AC install	Capitol Supply & Service	03/18/2026	\$140.00
PM26-06-191	524 FENIMORE AVE	Furnace replacement	RW LaPine Inc	03/19/2026	\$140.00
PM26-06-193	1435 Red Maple Ln/Lot 117	AC install	Capitol Supply & Service	03/23/2026	\$140.00
PM26-06-194	1379 Red Maple Ln/Lot 110	AC install	Capitol Supply & Service	03/23/2026	\$140.00
PM26-06-195	1427 Red Maple Ln/Lot 116	AC install	Capitol Supply & Service	03/23/2026	\$140.00
PM26-06-196	3211 Willow Ln/Lot 122	AC install	Capitol Supply & Service	03/23/2026	\$140.00
PM26-06-198	2819 HASKELL ST	Water heater replacement	Dan Wood Company	03/23/2026	\$116.00
PM26-06-199	1047 CRAFT AVE	Water heater replacement	I Know A Guy Plus LLC	03/26/2026	\$116.00
PM26-06-200	2608 GULL RD	Furnace replacement	Metzger's Heating & Cooling	03/24/2026	\$140.00
PM26-06-208	215 SABIN ST	Furnace replacement	Service Professor	03/30/2026	\$140.00
PM26-06-211	1402 BARCLAY DR	Furnace replacement	Vredevoogd Heating & Cooling	03/31/2026	\$140.00
PM26-06-213	224 S Kendall #45	Furnace replacement	DeHaan Heating & Cooling	03/31/2026	\$140.00
PM26-07-148	4347 JUNE BERRY ST	Furnace replacement	Suburban Heating & Air Conditionin	03/02/2026	\$140.00
PM26-07-163	10320 HATCH LN	Water heater replacement	Absolute Heating & Ventilation	03/04/2026	\$116.00
PM26-07-167	6191 CRESTWOOD AVE	Furnace & chimney liner replacement	Vredevoogd Heating & Cooling	03/05/2026	\$145.00
PM26-07-168	2600 HUNTERS PT	Furnace, AC, & humidifier replacement	Vredevoogd Heating & Cooling	03/05/2026	\$180.00

PM26-07-170	2673 WILD COYOTE TRL	Furnace & AC replacement	Rogers Refrigeration	03/09/2026	\$170.00
PM26-07-172	5615 ANGELO AVE	Furnace & AC replacement	Vredevoogd Heating & Cooling	03/10/2026	\$170.00
PM26-07-177	3015 CLARICE ST	Water heater replacement	Vredevoogd Heating & Cooling	03/11/2026	\$116.00
PM26-07-202	102 N 30TH ST Lot 44	Mobile home set	Derek Betts	03/30/2026	\$140.00
PM26-07-203	102 N 30TH ST Lot 52	Mobile home set	Derek Betts	03/30/2026	\$140.00
PM26-07-204	102 N 30TH ST Lot 53	Mobile home set	Derek Betts	03/30/2026	\$140.00
PM26-07-205	6113 TWILIGHT AVE	Furnace & AC replacement	A-1 Mechanical	03/26/2026	\$170.00
PM26-18-175	324 N RIVERVIEW DR	Water heater replacement	Vredevoogd Heating & Cooling	03/11/2026	\$116.00
PM26-18-181	322 N ORIENT	Water heater replacement	Vredevoogd Heating & Cooling	03/12/2026	\$116.00
PM26-18-187	521 GLENDALE BLVD	Furnace replacement	Nieboer Heating & Cooling	03/23/2026	\$140.00
PM26-20-185	32739 6TH AVE	Piping for future in floor heat in accessory structure	SCHOLTE RON & MELONY	03/17/2026	\$199.65

Number of Permits: 47

Total Billed: \$7,529.65

Res Plumbing

PP26-03-048	10445 COUNTRY CLUB DR	New home	Portage Plumbing	03/09/2026	\$338.00
PP26-03-076	5800 HIDDEN OAK AVE	New home	Baas Plumbing	03/03/2026	\$353.00
PP26-03-081	8791 COWLEY CT	New home	Superior Plumbing Services	03/09/2026	\$311.00
PP26-03-082	8781 COWLEY CT	New home	Superior Plumbing Services	03/09/2026	\$311.00
PP26-03-084	9448 FRAULIN DR	Sewer connection	AVB Inc.	03/12/2026	\$115.00
PP26-03-085	5154 N 31ST ST	Replacing shower w/ acrylic base and wall surround,	Ohio Bath Solutions	03/18/2026	\$115.00
PP26-03-087	8824 E STURTEVANT AVE	Sewer connection	Allen Edwin Homes	03/16/2026	\$115.00
PP26-03-088	8833 COWLEY CT	Sewer connection	Allen Edwin Homes	03/16/2026	\$115.00
PP26-03-089	9568 W GULL LAKE DR	Whole house remodel	Deppe Stelma Plumbing, Inc	03/16/2026	\$375.00
PP26-03-090	10168 E DE AVE	Water heater replacement	Mr. Rooter Plumbing	03/16/2026	\$115.00
PP26-03-092	6659 CHAFFEY CREEK TRI	New home	Elite Plumbing	03/17/2026	\$333.00
PP26-03-105	10901 M-43 HWY	Bath remodel	DC Plumbing	03/25/2026	\$208.00
PP26-03-112	6166 MEDINAH LN	New home	Petro Plumbing & Mechanical	03/31/2026	\$320.00
PP26-06-078	3818 CANTERBURY AVE	Shower valve replacement	True Value Home Pro	03/05/2026	\$115.00
PP26-06-080	611 GAYLE AVE	Water heater replacement	Dale W Hubbard Inc	03/09/2026	\$115.00
PP26-06-083	325 N KENDALL AVE	Basement bath	Woodhouse Plumbing & Heating Inc	03/10/2026	\$198.00
PP26-06-093	3719 GRACE RD	Sewer connection	Alamo Dirt Works	03/18/2026	\$115.00
PP26-06-094	2634 ORANGE MEADOW L	Replacing bathtub w/ walk in shower in main floor bath	Bathworks of Michigan	03/18/2026	\$115.00
PP26-06-096	1304 SEEMORE AVE	Tub to shower conversion	West Shore Home	03/19/2026	\$115.00
PP26-06-098	1124 CLEARVIEW ST	Water heater replacement	Dale W Hubbard Inc	03/23/2026	\$115.00
PP26-07-077	3333 N 26TH ST	Fire repairs	Woodhouse Plumbing & Heating Inc	03/04/2026	\$216.00
PP26-07-079	5607 SUSAN AVE	Shower valve replacement	True Value Home Pro	03/05/2026	\$115.00
PP26-07-099	631 HARWAY AVE	Replacing damaged sewer line	Kalamazoo Excavation & Septic	03/23/2026	\$115.00

PP26-07-101	409 CYNTHIA ST	Water heater replacement	Dale W Hubbard Inc	03/23/2026	\$115.00
PP26-07-106	102 N 30TH ST Lot 44	Mobile home set	Derek Betts	03/30/2026	\$120.00
PP26-07-107	1323 N 30TH ST	Water heater replacement	North Star Services Co LLC	03/27/2026	\$115.00
PP26-07-108	102 N 30TH ST Lot 52	Mobile home set	Derek Betts	03/30/2026	\$120.00
PP26-07-109	102 N 30TH ST Lot 53	Mobile home set	Derek Betts	03/30/2026	\$120.00
PP26-07-111	6160 PROCTOR AVE	Repairs: all new piping	Dennis Plumbing Plus LLC	03/27/2026	\$278.00
PP26-18-100	701 N ORIENT	Fire repairs	Petro Plumbing & Mechanical	03/23/2026	\$210.00
PP26-20-097	23950 27 1/2 ST	Water heater replacement	Service Professor	03/30/2026	\$115.00

Number of Permits: 31

Total Billed: \$5,651.00

Number of Permits: 134

Total Billed: \$30,238.65

Population: All Records

Permit.PermitType = Res Electrical OR

Permit.PermitType = Electrical OR

Permit.PermitType = Res Mechanical OR

Permit.PermitType = Com Electrical OR

Permit.PermitType = Plumbing OR

Permit.PermitType = Com Plumbing OR

Permit.PermitType = Res Plumbing OR

Permit.PermitType = Mechanical OR

Permit.PermitType = Com Mechanical

AND

Permit.DateIssued in <Previous month> [03/01/26 - 03/31/26]

Monthly Property Maintenance Requests

04/01/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS26-06-017	2622 CARLETON AVE	06-24-306-430	BARNES, BRIAN K. & JEI	02/18/2026	\$200.00
Work Description:	PMI Water service shut off and perform exterior inspection per KTPD.				
Inspections:	Date Scheduled	Date Completed			
	03/09/2026	03/09/2026	Property Maint. Re-inspection	Approved	
Inspections:	Date Scheduled	Date Completed			
	02/19/2026	02/20/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-021	2709 ALAMO AVE	06-08-380-020	COOK, KAREN MARIE	03/03/2026	\$100.00
Work Description:	Property maintenance request from KTWP				
Inspections:	Date Scheduled	Date Completed			
	03/03/2026	03/04/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-024	1913 Elkerton Ave	06-11-430-025	LAKEVIEW RESIDENCE	03/19/2026	\$100.00
Work Description:	Property maintenance request from KTWP 1913 Elkerton Apt 201				
Inspections:	Date Scheduled	Date Completed			
	03/23/2026	03/25/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-028	734 EDISON ST	06-04-210-451	CRAMER, DANIEL LEE	03/20/2026	\$150.00
Work Description:	For Court Appearance Purpose				
Inspections:	Date Scheduled	Date Completed			
	03/20/2026	03/20/2026	Court Appearance	Disapproved	
PS26-06-029	4310 LEISURE LN D 305	06-18-380-020	WESTLAND MEADOWS	03/27/2026	\$100.00
Work Description:	Property maintenance request from KTWP				
Inspections:	Date Scheduled	Date Completed			
	03/30/2026	03/31/2026	Property Maintenance Inspectio	Disapproved	

PS26-07-023 5165 WILLETTE AVE 07-07-105-160 MADISON MELISSA 03/16/2026 \$100.00

Work Description: Property maintenance request from Comstock

	Date Scheduled	Date Completed		
Inspections:	03/17/2026	03/18/2026	Property Maintenance Inspectio	Disapproved

PS26-07-026 102 WORDEN AVE 07-17-368-090 TOMKHAM PENSIRI 03/23/2026 \$0.00

Work Description:

	Date Scheduled	Date Completed		
Inspections:	03/23/2026	03/23/2026	Property Maintenance Inspectio	Disapproved

Total Permits For Type: 7

Total Fees For Type: \$750.00

Report Summary

Grand Total Fees: \$750.00

Grand Total Permits: 7

Population: All Records
Permit.PermitType = Special
Permit AND
Permit.Category = Jurisdiction
Request
AND
Inspection.DateTimeCompleted
Between 03/01/2026 AND
03/31/2026

Monthly Special Permit - Owner Request

04/01/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS26-06-022	1437 Highland Hills Dr	06-09-105-040	BP HIGHLAND HILLS M	03/03/2026	\$60.00
Work Description:	Pedestal inspection				
Inspections:	03/04/2026	Meter Socket Inspection	Approved		
PS26-06-025	2726 E MAIN ST	06-13-130-030	TYSON, CHRISTOPHER	03/23/2026	\$60.00
Work Description:	Meter socket inspection				
Inspections:	03/25/2026	Meter Socket Inspection	Approved		
PS26-06-027	3261 Butternut Ln/Lot 67	06-04-305-010	FS HILLCREST ACRES PI	03/24/2026	\$100.00
Work Description:	Property Maintenance requested by Angela/Hillcrest				
Inspections:	03/26/2026	Property Maintenance Inspectio	Disapproved		

Total Permits For Type: 3

Total Fees For Type: \$220.00

Report Summary

Grand Total Fees: \$220.00

Grand Total Permits: 3

Population: All Records

Permit.DateIssued Between 3/1/2026 12:00:00 AM AND 3/31/2026 11:59:59 PM
AND

Permit.Category = Meter Socket Inspection OR

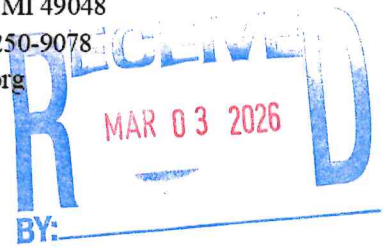
Permit.Category = Hood Suppression OR

Permit.Category = Special Permit OR

Permit.Category = Owner Request



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):

- Checkboxes for: 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.

PAYMENT (CHECK ONE):

- Checkboxes for: I understand that Kalamazoo Area Building Authority will charge me a fee for providing a copy of a public record; Attached is an affidavit of Indigence.

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

Mar 3, 2026
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.

Details of the Request are as follows:

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 to 02/28/2026:

- 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.

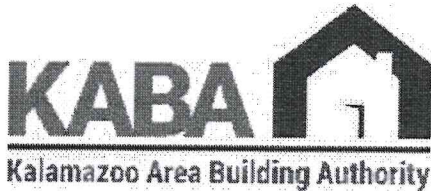
If possible, please provide the reports in CSV or excel format.

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
Email: permits@kaba-mi.org



FREEDOM OF INFORMATION REQUEST

TO: Kalamazoo Area Building Authority

REQUESTED BY: Name: MATT WATTS

Address: 5071 Bull Road

Kalamazoo MI 49048

Phone: 269 345-3859

Email: MATT@MYWATTSHOME.COM

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

2025 New Construction Residential Home Build Permits
in Konstant Township

2026 YEAR TO DATE SAME AS ABOVE

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 3-5-2026 day of

DATE 3-5-2026

SIGNATURE [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.



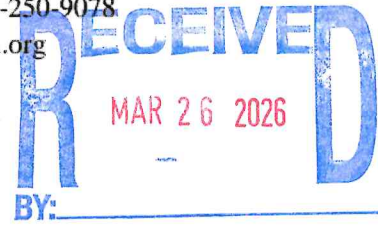
Kalamazoo Area Building Authority

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: Angela Jollineau

Address: 1328 Verleen st

Kalamazoo, MI 49048

Phone: 269-547-4065

Email: zigwa@live.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

All currently open Permits

requested by Delta Power Group,

aka Delta 360 in the area serviced

by KABA

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 30 day of March, 2026

3/26/26
DATE

Angela Jollineau
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.



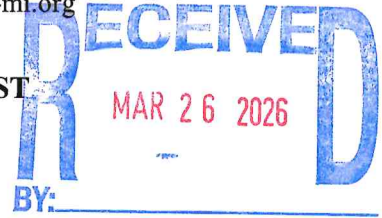
Kalamazoo Area Building Authority

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: Poly Concepts LLC

Address: 3325 Woodford Ln

Apt 1210

Phone: 312-788-0835

Email: Polyconceptsllc@gmail.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

Looking for Active builders that are pulling multiple residential permits in Kalamazoo county.

NATURE OF REQUEST (CHECK ONE):

- Request options: 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...

PAYMENT (CHECK ONE):

- Payment options: I understand that Kalamazoo Area Building Authority will charge me a fee for providing a copy of a public record... 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 1st day of April, 20

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.

**MINUTES OF THE REGULAR MEETING OF THE
KALAMAZOO AREA BUILDING AUTHORITY
KALAMAZOO, MI
April 21, 2026**

Chairperson, Kim Lewis called for adjournment of the regular meeting of the Kalamazoo Area Building Authority (KABA) Board at approximately 2:15 P.M., at the KABA Office, 2322 Nazareth Road, due to a lack of quorum.

Present: Donna Hephner / Alternate Representative from Pine Grove Township
David Wendzel / Alternate Representative from Richland Township
Kim Lewis, Chairperson / Representative from Village of Richland

Absent: Craig Sherwood / Representative from Kalamazoo Township
Jerry Amos / Representative from Comstock Township
Justin Mendoza, Treasurer / Representative from City of Parchment
Vik Bawa / At-Large Board Member

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

Drafted: April 21, 2026
Approved:

1:27 PM

05/04/26

Kalamazoo Area Building Authority
Reconciliation Summary
1065 - Savings / CCU, Period Ending 04/30/2026

	<u>Apr 30, 26</u>
Beginning Balance	25.00
Cleared Balance	25.00
Register Balance as of 04/30/2026	25.00
Ending Balance	25.00

1:27 PM

05/04/26

Kalamazoo Area Building Authority
Reconciliation Detail
1060 - Checking (Reserves) / CCU, Period Ending 04/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						301,162.53
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2026			X	61.88	61.88
Total Deposits and Credits					61.88	61.88
Total Cleared Transactions					61.88	61.88
Cleared Balance					61.88	301,224.41
Register Balance as of 04/30/2026					61.88	301,224.41
Ending Balance					61.88	301,224.41

1:28 PM

05/04/26

Kalamazoo Area Building Authority
Reconciliation Summary
1050 · Checking (Primary) / SMBT, Period Ending 04/30/2026

	<u>Apr 30, 26</u>
Beginning Balance	244,021.26
Cleared Transactions	
Checks and Payments - 63 items	-60,897.89
Deposits and Credits - 121 items	51,349.49
Total Cleared Transactions	<u>-9,548.40</u>
Cleared Balance	<u>234,472.86</u>
Uncleared Transactions	
Checks and Payments - 16 items	-6,238.06
Deposits and Credits - 19 items	4,639.00
Total Uncleared Transactions	<u>-1,599.06</u>
Register Balance as of 04/30/2026	<u>232,873.80</u>
New Transactions	
Checks and Payments - 4 items	-12,847.48
Deposits and Credits - 6 items	1,138.00
Total New Transactions	<u>-11,709.48</u>
Ending Balance	<u><u>221,164.32</u></u>

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							244,021.26
Cleared Transactions							
Checks and Payments - 63 items							
Bill Pmt -Check	03/05/2026	8713	Barret Priest	(Z19) 02/01-02/28/26 (5 hrs) & (Z20) 02/01-02/28/26 (9 hrs)	√	-840.00	
Check	03/05/2026	8723	Manne Electric	Refund - PE26-06-076 (job canceled)	√	-71.00	
Bill Pmt -Check	03/19/2026	8738	IDrive	BMR Data Overage (609 GB)	√	-60.90	
Bill Pmt -Check	03/26/2026	8749	EMC Insurance	Apr 2026	√	-1,391.58	
Bill Pmt -Check	03/26/2026	8748	Doug Scott	03/15-03/21/26 (23 Inspections)	√	-1,380.00	
Bill Pmt -Check	03/26/2026	8750	Scott Paddock	03/15-03/21/26 (8 Inspections + Plan Review)	√	-540.00	
Bill Pmt -Check	03/26/2026	8745	Brian Bowman	new user setup - B.I. & server updates	√	-455.00	
Bill Pmt -Check	03/26/2026	8754	Zemlick	paper, batteries, dispenser	√	-195.21	
Bill Pmt -Check	03/26/2026	8746	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 02/24-03/23/26	√	-69.96	
Bill Pmt -Check	03/26/2026	8747	Domestic Uniform Rental	mat rental	√	-43.01	
Bill Pmt -Check	03/26/2026	8753	Uline	storage clipboard	√	-29.58	
Liability Check	03/31/2026	8756	State of Michigan/Withhold	March 2026	√	-821.84	
Bill Pmt -Check	04/02/2026	8767	Terry Thatcher/MP Services	03/22-03/28/26 (9 Mech / 16 Plumb Inspections)	√	-1,500.00	
Bill Pmt -Check	04/02/2026	8757	Barret Priest	(Z19) 03/01-03/31/26 (10.5 hrs & 2 ZCP) & (Z20) 03/01-03/31/26 (6.5 hrs + 4 ZCP)	√	-1,290.00	
Bill Pmt -Check	04/02/2026	8760	Doug Scott	03/22-03/28/26 (18 Inspections)	√	-1,080.00	
Bill Pmt -Check	04/02/2026	8768	West Michigan Lawn Services	snow plowing/Feb 2026	√	-894.50	
Bill Pmt -Check	04/02/2026	8763	Metronet	03/22-04/21/26	√	-724.95	
Bill Pmt -Check	04/02/2026	8766	Scott Paddock	03/22-03/28/26 (12 Inspections)	√	-720.00	
Check	04/02/2026	8771	Woheck, Wesley K	Reimbursement - Mileage (585.08) & Phone (71.86)	√	-656.94	
Bill Pmt -Check	04/02/2026	8759	Consumers Energy	02/20-03/22/26	√	-479.61	
Check	04/02/2026	8770	Alwine, Michael R	Reimbursement - Mileage (392.23) & Phone (57.50)	√	-449.73	
Bill Pmt -Check	04/02/2026	8762	Graybar Financial Services	phone rental	√	-198.83	
Bill Pmt -Check	04/02/2026	8764	Molly Maid	office cleaning: 03/27	√	-120.00	
Check	04/02/2026	8769	Cassidy, Penny M	Reimbursement - Mileage (114.69)	√	-114.69	
Bill Pmt -Check	04/02/2026	8758	City of Kalamazoo (Water&Sewer)	12/09/25 - 03/09/26 (Auto Read)	√	-103.03	
Bill Pmt -Check	04/02/2026	8765	Republic Services	04/01-04/30/26	√	-102.59	
Check	04/02/2026	8772	Service Professor	Refund - PE26-06-074 (job canceled)	√	-70.00	
Bill Pmt -Check	04/02/2026	8761	Gordon Water Systems	(3) bottled water	√	-25.14	
Liability Check	04/07/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 04/05/26)	√	-9,330.31	
Liability Check	04/08/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 04/05/26)	√	-2,909.46	
Liability Check	04/08/2026	ACH	Great-West	Payroll (W/E 04/05/26)	√	-515.22	
Liability Check	04/08/2026	ACH	Great-West	Payroll (W/E 04/05/26)	√	-68.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	04/09/2026	8773	CCU - Mastercard	background check, telescoping ladder, BCSI-2025, 1 gang box & access port brush plate, mounting putty, magic eraser, cord clips, key/filing cabinet, Payroll Mthly Per Employee Fee Usage - Feb 2026, QB's Plus Pro 2024 (2 users) Annual Software Subscription	√	-1,633.02	
Bill Pmt -Check	04/09/2026	8779	Terry Thatcher/MP Services	04/01-04/04/26 (11 Mech / 12 Plumb Inspections)	√	-1,380.00	
Bill Pmt -Check	04/09/2026	8776	Doug Scott	04/01-04/04/26 (19 Inspections + Plan Review)	√	-1,200.00	
Bill Pmt -Check	04/09/2026	8777	Matt Schiebner	03/29-03/31/26 (20 Inspections)	√	-1,200.00	
Bill Pmt -Check	04/09/2026	8778	Scott Paddock	03/29-03/31/26 (3 Inspections) & 04/01-04/04/26 (10 Inspections)	√	-780.00	
Bill Pmt -Check	04/09/2026	8774	D&D Printing	apparel (B.I.)	√	-576.00	
Bill Pmt -Check	04/09/2026	8775	Domestic Uniform Rental	mat rental	√	-43.01	
Bill Pmt -Check	04/16/2026	8782	Doug Scott	04/05-04/11/26 (27 Inspections) + (4) Plan Reviews	√	-1,860.00	
Bill Pmt -Check	04/16/2026	8781	Butch Hayes/State Approved Insp Srvs	04/05-04/11/26 (8 Mech / 8 Plumb Inspections) & 7870 N 34th Street (Casey's General Store) Approved (M&P)	√	-1,080.00	
Bill Pmt -Check	04/16/2026	8785	Terry Thatcher/MP Services	04/05-04/11/26 (6 Mech / 3 Plumb Inspections)	√	-540.00	
Bill Pmt -Check	04/16/2026	8784	Scott Paddock	04/05-04/11/26 (5 Inspections)	√	-300.00	
Bill Pmt -Check	04/16/2026	8783	Molly Maid	office cleaning: 04/10	√	-120.00	
Liability Check	04/21/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 04/19/26)	√	-9,330.31	
Liability Check	04/22/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 04/19/26)	√	-2,909.46	
Liability Check	04/22/2026	ACH	Great-West	Payroll (W/E 04/19/26)	√	-515.22	
Liability Check	04/22/2026	ACH	Great-West	Payroll (W/E 04/19/26)	√	-68.00	
Bill Pmt -Check	04/23/2026	8787	Doug Scott	04/12-04/18/26 (26 Inspections + (2) Plan Reviews	√	-1,860.00	
Bill Pmt -Check	04/23/2026	8791	EMC Insurance	May 2026	√	-1,409.58	
Bill Pmt -Check	04/23/2026	8789	Terry Thatcher/MP Services	04/12-04/18/26 (8 Mech / 9 Plumb Inspections)	√	-1,020.00	
Bill Pmt -Check	04/23/2026	8786	Butch Hayes/State Approved Insp Srvs	04/12-04/18/26 (7 Mech / 8 Plumb Inspections)	√	-900.00	
Check	04/23/2026	8799	Superior Plumbing Services	Refund - PP26-03-118 (job canceled)	√	-290.00	
Check	04/23/2026	8798	Superior Plumbing Services	Refund - PP26-03-117 (job canceled)	√	-290.00	
Check	04/23/2026	8800	Superior Plumbing Services	Refund - PP26-03-120 (job canceled)	√	-285.00	
Check	04/23/2026	8795	Superior Plumbing Services	Refund - PP25-03-426 (job canceled)	√	-280.00	
Check	04/23/2026	8796	Superior Plumbing Services	Refund - PP26-03-081 (job canceled)	√	-261.00	
Check	04/23/2026	8797	Superior Plumbing Services	Refund - PP26-03-082 (job canceled)	√	-261.00	
Bill Pmt -Check	04/23/2026	8790	Domestic Uniform Rental	mat rental	√	-43.01	
Bill Pmt -Check	04/23/2026	8793	Spectrum VoIP	05/01-05/31/26	√	-21.44	
Bill Pmt -Check	04/27/2026	ACH	Blue Cross Blue Shield	05/01-05/31/26	√	-2,870.05	
Bill Pmt -Check	04/27/2026	ACH	Sun Life Assurance	05/01-05/31/26	√	-275.71	
Check	04/30/2026	ACH	Southern Michigan Bank & Trust - Fees	Cash Management Fees for month	√	-45.00	

Total Checks and Payments

-60,897.89

Deposits and Credits - 121 items

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	03/27/2026			Deposit ID # 194611403	√	163.00	
Deposit	03/27/2026			Deposit ID # 194617645	√	278.00	
Deposit	03/27/2026			Deposit ID # 194586292	√	280.00	
Deposit	03/30/2026			Deposit ID # 194734750	√	95.00	
Deposit	03/30/2026			Deposit ID # 194716371	√	182.00	
Deposit	03/30/2026			Deposit ID # 194749155	√	215.00	
Deposit	03/30/2026			Deposit ID # 194713556	√	305.00	
Deposit	03/30/2026			Deposit ID # 194715781	√	605.00	
Liability Check	03/31/2026	8755	State of Michigan/Withhold	VOID: incorrect amount	√	0.00	
Deposit	03/31/2026			Deposit ID # 194779042	√	116.00	
Deposit	03/31/2026			Deposit ID # 194783564	√	140.00	
Deposit	03/31/2026			Deposit ID # 194796203	√	140.00	
Deposit	03/31/2026			Deposit ID # 194810935	√	166.00	
Deposit	03/31/2026			Deposit ID # 194778455	√	223.00	
Deposit	03/31/2026			Deposit ID # 194801455	√	320.00	
Deposit	04/01/2026			Deposit ID # 194860560	√	6.00	
Deposit	04/01/2026			Deposit ID # 194896199	√	182.00	
Deposit	04/01/2026			Deposit ID # 194849486	√	266.00	
Deposit	04/02/2026			Deposit ID # 194950421	√	60.00	
Deposit	04/02/2026			Deposit ID # 194960098	√	116.00	
Deposit	04/02/2026			Deposit ID # 194939403	√	116.00	
Deposit	04/02/2026			Deposit ID # 194933706	√	125.00	
Deposit	04/02/2026			Deposit ID # 194931034	√	155.00	
Deposit	04/02/2026			Deposit ID # 194942723	√	182.00	
Deposit	04/03/2026			Deposit ID # 194994088	√	125.00	
Deposit	04/03/2026			Deposit ID # 194996823	√	176.00	
Deposit	04/03/2026			Deposit ID # 194996368	√	182.00	
Deposit	04/06/2026			Deposit ID # 195147923	√	146.00	
Deposit	04/06/2026			Deposit ID # 195145463	√	170.00	
Deposit	04/06/2026			Deposit ID # 195173285	√	186.00	
Deposit	04/06/2026			Deposit	√	8,389.00	
Deposit	04/07/2026			Deposit ID # 195230026	√	116.00	
Deposit	04/07/2026			Deposit ID # 195237553	√	140.00	
Deposit	04/07/2026			Deposit ID # 195227786	√	755.00	
Paycheck	04/08/2026	DD31082	Alwine, Michael R	Direct Deposit	√	0.00	
Paycheck	04/08/2026	DD31085	Woceck, Wesley K	Direct Deposit	√	0.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Paycheck	04/08/2026	DD31083	Cassidy, Penny M	Direct Deposit	√	0.00	
Paycheck	04/08/2026	DD31084	Feist, Erin L	Direct Deposit	√	0.00	
Deposit	04/08/2026			Deposit ID # 195307188	√	522.00	
Deposit	04/09/2026			Deposit ID # 195387671	√	60.00	
Deposit	04/09/2026			Deposit ID # 195387236	√	108.00	
Deposit	04/09/2026			Deposit ID # 195386090	√	115.00	
Deposit	04/09/2026			Deposit ID # 195385878	√	120.00	
Deposit	04/09/2026			Deposit ID # 195386184	√	170.00	
Deposit	04/09/2026			Deposit ID # 195386489	√	195.00	
Deposit	04/10/2026			Deposit ID # 195503554	√	280.00	
Deposit	04/10/2026			Deposit ID # 195469620	√	290.00	
Deposit	04/10/2026			Deposit	√	787.50	
Deposit	04/13/2026			Deposit	√	136.00	
Deposit	04/13/2026			Deposit ID # 195614181	√	182.00	
Deposit	04/13/2026			Deposit ID # 195626382	√	1,662.00	
Deposit	04/13/2026			Deposit	√	3,444.00	
Deposit	04/14/2026			Deposit ID # 195683917	√	170.00	
Deposit	04/14/2026			Deposit ID # 195700626	√	182.00	
Deposit	04/14/2026			Deposit ID # 195681643	√	340.00	
Deposit	04/15/2026			Deposit ID # 195751456	√	116.00	
Deposit	04/15/2026			Deposit ID # 195780148	√	161.00	
Deposit	04/15/2026			Deposit ID # 195786201	√	195.00	
Deposit	04/15/2026			Deposit ID # 195753549	√	325.00	
Deposit	04/15/2026			Deposit ID # 195769779	√	399.00	
Deposit	04/16/2026			Deposit ID # 195838840	√	115.00	
Deposit	04/16/2026			Deposit ID # 195820868	√	115.00	
Deposit	04/16/2026			Deposit ID # 195828318	√	120.00	
Deposit	04/16/2026			Deposit ID # 195839865	√	231.00	
Deposit	04/16/2026			Deposit ID # 195837483	√	231.00	
Deposit	04/16/2026			Deposit ID # 195830191	√	231.00	
Deposit	04/17/2026			Deposit	√	487.50	
Deposit	04/20/2026			Deposit ID # 196004549	√	182.00	
Deposit	04/20/2026			Deposit ID # 196029131	√	270.00	
Deposit	04/21/2026			Deposit ID # 196095128	√	116.00	
Deposit	04/21/2026			Deposit ID # 196077735	√	120.00	
Deposit	04/21/2026			Deposit ID # 196088203	√	140.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	04/21/2026			Deposit ID # 196095074	√	140.00	
Deposit	04/21/2026			Deposit ID # 196094999	√	181.00	
Deposit	04/21/2026			Deposit ID # 196099082	√	198.00	
Deposit	04/21/2026			Deposit ID # 196099876	√	375.00	
Deposit	04/21/2026			Deposit ID # 196100943	√	382.00	
Deposit	04/21/2026			Deposit ID # 196092444	√	560.00	
Deposit	04/21/2026			Deposit ID # 196090624	√	588.00	
Deposit	04/21/2026			Deposit ID # 196090538	√	1,176.00	
Deposit	04/21/2026			Deposit	√	2,343.00	
Deposit	04/21/2026			Deposit	√	2,656.00	
Paycheck	04/22/2026	DD31086	Alwine, Michael R	Direct Deposit	√	0.00	
Paycheck	04/22/2026	DD31089	Woheck, Wesley K	Direct Deposit	√	0.00	
Paycheck	04/22/2026	DD31088	Feist, Erin L	Direct Deposit	√	0.00	
Paycheck	04/22/2026	DD31087	Cassidy, Penny M	Direct Deposit	√	0.00	
Deposit	04/22/2026			Deposit ID # 196169593	√	116.00	
Deposit	04/22/2026			Deposit ID # 196154682	√	125.00	
Deposit	04/22/2026			Deposit ID # 196152207	√	128.00	
Deposit	04/22/2026			Deposit ID # 196167076	√	130.00	
Deposit	04/22/2026			Deposit ID # 196145942	√	182.00	
Deposit	04/22/2026			Deposit ID # 196143595	√	231.00	
Deposit	04/22/2026			Deposit ID # 196164821	√	325.00	
Deposit	04/23/2026			Deposit ID # 196213900	√	116.00	
Deposit	04/23/2026			Deposit ID # 196204461	√	120.00	
Deposit	04/23/2026			Deposit ID # 196208034	√	140.00	
Deposit	04/23/2026			Deposit ID # 196221724	√	180.00	
Deposit	04/23/2026			Deposit ID # 196210466	√	182.00	
Deposit	04/23/2026			Deposit ID # 196204980	√	346.00	
Deposit	04/24/2026			Deposit ID # 196282588	√	115.00	
Deposit	04/24/2026			Deposit ID # 196265845	√	116.00	
Deposit	04/24/2026			Deposit ID # 196300406	√	120.00	
Deposit	04/24/2026			Deposit ID # 196266216	√	182.00	
Deposit	04/24/2026			Deposit ID # 196291432	√	363.00	
Deposit	04/24/2026			Deposit ID # 196271165	√	416.00	
Deposit	04/27/2026			Deposit ID # 196402398	√	116.00	
Deposit	04/27/2026			Deposit ID # 196427157	√	202.00	
Deposit	04/27/2026			Deposit	√	2,034.00	

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	04/27/2026			Deposit	√	3,650.00	
Deposit	04/29/2026			Deposit - Cash	√	60.00	
Deposit	04/29/2026			Deposit - Cash	√	228.00	
Deposit	04/30/2026			Interest	√	38.49	
Deposit	04/30/2026			Deposit	√	108.00	
Deposit	04/30/2026			Deposit	√	278.00	
Deposit	04/30/2026			Deposit	√	334.00	
Deposit	04/30/2026			Deposit	√	2,447.00	
Deposit	04/30/2026			Deposit	√	2,483.00	
Paycheck	05/06/2026	DD31090	Alwine, Michael R	Direct Deposit	√	0.00	
Paycheck	05/06/2026	DD31093	Woheck, Wesley K	Direct Deposit	√	0.00	
Paycheck	05/06/2026	DD31092	Feist, Erin L	Direct Deposit	√	0.00	
Paycheck	05/06/2026	DD31091	Cassidy, Penny M	Direct Deposit	√	0.00	
Total Deposits and Credits							51,349.49
Total Cleared Transactions							-9,548.40
Cleared Balance							234,472.86
Uncleared Transactions							
Checks and Payments - 16 items							
Check	01/15/2026	8653	Ambia Energy	Refund - PB25-07-654 & PE25-07-785		-153.00	
Check	02/26/2026	8709	East End Plumbing	Refund - PM26-06-121 (item not needed)		-25.00	
Check	04/09/2026	8780	Helmus Plumbing Services	Refund - PP26-03-056 (extra inspections)		-120.00	
Bill Pmt -Check	04/23/2026	8788	Scott Paddock	04/12-04/18/26 (10 Inspections)		-600.00	
Bill Pmt -Check	04/23/2026	8794	West Michigan Lawn Services	spring cleanup 3/26 & snow plowing (Mar 2026)		-580.75	
Bill Pmt -Check	04/23/2026	8792	Great-West	401(a) Plan Maintenance Fee - 01/01-03/31/26		-125.00	
Bill Pmt -Check	04/30/2026	8806	Terry Thatcher/MP Services	04/19-04/25/26 (7 Mech / 13 Plumb Inspections)		-1,200.00	
Bill Pmt -Check	04/30/2026	8802	Doug Scott	04/19-04/25/26 (18 Inspections)		-1,080.00	
Liability Check	04/30/2026	8807	State of Michigan/Withhold	April 2026		-931.42	
Bill Pmt -Check	04/30/2026	8805	Scott Paddock	04/19-04/25/26 (7 Inspections + (3) Plan Reviews)		-600.00	
Check	04/30/2026	8808	Delta Power Group	Refund - PB25-06-572 & PE25-06-688		-209.00	
Bill Pmt -Check	04/30/2026	8803	Graybar Financial Services	phone rental		-198.83	
Check	04/30/2026	8809	Delta Power Group	Refund - PB25-06-571 & PE25-06-689		-142.00	
Bill Pmt -Check	04/30/2026	8804	Molly Maid	office cleaning: 04/24		-120.00	
Bill Pmt -Check	04/30/2026	8801	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 03/24-04/23/26		-93.06	
Check	04/30/2026	8810	Attention Electric	Refund - PE26-03-136 (extra inspection)		-60.00	
Total Checks and Payments							-6,238.06
Deposits and Credits - 19 items							

Kalamazoo Area Building Authority
Reconciliation Detail
1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	04/28/2026			Deposit ID # 196489941		60.00	
Deposit	04/28/2026			Deposit ID # 196494837		115.00	
Deposit	04/28/2026			Deposit ID # 196480796		223.00	
Deposit	04/28/2026			Deposit ID # 196476797		285.00	
Deposit	04/28/2026			Deposit ID # 196488979		302.00	
Deposit	04/29/2026			Deposit ID # 196585932		110.00	
Deposit	04/29/2026			Deposit ID # 186578738		140.00	
Deposit	04/29/2026			Deposit ID # 196552599		170.00	
Deposit	04/29/2026			Deposit ID # 196559729		202.00	
Deposit	04/29/2026			Deposit ID # 196552838		365.00	
Deposit	04/30/2026			Deposit ID # 196683771		116.00	
Deposit	04/30/2026			Deposit ID # 196682821		120.00	
Deposit	04/30/2026			Deposit ID # 196659315		120.00	
Deposit	04/30/2026			Deposit ID # 196696912		120.00	
Deposit	04/30/2026			Deposit ID # 196657200		170.00	
Deposit	04/30/2026			Deposit ID # 196654507		176.00	
Deposit	04/30/2026			Deposit ID # 196695554		195.00	
Deposit	04/30/2026			Deposit ID # 196654830		550.00	
Deposit	04/30/2026			Deposit ID # 196654640		1,100.00	
Total Deposits and Credits						4,639.00	
Total Uncleared Transactions						-1,599.06	
Register Balance as of 04/30/2026						232,873.80	
New Transactions							
Checks and Payments - 4 items							
Liability Check	05/05/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 05/03/26)		-9,396.02	
Liability Check	05/06/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 05/03/26)		-2,866.90	
Liability Check	05/06/2026	ACH	Great-West	Payroll (W/E 05/03/26)		-516.56	
Liability Check	05/06/2026	ACH	Great-West	Payroll (W/E 05/03/26)		-68.00	
Total Checks and Payments						-12,847.48	
Deposits and Credits - 6 items							
Deposit	05/01/2026			Deposit ID # 196763681		120.00	
Deposit	05/01/2026			Deposit ID # 196768986		120.00	
Deposit	05/01/2026			Deposit ID # 196759074		182.00	
Deposit	05/01/2026			Deposit ID # 196763303		215.00	
Deposit	05/01/2026			Deposit ID # 196767730		270.00	
Deposit	05/04/2026			Deposit		231.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMBT, Period Ending 04/30/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Total Deposits and Credits							<u>1,138.00</u>
Total New Transactions							<u>-11,709.48</u>
Ending Balance							<u><u>221,164.32</u></u>

1:14 PM

05/13/26

Accrual Basis

Kalamazoo Area Building Authority
Profit & Loss Prev Year Comparison
April 2026

	Apr 26	Apr 25	% Change
Income			
4010 · Building Permits	20,174.00	88,700.00	-77.3%
4015 · Special Permits	770.00	580.00	32.8%
4020 · Electrical Permits	9,525.00	11,772.00	-19.1%
4030 · Mechanical Permits	13,632.00	11,412.00	19.5%
4040 · Plumbing Permits	4,858.00	5,810.00	-16.4%
4100 · Zoning Administration	1,026.25	1,308.75	-21.6%
4600 · Investment Income	100.37	75.25	33.4%
4700 · Other Income	0.00	100.00	-100.0%
Total Income	50,085.62	119,758.00	-58.2%
Expense			
6010 · Advertising and Marketing	740.06	262.28	182.2%
6200 · Bank Fees	45.00	45.00	0.0%
6500 · Payroll Expenses			
6501 · Salary - Building Official	8,559.82	8,230.60	4.0%
6503 · Salary - Building Inspector	6,153.84	6,584.48	-6.5%
6505 · Wages - Administrative	8,614.44	8,356.92	3.1%
6510 · Payroll Taxes	1,815.46	1,809.27	0.3%
6511 · LTD / STD / AD&D / Life	275.71	377.98	-27.1%
6512 · 401A (KABA)	1,030.44	1,414.55	-27.2%
6513 · Health Insurance	3,273.45	4,785.15	-31.6%
6500 · Payroll Expenses - Other	0.00	0.00	0.0%
Total 6500 · Payroll Expenses	29,723.16	31,558.95	-5.8%
6700 · Insurance - General	1,391.58	1,121.06	24.1%
6810 · Computer Support (External)	746.94	872.24	-14.4%
6820 · Accounting Services	0.00	285.00	-100.0%
7100 · Office Equipment	93.06	92.10	1.0%
7110 · Office Supplies	39.99	0.00	100.0%
7125 · Computer (Hardware/Software)	799.99	799.99	0.0%
7420 · Lawn Care/Snow Removal	160.52	358.50	-55.2%
7450 · Maintenance & Repairs - Office	559.03	240.00	132.9%
7500 · Utilities	372.70	439.71	-15.2%
7550 · Trash Removal	102.59	77.85	31.8%
7610 · Telephone - Office	220.31	220.21	0.1%
7611 · Telephone - Cellular	175.79	173.20	1.5%
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%
7711 · Contracted Electrical Inspector	6,660.00	6,050.00	10.1%
7712 · Contracted Mechanical Inspector	6,300.00	4,700.00	34.0%
7713 · Contracted Plumbing Inspector	4,440.00	3,850.00	15.3%
7715 · Contracted Zoning Administrator	825.00	1,140.00	-27.6%
7721 · Plan Review - Electrical	780.00	150.00	420.0%
7722 · Plan Review - Mechanical	180.00	250.00	-28.0%
7800 · Mileage Reimbursement	1,254.98	1,166.90	7.6%
Total Expense	55,610.70	53,852.99	3.3%
Net Income	-5,525.08	65,905.01	-108.4%

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through April 2026

	Jan 26	Jan 25	% Change	Feb 26	Feb 25	% Change	Mar 26	Mar 25
Income								
4010 · Building Permits	10,608.00	25,232.00	-58.0%	7,323.00	12,317.00	-40.6%	11,314.00	12,552.00
4015 · Special Permits	960.00	320.00	200.0%	1,220.00	440.00	177.3%	1,220.00	1,420.00
4020 · Electrical Permits	7,306.00	9,981.00	-26.8%	9,892.00	9,082.00	8.9%	9,297.00	10,143.00
4030 · Mechanical Permits	13,873.00	13,574.30	2.2%	12,879.00	13,559.00	-5.0%	14,877.65	11,762.00
4040 · Plumbing Permits	4,139.00	6,561.00	-36.9%	6,566.00	6,306.00	4.1%	6,862.00	5,844.00
4100 · Zoning Administration	1,087.50	372.50	192.0%	1,050.00	410.00	156.1%	1,440.00	1,347.50
4600 · Investment Income	157.20	96.52	62.9%	139.29	82.05	69.8%	125.00	84.07
4700 · Other Income	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	17.43
Total Income	38,130.70	56,137.32	-32.1%	39,069.29	42,196.05	-7.4%	45,135.65	43,170.00
Expense								
6010 · Advertising and Marketing	0.00	0.00	0.0%	68.88	0.00	100.0%	576.00	0.00
6200 · Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00	45.00
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	735.00
6500 · Payroll Expenses								
6501 · Salary - Building Official	7,275.91	7,407.46	-1.8%	8,559.82	8,230.60	4.0%	8,559.82	8,230.60
6503 · Salary - Building Inspector	0.00	5,925.84	-100.0%	0.00	6,584.48	-100.0%	3,076.92	6,584.48
6505 · Wages - Administrative	7,360.32	7,493.76	-1.8%	8,620.04	8,315.64	3.7%	8,659.20	8,326.40
6510 · Payroll Taxes	1,407.77	1,792.20	-21.5%	1,345.13	1,800.35	-25.3%	1,589.24	1,801.19
6511 · LTD / STD / AD&D / Life	275.71	377.98	-27.1%	275.71	377.98	-27.1%	275.71	377.98
6512 · 401A (KABA)	1,079.93	1,405.68	-23.2%	1,030.77	1,412.07	-27.0%	1,033.12	1,412.72
6513 · Health Insurance	3,273.45	5,667.36	-42.2%	3,273.45	4,785.15	-31.6%	3,273.45	4,785.15
6500 · Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
Total 6500 · Payroll Expenses	20,673.09	30,070.28	-31.3%	23,104.92	31,506.27	-26.7%	26,467.46	31,518.52
6550 · Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	10.00	0.00
6700 · Insurance - General	1,781.22	1,121.06	58.9%	1,359.60	1,121.06	21.3%	1,359.57	1,121.07
6800 · Legal Fees	0.00	0.00	0.0%	225.00	1,334.00	-83.1%	0.00	525.00
6810 · Computer Support (External)	2,268.70	2,331.00	-2.7%	984.95	917.25	7.4%	1,240.85	1,242.25
6820 · Accounting Services	928.00	28.00	3,214.3%	6,221.00	5,728.00	8.6%	160.00	137.68
7100 · Office Equipment	58.01	591.59	-90.2%	64.69	275.07	-76.5%	69.96	8,155.12
7110 · Office Supplies	112.82	358.18	-68.5%	343.88	274.67	25.2%	388.54	0.00
7115 · Postage	0.00	-1.46	100.0%	546.00	0.00	100.0%	0.00	438.00
7120 · Water Cooler	0.00	0.00	0.0%	0.00	0.00	0.0%	25.14	0.00
7125 · Computer (Hardware/Software)	2,927.57	2,847.27	2.8%	0.00	44.37	-100.0%	1,379.00	1,199.00
7130 · Resource Materials	0.00	0.00	0.0%	0.00	0.00	0.0%	270.53	816.06
7420 · Lawn Care/Snow Removal	2,957.25	3,029.75	-2.4%	894.50	2,007.00	-55.4%	580.75	135.75
7450 · Maintenance & Repairs - Office	326.02	360.00	-9.4%	597.65	1,202.84	-50.3%	338.03	230.85
7500 · Utilities	586.01	544.56	7.6%	553.05	647.59	-14.6%	582.64	421.78
7550 · Trash Removal	97.38	76.91	26.6%	95.60	77.17	23.9%	95.48	77.93
7600 · Security (Office)	1,313.18	1,648.10	-20.3%	0.00	2,303.61	-100.0%	135.00	135.00
7610 · Telephone - Office	220.34	221.16	-0.4%	220.31	220.21	0.1%	220.31	220.21
7611 · Telephone - Cellular	55.00	168.19	-67.3%	57.50	168.19	-65.8%	129.36	168.19
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	75.00
7710 · Contracted Building Inspector	0.00	0.00	0.0%	60.00	0.00	100.0%	180.00	0.00
7711 · Contracted Electrical Inspector	6,840.00	3,650.00	87.4%	5,280.00	4,950.00	6.7%	6,600.00	4,850.00
7712 · Contracted Mechanical Inspector	7,800.00	5,900.00	32.2%	6,060.00	4,550.00	33.2%	5,820.00	5,700.00
7713 · Contracted Plumbing Inspector	4,140.00	3,150.00	31.4%	3,480.00	3,000.00	16.0%	3,660.00	3,300.00
7715 · Contracted Zoning Administrator	870.00	210.00	314.3%	840.00	555.00	51.4%	1,290.00	1,080.00
7721 · Plan Review - Electrical	360.00	50.00	620.0%	0.00	100.00	-100.0%	240.00	0.00
7722 · Plan Review - Mechanical	1,500.00	500.00	200.0%	560.00	600.00	-6.7%	4,435.00	50.00
7723 · Plan Review - Plumbing	0.00	0.00	0.0%	60.00	100.00	-40.0%	0.00	50.00
7800 · Mileage Reimbursement	814.18	1,077.30	-24.4%	759.08	1,043.00	-27.2%	1,083.89	1,222.90
7810 · Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	0.00
7830 · Interest Expense	0.00	539.51	-100.0%	0.00	0.00	0.0%	0.00	0.00
Total Expense	56,673.77	58,516.40	-3.2%	52,481.61	62,770.30	-16.4%	57,532.51	63,650.31
Net Income	-18,543.07	-2,379.08	-679.4%	-13,412.32	-20,574.25	34.8%	-12,396.86	-20,480.31

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through April 2026

	% Change			% Change	TOTAL		% Change
		Apr 26	Apr 25		Jan - Apr 26	Jan - Apr 25	
Income							
4010 · Building Permits	-9.9%	20,174.00	88,700.00	-77.3%	49,419.00	138,801.00	-64.4%
4015 · Special Permits	-14.1%	770.00	580.00	32.8%	4,170.00	2,760.00	51.1%
4020 · Electrical Permits	-8.3%	9,525.00	11,772.00	-19.1%	36,020.00	40,978.00	-12.1%
4030 · Mechanical Permits	26.5%	13,632.00	11,412.00	19.5%	55,261.65	50,307.30	9.9%
4040 · Plumbing Permits	17.4%	4,858.00	5,810.00	-16.4%	22,425.00	24,521.00	-8.6%
4100 · Zoning Administration	6.9%	1,026.25	1,308.75	-21.6%	4,603.75	3,438.75	33.9%
4600 · Investment Income	48.7%	100.37	75.25	33.4%	521.86	337.89	54.5%
4700 · Other Income	-100.0%	0.00	100.00	-100.0%	0.00	117.43	-100.0%
Total Income	4.6%	50,085.62	119,758.00	-58.2%	172,421.26	261,261.37	-34.0%
Expense							
6010 · Advertising and Marketing	100.0%	740.06	262.28	182.2%	1,384.94	262.28	428.0%
6200 · Bank Fees	0.0%	45.00	45.00	0.0%	180.00	180.00	0.0%
6450 · Dues & Subscriptions	-100.0%	0.00	0.00	0.0%	0.00	735.00	-100.0%
6500 · Payroll Expenses							
6501 · Salary - Building Official	4.0%	8,559.82	8,230.60	4.0%	32,955.37	32,099.26	2.7%
6503 · Salary - Building Inspector	-53.3%	6,153.84	6,584.48	-6.5%	9,230.76	25,679.28	-64.1%
6505 · Wages - Administrative	4.0%	8,614.44	8,356.92	3.1%	33,254.00	32,492.72	2.3%
6510 · Payroll Taxes	-11.8%	1,815.46	1,809.27	0.3%	6,157.60	7,203.01	-14.5%
6511 · LTD / STD / AD&D / Life	-27.1%	275.71	377.98	-27.1%	1,102.84	1,511.92	-27.1%
6512 · 401A (KABA)	-26.9%	1,030.44	1,414.55	-27.2%	4,174.26	5,645.02	-26.1%
6513 · Health Insurance	-31.6%	3,273.45	4,785.15	-31.6%	13,093.80	20,022.81	-34.6%
6500 · Payroll Expenses - Other	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total 6500 · Payroll Expenses	-16.0%	29,723.16	31,558.95	-5.8%	99,968.63	124,654.02	-19.8%
6550 · Pre-hiring Expense	100.0%	0.00	0.00	0.0%	10.00	0.00	100.0%
6700 · Insurance - General	21.3%	1,391.58	1,121.06	24.1%	5,891.97	4,484.25	31.4%
6800 · Legal Fees	-100.0%	0.00	0.00	0.0%	225.00	1,859.00	-87.9%
6810 · Computer Support (External)	-0.1%	746.94	872.24	-14.4%	5,241.44	5,362.74	-2.3%
6820 · Accounting Services	16.2%	0.00	285.00	-100.0%	7,309.00	6,178.68	18.3%
7100 · Office Equipment	-99.1%	93.06	92.10	1.0%	285.72	9,113.88	-96.9%
7110 · Office Supplies	100.0%	39.99	0.00	100.0%	885.23	632.85	39.9%
7115 · Postage	-100.0%	0.00	0.00	0.0%	546.00	436.54	25.1%
7120 · Water Cooler	100.0%	0.00	0.00	0.0%	25.14	0.00	100.0%
7125 · Computer (Hardware/Software)	15.0%	799.99	799.99	0.0%	5,106.56	4,890.63	4.4%
7130 · Resource Materials	-66.9%	0.00	0.00	0.0%	270.53	816.06	-66.9%
7420 · Lawn Care/Snow Removal	327.8%	160.52	358.50	-55.2%	4,593.02	5,531.00	-17.0%
7450 · Maintenance & Repairs - Office	46.4%	559.03	240.00	132.9%	1,820.73	2,033.69	-10.5%
7500 · Utilities	38.1%	372.70	439.71	-15.2%	2,094.40	2,053.64	2.0%
7550 · Trash Removal	22.5%	102.59	77.85	31.8%	391.05	309.86	26.2%
7600 · Security (Office)	0.0%	0.00	0.00	0.0%	1,448.18	4,086.71	-64.6%
7610 · Telephone - Office	0.1%	220.31	220.21	0.1%	881.27	881.79	-0.1%
7611 · Telephone - Cellular	-23.1%	175.79	173.20	1.5%	417.65	677.77	-38.4%
7701 · At-Large/Alternate Board Member	0.0%	0.00	0.00	0.0%	75.00	75.00	0.0%
7710 · Contracted Building Inspector	100.0%	0.00	0.00	0.0%	240.00	0.00	100.0%
7711 · Contracted Electrical Inspector	36.1%	6,660.00	6,050.00	10.1%	25,380.00	19,500.00	30.2%
7712 · Contracted Mechanical Inspector	2.1%	6,300.00	4,700.00	34.0%	25,980.00	20,850.00	24.6%
7713 · Contracted Plumbing Inspector	10.9%	4,440.00	3,850.00	15.3%	15,720.00	13,300.00	18.2%
7715 · Contracted Zoning Administrator	19.4%	825.00	1,140.00	-27.6%	3,825.00	2,985.00	28.1%
7721 · Plan Review - Electrical	100.0%	780.00	150.00	420.0%	1,380.00	300.00	360.0%
7722 · Plan Review - Mechanical	8,770.0%	180.00	250.00	-28.0%	6,675.00	1,400.00	376.8%
7723 · Plan Review - Plumbing	-100.0%	0.00	0.00	0.0%	60.00	150.00	-60.0%
7800 · Mileage Reimbursement	-11.4%	1,254.98	1,166.90	7.6%	3,912.13	4,510.10	-13.3%
7810 · Training Expense	100.0%	0.00	0.00	0.0%	75.00	0.00	100.0%
7830 · Interest Expense	0.0%	0.00	0.00	0.0%	0.00	539.51	-100.0%
Total Expense	-9.6%	55,610.70	53,852.99	3.3%	222,298.59	238,790.00	-6.9%
Net Income	39.5%	-5,525.08	65,905.01	-108.4%	-49,877.33	22,471.37	-322.0%

Kalamazoo Area Building Authority Profit & Loss Budget Performance April 2026

	Apr 26	Budget	% of Budget	Jan - Apr 26	YTD Budget	% of Budget	Annual Budget
Income							
4010 · Building Permits	20,174.00	47,151.00	42.8%	49,419.00	121,347.00	40.7%	419,281.00
4015 · Special Permits	770.00	553.00	139.2%	4,170.00	2,324.00	179.4%	8,169.00
4020 · Electrical Permits	9,525.00	10,342.00	92.1%	36,020.00	43,616.00	82.6%	154,672.00
4030 · Mechanical Permits	13,632.00	12,088.00	112.8%	55,261.65	50,189.00	110.1%	165,560.00
4040 · Plumbing Permits	4,858.00	4,427.00	109.7%	22,425.00	17,039.00	131.6%	64,558.00
4100 · Zoning Administration	1,026.25			4,603.75			
4600 · Investment Income	100.37	10.00	1,003.7%	521.86	40.00	1,304.7%	120.00
Total Income	50,085.62	74,571.00	67.2%	172,421.26	234,555.00	73.5%	812,360.00
Expense							
6010 · Advertising and Marketing	740.06	740.00	100.0%	1,384.94	1,385.00	100.0%	2,000.00
6200 · Bank Fees	45.00	45.00	100.0%	180.00	180.00	100.0%	890.00
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	900.00
6500 · Payroll Expenses							
6501 · Salary - Building Official	8,559.82	8,559.83	100.0%	32,955.37	34,239.32	96.3%	111,277.73
6503 · Salary - Building Inspector	6,153.84	6,153.84	100.0%	9,230.76	9,230.76	100.0%	85,000.00
6505 · Wages - Administrative	8,614.44	11,288.64	76.3%	33,254.00	45,154.56	73.6%	146,752.32
6510 · Payroll Taxes	1,815.46	2,018.60	89.9%	6,157.60	8,074.40	76.3%	26,241.80
6511 · LTD / STD / AD&D / Life	275.71	390.00	70.7%	1,102.84	1,560.00	70.7%	4,680.00
6512 · 401A (KABA)	1,030.44	1,425.45	72.3%	4,174.26	5,701.80	73.2%	18,530.84
6513 · Health Insurance	3,273.45	6,900.00	47.4%	13,093.80	27,600.00	47.4%	82,800.00
6500 · Payroll Expenses - Other	0.00			0.00			
Total 6500 · Payroll Expenses	29,723.16	36,736.36	80.9%	99,968.63	131,560.84	76.0%	475,282.69
6550 · Pre-hiring Expense	0.00			10.00			
6700 · Insurance - General	1,391.58	1,231.67	113.0%	5,891.97	4,926.68	119.6%	15,930.00
6800 · Legal Fees	0.00	690.00	0.0%	225.00	915.00	24.6%	12,000.00
6810 · Computer Support (External)	746.94	747.00	100.0%	5,241.44	4,022.90	130.3%	18,729.65
6820 · Accounting Services	0.00	328.00	0.0%	7,309.00	7,337.00	99.6%	17,914.00
7100 · Office Equipment	93.06	93.00	100.1%	285.72	286.00	99.9%	2,260.00
7110 · Office Supplies	39.99	40.00	100.0%	885.23	886.00	99.9%	4,000.00
7115 · Postage	0.00	0.00	0.0%	546.00	546.00	100.0%	3,000.00
7120 · Water Cooler	0.00	0.00	0.0%	25.14	26.00	96.7%	80.00
7125 · Computer (Hardware/Software)	799.99	800.00	100.0%	5,106.56	5,107.00	100.0%	12,550.00
7130 · Resource Materials	0.00	0.00	0.0%	270.53	271.00	99.8%	1,000.00
7420 · Lawn Care/Snow Removal	160.52	161.00	99.7%	4,593.02	4,595.00	100.0%	10,000.00
7450 · Maintenance & Repairs - Office	559.03	560.00	99.8%	1,820.73	1,822.00	99.9%	14,530.00
7500 · Utilities	372.70	400.00	93.2%	2,094.40	1,725.00	121.4%	5,300.00
7550 · Trash Removal	102.59	90.00	114.0%	391.05	360.00	108.6%	1,080.00
7600 · Security (Office)	0.00	0.00	0.0%	1,448.18	455.00	318.3%	2,600.00
7610 · Telephone - Office	220.31	224.00	98.4%	881.27	896.00	98.4%	2,688.00
7611 · Telephone - Cellular	175.79	200.00	87.9%	417.65	450.00	92.8%	2,400.00
7700 · Building Board of Appeals	0.00	0.00	0.0%	0.00	0.00	0.0%	375.00
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%	75.00	225.00	33.3%	900.00
7710 · Contracted Building Inspector	0.00	0.00	0.0%	240.00	240.00	100.0%	15,000.00
7711 · Contracted Electrical Inspector	6,660.00	4,571.00	145.7%	25,380.00	16,961.00	149.6%	53,400.00
7712 · Contracted Mechanical Inspector	6,300.00	3,964.00	158.9%	25,980.00	16,282.00	159.6%	45,600.00
7713 · Contracted Plumbing Inspector	4,440.00	2,310.00	192.2%	15,720.00	8,787.00	178.9%	31,200.00
7715 · Contracted Zoning Administrator	825.00			3,825.00			
7721 · Plan Review - Electrical	780.00			1,380.00			
7722 · Plan Review - Mechanical	180.00			6,675.00			
7723 · Plan Review - Plumbing	0.00			60.00			
7800 · Mileage Reimbursement	1,254.98	1,265.00	99.2%	3,912.13	3,924.00	99.7%	15,600.00
7810 · Training Expense	0.00	0.00	0.0%	75.00	75.00	100.0%	1,600.00
7920 · Capital Outlay	0.00	0.00	0.0%	0.00	0.00	0.0%	7,000.00
7999 · Misc Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	2,000.00
Total Expense	55,610.70	55,196.03	100.8%	222,298.59	214,246.42	103.8%	777,809.34
Net Income	-5,525.08	19,374.97	-28.5%	-49,877.33	20,308.58	-245.6%	34,550.66

Kalamazoo Area Building Authority

Balance Sheet

As of April 30, 2026

	<u>Apr 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
1001 · Cash on Hand (Cash Bags)	300.00
1050 · Checking (Primary) / SMBT	232,873.80
1060 · Checking (Reserves) / CCU	301,224.41
1065 · Savings / CCU	25.00
Total Checking/Savings	<u>534,423.21</u>
Accounts Receivable	
1200 · Accounts Receivable	806.25
Total Accounts Receivable	<u>806.25</u>
Other Current Assets	
1400 · Prepaid Items	4,555.34
Total Other Current Assets	<u>4,555.34</u>
Total Current Assets	<u>539,784.80</u>
Other Assets	
1600 · Accumulated Depreciation	-84,497.23
1900 · Capital Assets	337,558.25
Total Other Assets	<u>253,061.02</u>
TOTAL ASSETS	<u>792,845.82</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	7,577.81
Total Accounts Payable	<u>7,577.81</u>
Credit Cards	
2010 · CCU - Mastercard	896.97
Total Credit Cards	<u>896.97</u>
Other Current Liabilities	
2300 · Accounts Payables / ADJ	1,520.77
Total Other Current Liabilities	<u>1,520.77</u>
Total Current Liabilities	<u>9,995.55</u>
Total Liabilities	9,995.55
Equity	
3010 · Net Position	832,727.60
Net Income	-49,877.33
Total Equity	<u>782,850.27</u>
TOTAL LIABILITIES & EQUITY	<u>792,845.82</u>

2026 MONTHLY PERMITS BY JURISDICTION

MONTH OF APRIL 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	10	1,980.00
COMSTOCK	ELECTRICAL	10	1,734.00
COMSTOCK	MECHANICAL	15	2,694.00
COMSTOCK	PLUMBING	5	698.00
COMSTOCK	SPECIAL - JURISDICTION	0	-
COMSTOCK	SPECIAL - HOMEOWNER	0	-
TOTAL COMSTOCK		40	\$ 7,106.00
KALAMAZOO	BUILDING	23	6,070.00
KALAMAZOO	ELECTRICAL	13	2,835.00
KALAMAZOO	MECHANICAL	22	5,035.00
KALAMAZOO	PLUMBING	10	1,837.00
KALAMAZOO	SPECIAL - JURISDICTION	5	500.00
KALAMAZOO	SPECIAL - HOMEOWNER	2	120.00
TOTAL KALAMAZOO		75	\$ 16,397.00
PARCHMENT	BUILDING	1	182.00
PARCHMENT	ELECTRICAL	1	120.00
PARCHMENT	MECHANICAL	1	116.00
PARCHMENT	PLUMBING	0	-
PARCHMENT	SPECIAL - JURISDICTION	0	-
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		3	\$ 418.00
PINE GROVE	BUILDING	4	1,063.00
PINE GROVE	ELECTRICAL	3	421.00
PINE GROVE	MECHANICAL	6	1,222.00
PINE GROVE	PLUMBING	1	366.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	0	-
TOTAL PINE GROVE		14	\$ 3,072.00
RICHLAND	BUILDING	13	10,668.00
RICHLAND	ELECTRICAL	15	4,260.00
RICHLAND	MECHANICAL	13	4,090.00
RICHLAND	PLUMBING	14	2,489.00
RICHLAND	SPECIAL - JURISDICTION	3	300.00
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		58	\$ 21,807.00
RICHLAND VILLAGE	BUILDING	1	327.00
RICHLAND VILLAGE	ELECTRICAL	1	334.00
RICHLAND VILLAGE	MECHANICAL	1	285.00
RICHLAND VILLAGE	PLUMBING	0	-
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		3	\$ 946.00
TOTAL		193	\$ 49,746.00

REVENUE	REVENUE
APRIL 2025	% PREV YEAR MONTH
\$ 118,511.00	42.0%

PERMITS	PERMITS
APRIL 2025	% PREV YEAR MONTH
304	63%



2026 MONTHLY PERMITS BY JURISDICTION

YEAR TO DATE AS OF: APRIL 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	41	8,811.00
COMSTOCK	ELECTRICAL	45	7,756.00
COMSTOCK	MECHANICAL	70	18,812.00
COMSTOCK	PLUMBING	27	4,142.00
COMSTOCK	SPECIAL - JURISDICTION	7	650.00
COMSTOCK	SPECIAL - HOMEOWNER	0	-
TOTAL COMSTOCK		190	\$ 40,171.00
KALAMAZOO	BUILDING	59	14,299.00
KALAMAZOO	ELECTRICAL	60	11,990.00
KALAMAZOO	MECHANICAL	95	17,020.00
KALAMAZOO	PLUMBING	39	6,294.00
KALAMAZOO	SPECIAL - JURISDICTION	19	1,900.00
KALAMAZOO	SPECIAL - HOMEOWNER	14	920.00
TOTAL KALAMAZOO		286	\$ 52,423.00
PARCHMENT	BUILDING	3	472.00
PARCHMENT	ELECTRICAL	2	246.00
PARCHMENT	MECHANICAL	10	1,564.00
PARCHMENT	PLUMBING	1	210.00
PARCHMENT	SPECIAL - JURISDICTION	3	400.00
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		19	\$ 2,892.00
PINE GROVE	BUILDING	7	2,946.00
PINE GROVE	ELECTRICAL	9	1,524.00
PINE GROVE	MECHANICAL	13	2,573.65
PINE GROVE	PLUMBING	7	1,464.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	0	-
TOTAL PINE GROVE		36	\$ 8,507.65
RICHLAND	BUILDING	35	23,399.00
RICHLAND	ELECTRICAL	52	13,181.00
RICHLAND	MECHANICAL	62	13,160.00
RICHLAND	PLUMBING	49	10,617.00
RICHLAND	SPECIAL - JURISDICTION	5	500.00
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		203	\$ 60,857.00
RICHLAND VILLAGE	BUILDING	4	848.00
RICHLAND VILLAGE	ELECTRICAL	6	1,303.00
RICHLAND VILLAGE	MECHANICAL	9	1,476.00
RICHLAND VILLAGE	PLUMBING	2	380.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		21	\$ 4,007.00
TOTAL KABA	YTD	755	168,857.65

REVENUE	REVENUE
YTD - APRIL 2025	% 2025 - YTD
\$ 257,230.30	65.6%

REVENUE
% 2026 YTD BUDGET
62%

PERMITS	PERMITS
YTD - APRIL 2025	% 2025 - YTD
924	81.7%

2026 MONTHLY CUMULATIVE TOTALS			
# PERMITS	REVENUE		
187	\$ 37,595.00		JAN
197	\$ 37,690.00		FEB
178	\$ 43,826.65		MAR
193	\$ 49,746.00		APR
-	\$ -		MAY
-	\$ -		JUN
-	\$ -		JUL
-	\$ -		AUG
-	\$ -		SEP
-	\$ -		OCT
-	\$ -		NOV
-	\$ -		DEC
755	\$ 168,857.65		TOTAL

BUILDING REPORT

APRIL 2026

Residential / Commercial Building Permits and Construction Values

- A. Total Number of Commercial & Agricultural Permits Issued – 10
- B. Total Construction Value for Commercial & Agricultural Permits - \$580,361
- C. Total Number of New Residential Construction Permits Issued – 6
- D. Total Construction Value for New Residential Permits – \$2,399,423
- E. Total Number of All Other Residential Permits Issued – 36
- F. Total Construction Value for All Other Residential Permits – \$500,166

Revenue / Permit Summary YTD

- A. Total KABA Revenue in April 2026 - \$49,746.00 vs. Total KABA Revenue in April 2025 - \$118,511.00. **This is a decrease of 58%.**
- B. Total Number of Permits Issued in April 2026 – 193 vs. Total Number of Permits issued in April 2025 – 304. **This is a decrease of 36.5%.**
- C. Total KABA YTD Revenue in April 2026 - \$168,857.65 vs. Total KABA YTD Revenue in April 2025 - \$257,230.30. **This is a decrease of 34.4%.**
- D. Total Number of Permits Issued YTD 2026 – 755 vs. Total Number of Permits Issued this time in 2025 – 924. **This is a decrease of 18.3%.**
- E. The April 2026 Revenue of \$49,746.00 is **18.4%** of the forecast for April YTD 2026 Revenue (\$270,746.68).
- F. The YTD 2026 Revenue of \$168,857.65 is **20.8%** of the forecast for the entire 2026 Projected Budget of \$812,240.

Monthly Building Permits Issued

05/01/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Value	Amount Billed
PB25-03-415	10603 E M-89 HWY	2240 S.F. 1 story slab on grade post frame	CHARACTER GROUP, LLC	04/30/2026	454,361.00	\$1,772.00
PB26-03-109	8782 COWLEY CT	New 2062 s.f. 2 story 5 bed 2.5 bath single	Allen Edwin Homes	04/03/2026	376,288.00	\$1,467.00
PB26-03-111	8832 COWLEY CT	New 1814 s.f. 2 story 4 bed 2.5 bath single	Allen Edwin Homes	04/03/2026	363,737.00	\$1,418.00
PB26-03-112	8792 COWLEY CT	New 1860 s.f. 2 story 4 bed 2.5 bath single	Allen Edwin Homes	04/03/2026	361,818.00	\$1,411.00
PB26-03-120	8820 COWLEY CT	New 2 story 1860 s.f. 4 bed 2.5 bath single	Allen Edwin Homes	04/03/2026	362,574.00	\$1,414.00
PB26-03-133	8587 E STURTEVANT AVE	New 15 panel roof mounted solar array per	St Joseph Building	04/09/2026	0.00	\$108.00
PB26-03-142	6147 AUTUMN RDG	Remove existing 378 s.f. deck and	MATTSON, CHRISTINA M LIVIN	04/16/2026	0.00	\$231.00
PB26-03-143	7992 N 34TH ST	New 116 panel roof mounted solar array	Absolute Environmental Solutions	04/15/2026	0.00	\$108.00
PB26-03-148	8533 E STURTEVANT AVE	New 12' x 23' attached deck per plans.	FRISOSKY, ANDREW D	04/16/2026	8,694.00	\$231.00
PB26-03-159	8750 COWLEY CT	New 2260 s.f. 2 story 4 bed 2.5 bath single	Allen Edwin Homes	04/23/2026	442,941.00	\$1,727.00
PB26-03-162	6280 E C AVE	Repair structural exterior wall water	W. Pennings & Sons	04/20/2026	0.00	\$182.00
PB26-03-167	8544 GULL RD	New 50' x 80' post frame pavilion per	GULL PRAIRIE FARMS LLC	04/20/2026	126,000.00	\$491.00
PB26-03-183	5855 E F AVE	Install 14' x 32' prebuilt detached	CROOKSTON, JOSEPH & SUSAN	04/30/2026	14,112.00	\$108.00
PB26-06-095	2001 W G AVE	New 1819 s.f. 3 bed 2.5 bath 1 story single	Westdorp Builders Inc.	04/01/2026	493,065.00	\$1,922.00
PB26-06-124	3249 Birch Ln/Lot 25	New 16' x 66' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-125	3222 Butternut Ln/Lot49	New 16' x 60' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-126	3246 Butternut Ln/Lot 61	New 16' x 66' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-127	3259 Butternut Ln/Lot 68	New 28' x 56' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-128	3257 Butternut Ln/Lot 69	New 28' x 56' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-129	3231 Butternut Ln/Lot 80	New 16' x 66' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-130	3225 Butternut Ln/Lot 83	New 16' x 66' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-131	1387 Red Maple Ln/Lot 111	New 28' x 56' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-132	3228 Redwood Ln/Lot 134	New 16' x 60' foundation for HUD home	Lewis Homes LLC	04/14/2026	0.00	\$182.00
PB26-06-137	1421 WOODROW DR	New 20' x 26' post frame detached	HIDROGO CALDERON, JULIO C	04/14/2026	16,380.00	\$182.00
PB26-06-138	1419 UPLAND DR	Complete re-roof w/	Clearview Roofing & Restoration	04/01/2026	0.00	\$182.00
PB26-06-140	2008 STOCKBRIDGE AVE	Install 152' foundation drainage, sump and	StayDry Home Services	04/02/2026	0.00	\$182.00
PB26-06-144	3634 E MAIN ST	112 panel roof mounted solar array per	Absolute Environmental Solutions	04/15/2026	0.00	\$108.00
PB26-06-146	803 W MOSEL AVE	112 panel roof mounted solar array per	Absolute Environmental Solutions	04/15/2026	0.00	\$108.00

PB26-06-154	2207 LAKE ST	Roof repair, remove existing roof system	Armor Commercial Roofing	04/30/2026	0.00	\$278.00
PB26-06-164	734 EDISON ST	Interior and exterior remodel, new	CRAMER, DANIEL LEE	04/22/2026	0.00	\$182.00
PB26-06-165	3420 W MAIN ST	Demolish and remove inground swimming	TRICAP EMBASSY TERRACE AP	04/15/2026	0.00	\$161.00
PB26-06-169	3231 ASHBY LANE	New 12' x 24' attached deck per plans.	Green Shield Deck Builders	04/22/2026	9,072.00	\$231.00
PB26-06-172	2722 BROOK DR	Install subslab foundation drainage system	Ayers Basement Systems	04/28/2026	0.00	\$182.00
PB26-06-174	3321 MILLER RD	12 x 14 1 story bath and laundry room	Fuller Construction and Remodel LL	04/29/2026	28,118.00	\$424.00
PB26-06-178	224 W WESTWOOD DR	Install basement egress window per plans.	VanDoren Custom Remodeling	04/30/2026	0.00	\$108.00
PB26-06-181	2926 W MAIN ST	Re-roof w/ decking replacement	Adam Garland	04/23/2026	0.00	\$182.00
PB26-07-087	5798 GULL RD	Repair roof truss damage per engineer	KPS Builders	04/03/2026	0.00	\$182.00
PB26-07-114	8850 E H AVE	New 4252 s.f. post frame detached	SCHULTZ CHELSIE & THOMAS	04/08/2026	133,938.00	\$522.00
PB26-07-141	5460 GULL RD	New illuminated wall mount H&R Block	Metro Signs & Lighting	04/06/2026	0.00	\$108.00
PB26-07-150	5586 COMSTOCK AVE	Reroof including decking	LANGDON FLOYD C III	04/08/2026	0.00	\$108.00
PB26-07-151	10161 E MN AVE	Install basement egress window per plans.	Ayers Basement Systems	04/09/2026	0.00	\$108.00
PB26-07-153	4200 IVY ST	Replace deck boards and railing on	Property Revolution	04/13/2026	0.00	\$182.00
PB26-07-155	6411 ORMADA DR	12' x 20' detached accessory structure with	Mater Home Improvement	04/16/2026	11,340.00	\$231.00
PB26-07-156	1045 ANTLER ST	Remove concrete patio and construct 14'	Mike Schaaf	04/16/2026	8,820.00	\$231.00
PB26-07-176	4292 S 29TH ST	16' x 28' premanufactured utility shed per	DENT TERRY A TRUST	04/22/2026	14,112.00	\$108.00
PB26-07-177	1415 N 30TH ST	New 34x48 post frame detached accessory	SHERWOOD CLYDE III & RHON	04/22/2026	51,408.00	\$200.00
PB26-18-139	1024 PARCHMOUNT	Re-roof w/ decking	Home Pro Roofing	04/06/2026	0.00	\$182.00
PB26-19-173	8229 PATTIWOOD LN	Remove existing 12' x 14' deck and	Mulder Glass Inc	04/21/2026	32,804.00	\$327.00
PB26-20-123	31322 CR 390	New 30' x 40' post frame detached	DORGAN FAMILY INVESTMEN	04/02/2026	37,800.00	\$182.00
PB26-20-149	32547 6TH AVE	New 1040 s.f. 2 story slab on grade	VanHeukelum Construction	04/21/2026	132,568.00	\$517.00
PB26-20-163	25401 CR 388	New 480-504 s.f. deck. Applicant	CUMMINS CHARITY & CHRIS	04/16/2026	0.00	\$182.00
PB26-20-180	7649 40 HWY # M	Construct 8' wide shed style dormer on	LUZER JOHN L & PEGGY L	04/24/2026	0.00	\$182.00

Number of Permits: 52

Total Billed: \$20,290.00

Total Construction Value

\$3,479,950.00

Permit.DateIssued in <Previous month> [04/01/26 - 04/30/26]

AND

Permit.PermitType = Building OR

Permit.PermitType = Com Building OR

Permit.PermitType = Res Building

Monthly Trade Permits Issued

05/01/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Amount Billed
<u>Com Electrical</u>					
PE26-03-140	9726 W GULL LAKE DR	Wire 2 boat hoist cranes, add 3 permanent dock GFI	ROC Electric LLC	04/09/2026	\$195.00
PE26-03-144	7992 N 34TH ST	Roof mounted solar array	Absolute Environmental Solutions	04/15/2026	\$342.00
PE26-03-153	5700 N 28TH ST	Redundant feed and transfer switches to B651	Hi-Tech Electric	04/24/2026	\$1,007.00
PE26-06-135	2115 RAVINE RD	Fire alarm system	EPS (Grand Rapids)	04/15/2026	\$325.00
PE26-06-141	803 W MOSEL AVE	Roof mounted solar array	Absolute Environmental Solutions	04/15/2026	\$334.00
PE26-06-142	3634 E MAIN ST	Roof mounted solar array	Absolute Environmental Solutions	04/15/2026	\$342.00
PE26-07-131	5460 GULL RD	Wall sign	Metro Signs & Lighting	04/06/2026	\$120.00
PE26-07-132	10305 MILLER DR	Shell MVI fascia	RW Mercer	04/02/2026	\$116.00
PE26-07-149	9406 E K AVE	Storage/office building	ROC Electric LLC	04/15/2026	\$399.00
PE26-07-156	144 N 33RD	Lighting upgrades	Goyette Mechanical	04/22/2026	\$128.00
PE26-07-167	5922 KING HWY	Consultation for service upgrades. Will add to permit after	Moore Electrical Service	04/29/2026	\$110.00
PE26-20-134	3003 40 HWY # M	120v circuit for site lighting and 20 AMP 240v circuit for	A & E Electrical	04/06/2026	\$186.00

Number of Permits: 12

Total Billed: \$3,604.00

Com Mechanical

PM25-06-929	1928 GULL	Kitchen UL300 suppression system	BFP Services	04/22/2026	\$130.00
PM26-06-215	3316 W Main	Water heater replacement in laundry room	Royal Comfort Mechanical	04/02/2026	\$116.00
PM26-06-232	2409 TEXEL DR	New fire station	Allied Mechanical Services - Kal	04/13/2026	\$1,662.00
PM26-06-254	1521 GULL	Adding & relocating sprinkler heads for remodel	Shambaugh & Son	04/24/2026	\$363.00
PM26-06-262	2800 GULL RD	Water heater replacement & venting for boilers	Dale W Hubbard Inc	04/27/2026	\$121.00
PM26-07-228	5801 E N AVE	Furnace & AC replacement	Bel Aire Heating & Air	04/09/2026	\$170.00
PM26-07-265	9406 E K AVE	New Storage/Office building	Petro Plumbing & Mechanical	04/29/2026	\$365.00
PM26-20-224	31071 CR 390	In floor heat for pole barn	Lapham Heating & Cooling	04/10/2026	\$190.00

Number of Permits: 8

Total Billed: \$3,117.00

Com Plumbing

PP26-06-123	4244 RAVINE RD	Replace water & drain lines (same location) rough in multi	Vanderbor Plumbing Inc	04/14/2026	\$203.00
PP26-06-140	1710 W MAIN ST Suite F	Remodel for ice cream shop	DeLeeuw Plumbing	04/28/2026	\$223.00

Number of Permits: 2

Total Billed: \$426.00

Res Electrical

PE26-03-129	8587 E STURTEVANT AVE	Roof mounted solar array	LightSkye Energy	04/09/2026	\$156.00
PE26-03-130	7589 FOXWOOD ST	200 AMP service upgrade w/ outlets, including RV outlet	J & L Electric	04/02/2026	\$155.00
PE26-03-133	9468 E EF AVE	Addition/remodel: rewire kitchen, laundry & foyer; wire	Southern Michigan Electric	04/06/2026	\$287.00
PE26-03-136	5511 M-89 HWY	Electrical permit for ground mounted PV array. Parcel is	Attention Electric LLC	04/21/2026	\$138.00
PE26-03-137	5205 N 36TH ST	Pole Barn: 100amp panel - fed from house	GESMUNDO,JAY & LIBBRECHT	04/07/2026	\$136.00
PE26-03-143	9592 W GULL LAKE DR	Pool and outdoor grill area	Third Coast Wiring Concepts	04/10/2026	\$290.00
PE26-03-145	8832 COWLEY CT	New home	Consolidated Electrical Contractors	04/13/2026	\$361.00
PE26-03-146	8833 COWLEY CT	New home	Consolidated Electrical Contractors	04/13/2026	\$361.00
PE26-03-147	8824 E STURTEVANT AVE	New home	Consolidated Electrical Contractors	04/13/2026	\$361.00
PE26-03-148	10788 M-43 HWY	New home: Fire alarm system	Total Fire and Security (Alarm)	04/22/2026	\$225.00
PE26-03-155	5487 N 32ND ST	Service upgrade	Martin Electric DM LLC	04/22/2026	\$126.00
PE26-03-159	5383 E CD AVE	200 AMP service upgrade	Webster Electric Co	04/24/2026	\$120.00
PE26-06-128	227 W WESTWOOD DR	Basement finish/remodel	eWurks LLC	04/07/2026	\$187.00
PE26-06-150	1370 Red Maple Ln/Lot 164	Service replacement	Chapple Electric	04/16/2026	\$120.00
PE26-06-154	2722 BROOK DR	Drainage system: 2 circuits	Grand Bay Electric	04/28/2026	\$120.00
PE26-06-158	412 SOLON ST	New 100 AMP meter base and outdoor disconnectER#	Service Professor	04/24/2026	\$131.00
PE26-06-160	2001 W G AVE	New home w/ transfer switch for future generator	GERNAAT, SAMUEL DONALD	04/27/2026	\$437.00
PE26-06-161	1706 JEFFERSON ST	Basement remodel	Laws Electric	04/27/2026	\$202.00
PE26-06-166	909 WARREN PL	Wiring 10 X 12 shed: switches, lights, mini split on new	Gabe's Electric LLC	04/29/2026	\$202.00
PE26-06-169	627 PINEHURST BLVD	Panel replacement	DRK Electric	04/30/2026	\$195.00
PE26-06-171	1234 TEXEL DR	Replacing mast after storm damage	Hi-Tech Electric	04/30/2026	\$120.00
PE26-06-172	1020 LUM AVE	Mast replacement due to storm damage	Webster Electric Co	04/30/2026	\$120.00
PE26-07-139	10032 MILLER DR	200 AMP service upgrade	Hi-Tech Electric	04/09/2026	\$120.00
PE26-07-151	2662 WILD COYOTE TRL	Inground swimming pool. Bonding and heater connected to	SHERK JOSHUA D & STEPHANI	04/20/2026	\$195.00
PE26-07-157	738 N 33RD ST	Generator install	Oak Electric Service, Inc	04/22/2026	\$125.00
PE26-07-168	4013 BROKEN RIDGE CIR	Pool and wiring 8 X 10 shed w/ sub panel	Shouldice Brothers	04/30/2026	\$301.00
PE26-07-173	6700 E ML AVE	Mast replacement	Webster Electric Co	04/30/2026	\$120.00
PE26-18-138	409 KEYES DR	Meter socket replacement	FOX, CHRISTOPHER & MARIA	04/09/2026	\$120.00
PE26-19-164	7835 HATTON DR	New homeER # 1077320135	Cavalier Electric Inc	04/28/2026	\$334.00
PE26-20-152	8019 40 HWY # M	Emergency service repair	Young Electric	04/21/2026	\$120.00
PE26-20-163	24996 CR 388	Furnace circuit	Vredevoogd Heating & Cooling	04/28/2026	\$115.00

Number of Permits: 31

Total Billed: \$6,100.00

Res Mechanical

PM26-03-209	6166 MEDINAH LN	New home w/ fireplace	Mattawan Mechanical	04/22/2026	\$325.00
PM26-03-222	10788 M-43 HWY	In floor heat	Helmus Plumbing Services, Inc	04/07/2026	\$755.00

PM26-03-230	8751 COWLEY CT	New home	J & J Sheet Metal of Michigan	04/10/2026	\$280.00
PM26-03-233	9568 W GULL LAKE DR	Addition & remodel: Whole new HVAC system w/ 2	Pinnacle Heating & Cooling	04/14/2026	\$340.00
PM26-03-239	8768 E STURTEVANT AVE	New home	J & J Sheet Metal of Michigan	04/21/2026	\$280.00
PM26-03-240	8804 E STURTEVANT AVE	New home	J & J Sheet Metal of Michigan	04/21/2026	\$280.00
PM26-03-255	6834 WALDEN PARK LN	Furnace, AC, & humidifier replacement	Bel Aire Heating & Air	04/23/2026	\$180.00
PM26-03-268	8819 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-03-269	8781 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-03-270	8791 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-03-271	8833 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-03-272	8832 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-03-273	8824 E STURTEVANT AVE	New home	Mark Woodman Plumbing & Heating	04/30/2026	\$275.00
PM26-06-212	3707 CROYDEN AVE	Furnace replacement	Nieboer Heating & Cooling	04/06/2026	\$140.00
PM26-06-214	504 LUM AVE	Furnace & water heater replacement	Energy Efficiency Resources	04/06/2026	\$146.00
PM26-06-218	1901 BARNEY RD	Water heater replacement	Nieboer Heating & Cooling	04/10/2026	\$116.00
PM26-06-221	713 CAMPBELL AVE	Furnace replacement	Suburban Heating & Air Conditionin	04/06/2026	\$140.00
PM26-06-225	1002 COOLIDGE AVE	Water heater replacement	Vredevoogd Heating & Cooling	04/07/2026	\$116.00
PM26-06-229	1304 SEMINOLE ST VAC SE	New home w/ fireplace	JOHNSON, STEVEN & JENNIFE	04/10/2026	\$315.00
PM26-06-237	4894 WESTON AVE	AC replacement	Eric Dale Heating & AC	04/21/2026	\$140.00
PM26-06-238	2826 MAPLE AVE	AC replacement	Vredevoogd Heating & Cooling	04/21/2026	\$140.00
PM26-06-242	3522 GLENGARRY AVE	Water heater replacement	Vredevoogd Heating & Cooling	04/21/2026	\$116.00
PM26-06-251	533 N CLARENDON ST	Furnace & AC replacement	Vredevoogd Heating & Cooling	04/23/2026	\$170.00
PM26-06-252	3230 TAMPA ST	AC replacement	Dan Wood Company	04/23/2026	\$140.00
PM26-06-253	1415 RICHLAND AVE	Water heater replacement	Absolute Heating & Ventilation	04/23/2026	\$116.00
PM26-06-256	124 MERRIWEATHER LN	Water heater replacement	Oswalt Mechanical	04/24/2026	\$116.00
PM26-06-258	2001 W G AVE	New home w/ fireplace and in floor heat in garage	GERNAAT, SAMUEL DONALD	04/27/2026	\$360.00
PM26-06-259	3513 MIAMI AVE	Water heater replacement	Nieboer Heating & Cooling	04/30/2026	\$116.00
PM26-06-267	3808 IROQUOIS TRL	AC replacement	Temperature Pro	04/29/2026	\$140.00
PM26-06-275	3828 HURON AVE	Water heater replacement	Absolute Heating & Ventilation	04/30/2026	\$116.00
PM26-07-217	5590 LUCERNE AVE	Furnace & AC replacement	Temperature Pro	04/06/2026	\$170.00
PM26-07-226	242 KIMBERLY ST	AC replacement	Bel Aire Heating & Air	04/07/2026	\$140.00
PM26-07-227	6321 E JK AVE	Furnace & AC replacement	Service Professor	04/24/2026	\$170.00
PM26-07-231	2898 CASPER ST	Furnace & AC replacement	Energy Efficiency Resources	04/14/2026	\$170.00
PM26-07-235	4013 BROKEN RIDGE CIR	Gas line for pool heater	Shouldice Industrial Manufacturers a	04/15/2026	\$195.00
PM26-07-236	6160 PROCTOR AVE	HVAC for completely gutted interior	Seasonal Comfort	04/20/2026	\$270.00
PM26-07-243	3981 WILD MEADOW ST	AC replacement	Nieboer Heating & Cooling	04/27/2026	\$140.00
PM26-07-247	4929 CATSKILL ST	Water heater replacement	Dan Wood Company	04/22/2026	\$116.00
PM26-07-250	2398 N 33RD ST	Furnace, AC, & water heater replacement	Vredevoogd Heating & Cooling	04/23/2026	\$176.00
PM26-07-257	4018 PRAIRIE HILL ST	Furnace & humidifier replacement	Nieboer Heating & Cooling	04/30/2026	\$150.00

PM26-07-260	9845 BLAKE BLVD	Water heater replacement	Dan Wood Company	04/27/2026	\$116.00
PM26-07-266	6450 E H AVE	Furnace, AC, & water heater replacement	Energy Efficiency Resources	04/30/2026	\$176.00
PM26-07-274	10118 CASTLE CREEK CIR	Furnace & AC replacement	Vredevoogd Heating & Cooling	04/30/2026	\$170.00
PM26-18-234	710 PARCHMOUNT	Water heater replacement	Vredevoogd Heating & Cooling	04/15/2026	\$116.00
PM26-19-263	7835 HATTON DR	New home	Bel Aire Heating & Air	04/28/2026	\$285.00
PM26-20-216	25220 18TH AVE	Furnace, AC, & water heater replacement	Vredevoogd Heating & Cooling	04/03/2026	\$176.00
PM26-20-241	23324 5TH AVE	Furnace, AC, water heater, & chimney liner replacement	Vredevoogd Heating & Cooling	04/21/2026	\$181.00
PM26-20-244	26919 2ND AVE	New home	Bel Aire Heating & Air	04/21/2026	\$375.00
PM26-20-245	30580 10TH AVE	LP tank ADDRESS: 30580 10th Ave	Crystal Flash	04/22/2026	\$130.00
PM26-20-264	24996 CR 388	Furnace & AC replacement	Vredevoogd Heating & Cooling	04/29/2026	\$170.00

Number of Permits: 50

Total Billed: \$10,325.00

Res Plumbing

PP26-03-102	8792 COWLEY CT	Sewer connection	Allen Edwin Homes	04/03/2026	\$115.00
PP26-03-103	8832 COWLEY CT	Sewer connection	Allen Edwin Homes	04/03/2026	\$115.00
PP26-03-104	8782 COWLEY CT	Sewer connection	Allen Edwin Homes	04/03/2026	\$115.00
PP26-03-110	8820 COWLEY CT	Sewer connection	Allen Edwin Homes	04/03/2026	\$115.00
PP26-03-117	8833 COWLEY CT	New home	Superior Plumbing Services	04/09/2026	\$50.00
PP26-03-118	8824 E STURTEVANT AVE	New home	Superior Plumbing Services	04/09/2026	\$50.00
PP26-03-120	8832 COWLEY CT	New home	Superior Plumbing Services	04/10/2026	\$50.00
PP26-03-124	8750 COWLEY CT	Sewer connection	Allen Edwin Homes	04/23/2026	\$115.00
PP26-03-129	8832 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-03-130	8824 E STURTEVANT AVE	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-03-131	8791 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-03-132	8833 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-03-133	8781 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-03-134	8819 COWLEY CT	New home	Mark Woodman Plumbing & Heating	04/21/2026	\$294.00
PP26-06-113	922 GAYLE AVE	Water heater replacement	Service Professor	04/24/2026	\$115.00
PP26-06-114	227 W WESTWOOD DR	Basement bath	Woodhouse Plumbing & Heating Inc	04/01/2026	\$266.00
PP26-06-115	1238 STAMFORD AVE	Replacing shower, toilet, & sink	Sir Home Improvements	04/02/2026	\$125.00
PP26-06-116	2008 STOCKBRIDGE AVE	Basement waterproofing: pipng, crock & sump pump	The Plumberologist	04/03/2026	\$125.00
PP26-06-119	225 RAINTREE CIR	Water heater replacement	Dale W Hubbard Inc	04/06/2026	\$115.00
PP26-06-121	3520 HURON AVE	Repair damaged sewer line	Kalamazoo Excavation & Septic	04/09/2026	\$115.00
PP26-06-125	3410 WINDMILL LN	Water heater replacement	Woodhouse Plumbing & Heating Inc	04/16/2026	\$115.00
PP26-06-136	2001 W G AVE	New home	GERNAAT, SAMUEL DONALD	04/27/2026	\$435.00
PP26-07-122	2263 N 30TH ST	Water heater replacement in 2265 side of duplex	Dale W Hubbard Inc	04/10/2026	\$115.00
PP26-07-127	5400 RIPLEY ST	Sewer connection	Modern Septic Tank Engineers Inc	04/16/2026	\$115.00

PP26-07-128	631 LEENHOUTS ST	Whole house remodel	GALLER KATIE & DEBORAH	04/22/2026	\$238.00
PP26-07-135	2905 N 26TH ST	Install sump & 27 ft of encapsulation	Foundation Systems of Michigan - G	04/24/2026	\$115.00
PP26-07-139	5579 E H AVE	Water heater replacement	Dale W Hubbard Inc	04/27/2026	\$115.00
PP26-20-137	26919 2ND AVE	New home	Orlando Plumbing	04/29/2026	\$366.00

Number of Permits: 28

Total Billed: \$4,964.00

Number of Permits: 131

Total Billed: \$28,536.00

Population: All Records

Permit.PermitType = Res Electrical OR

Permit.PermitType = Electrical OR

Permit.PermitType = Res Mechanical OR

Permit.PermitType = Com Electrical OR

Permit.PermitType = Plumbing OR

Permit.PermitType = Com Plumbing OR

Permit.PermitType = Res Plumbing OR

Permit.PermitType = Mechanical OR

Permit.PermitType = Com Mechanical

AND

Permit.DateIssued in <Previous month> [04/01/26 - 04/30/26]

Monthly Property Maintenance Requests

05/01/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS25-06-008	614 CRAFT AVE	06-13-215-890	WALTON, JEFFREY	01/28/2025	\$200.00
Work Description:	Property Maintenance request from KTPD				
	Date Scheduled	Date Completed			
Inspections:	04/09/2026	04/10/2026	Property Maint. Re-inspection	Approved	
	Date Scheduled	Date Completed			
Inspections:	01/28/2025	01/28/2025	Property Maintenance Inspectio	Disapproved	
PS25-06-023	1417 WOODROW DR	06-12-365-180	SAUCEDO, MA DELA LU	04/09/2025	\$300.00
Work Description:	Property Maintenance request from KTWP				
	Date Scheduled	Date Completed			
Inspections:	05/01/2026	05/01/2026	Property Maint. Re-inspection	Canceled	
	Date Scheduled	Date Completed			
Inspections:	04/24/2026	04/27/2026	Property Maint. Re-inspection	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	02/13/2026	02/13/2026	Court Appearance	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	08/08/2025	08/08/2025	Court Appearance	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	04/16/2025	04/17/2025	Property Maintenance Inspectio	Disapproved	
PS26-03-015	8349 N 30TH ST	03-16-426-018	EVENHOUSE, ROSS E &	02/06/2026	\$200.00
Work Description:	For court appearances				
	Date Scheduled	Date Completed			
Inspections:	04/10/2026	04/10/2026	Court Appearance	Disapproved	
	Date Scheduled	Date Completed			
Inspections:	02/06/2026	02/06/2026	Court Appearance	Disapproved	

PS26-03-035	9604 E M-89 HWY Lot 10	03-23-230-010	RICHLAND MOBILE HO	04/23/2026	\$100.00
Work Description:	Property maintenance request from LARA				
Inspections:	Date Scheduled 04/23/2026	Date Completed 04/24/2026	Property Maintenance Inspectio	Disapproved	
PS26-03-036	5600 E G AVE	03-31-451-041	EENHOORN MEADOWS	04/24/2026	\$100.00
Work Description:	Property maintenance request from Richland LOCATION: 5569 Grassy Meadows Apt H				
Inspections:	Date Scheduled 04/27/2026	Date Completed 04/30/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-024	1913 Elkerton Ave	06-11-430-025	LAKEVIEW RESIDENCE	03/19/2026	\$100.00
Work Description:	Property maintenance request from KTWP 1913 Elkerton Apt 201				
Inspections:	Date Scheduled 04/15/2026	Date Completed 04/15/2026	Property Maint. Re-inspection	Locked Out	
Inspections:	Date Scheduled 03/23/2026	Date Completed 03/25/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-030	2110 NAZARETH RD	06-12-280-060	VANDREY, STEPHANIE	04/06/2026	\$100.00
Work Description:	Property maintenance request from KTWP				
Inspections:	Date Scheduled 04/07/2026	Date Completed 04/08/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-031	3415 SILVER HILLS AVE	06-01-220-070	ZUNIGA, COURTNEY M	04/06/2026	\$100.00
Work Description:	Property maintenance request from KTWP				
Inspections:	Date Scheduled 04/08/2026	Date Completed 04/09/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-034	2417 LINCOLN AVE	06-13-355-060	CUNNINGHAM, DEBRA	04/20/2026	\$100.00
Work Description:	Property Maintenance requested by Kalamazoo Township Fire Dept				
Inspections:	Date Scheduled 04/20/2026	Date Completed 04/21/2026	Property Maintenance Inspectio	Disapproved	

Total Permits For Type: 9

Total Fees For Type: \$1,300.00

Report Summary

Population: All Records
Permit.PermitType = Special
Permit AND
Permit.Category = Jurisdiction
Request
AND
Inspection.DateTimeCompleted
Between 04/01/2026 AND
04/30/2026

Grand Total Fees: \$1,300.00

Grand Total Permits: 9

Monthly Special Permit - Owner Request

05/01/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS26-06-032	627 PINEHURST BLVD	06-17-256-490	DOUTT, ERIC R. ESTATE	04/09/2026	\$60.00
Work Description:	Meter socket inspection				
Inspections:	04/13/2026	Meter Socket Inspection	Disapproved		
PS26-06-033	1530 SHAKESPEARE ST	06-23-480-040	TRAVIS, JAMES G. ESTA	04/14/2026	\$60.00
Work Description:	electric off since June 2023 fire dept pulled meter socket				
Inspections:	04/15/2026	Meter Socket Inspection	Approved		

Total Permits For Type: 2

Total Fees For Type: \$120.00

Report Summary

Grand Total Fees: \$120.00

Grand Total Permits: 2

Population: All Records

Permit.DateIssued Between 4/1/2026 12:00:00 AM AND 4/30/2026 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

AND

GovernmentUnitList.UnitCode = 6



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):

- Checked: 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):

- Checked: 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__

Apr 1, 2026
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.

Details of the Request are as follows:

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 - 03/31/2026:

- 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
Email: permits@kaba-mi.org



FREEDOM OF INFORMATION REQUEST

TO: Kalamazoo Area Building Authority
REQUESTED BY: Name: Richard bissonnette
Address: 1810 tray lane Kalamazoo mi 49048
Phone: 269-447-3763
Email: Richyb321@gmail.com

01/04/2026

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

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 8th day of April, 2026

01/04/2026 DATE Richard bissonnette 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.

Revised: August 24, 2018

I'd like to see all the information on 255 Rex ave Kalamazoo mi 49048
Richard bissonnette
All



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: Christopher Smauley

Address: 6045 W Hickory Rd. Hickory Corners, MI 49060

Phone: 906-399-6438

Email: yellowjacketllc@proton.me

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

Any blueprints, permits, and any other associated construction/repair-related material in regard to my property at 1226 and 1226 1/2 Shakespeare Ave., Kalamazoo, MI 49001.

NATURE OF REQUEST (CHECK ONE):

- X 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):

- X 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 15 day of April, 2026

1 April 2026

DATE

C. Coston Smauley

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.

From: [Ryan Nephew](#)
To: [Permits](#)
Subject: Copy of Certificate of Occupancy in 2021 on 8179 W Sturtevant St (Richland Twp, Kalamazoo County)
Date: Wednesday, April 15, 2026 10:32:18 AM
Attachments: [Outlook-opfsngb3.png](#)

Hi! Hoping you could send me a copy of the above when you get a chance?

Thank you!

Ryan D. Nephew
Attorney at Law



8530 N Canton Center Rd.
Canton, MI 48187
(734) 335-3872 P
(734) 619-7683 F

NOTICE OF CONFIDENTIALITY: This e-mail and its attachments, if any, are for the exclusive and confidential use of the intended recipient. If you are not the intended recipient, please do not read, distribute or take action in reliance upon this e-mail. If you have received this email in error, please notify the sender immediately by reply e-mail or telephone call to 734-335-3872 and delete this e-mail and any attachments from your computer system. The transmission of this message does not constitute the waiver of attorney-client or work product privilege.



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: Alena Stricklin

Address: 2731 hunters Point property for sale
Kalamazoo
Phone: 248-913-2355
Email: Alena@legacyclosings.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

I need to check for any open or expired permits taht would affect closing or violations? do they need a c of o?

NATURE OF REQUEST (CHECK ONE):

- X 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 4/29 day of April, 2018

DATE

Alena Stricklin
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.

2025 Audited Financial Statements



2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912

2851 Charlevoix Dr SE #210,
Grand Rapids, MI 49546

 517.323.7500

April 23, 2026

To the Board of Directors of the
Kalamazoo Area Building Authority
Kalamazoo, Michigan

We have audited the financial statements of Kalamazoo Area Building Authority (the Authority) for the year ended December 31, 2025. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our engagement letter to you. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Matters

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by Kalamazoo Area Building Authority are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended December 31, 2025. We noted no transactions entered into by the Authority during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimate affecting the financial statements was:

Management's estimate of the depreciation expense is based on the useful lives of the capital assets. We evaluated the key factors and assumptions used to develop the estimates of the useful lives for capital assets in determining that they are reasonable in relation to the financial statements taken as a whole.

The disclosures in the financial statements are neutral, consistent, and clear.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Material misstatements were not detected as a result of our audit procedures.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated April 23, 2026.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Authority's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Authority's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to the management's discussion and analysis, which is required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

Restriction on Use

This information is intended solely for the use of the Board of Directors and management of the Kalamazoo Area Building Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Maney Costeiman PC

Lansing, Michigan

Kalamazoo Area Building Authority
Kalamazoo County, Michigan

FINANCIAL STATEMENTS

Year ended December 31, 2025


CONTENTS

	<i>Page</i>
INDEPENDENT AUDITOR'S REPORT	3 - 4
MANAGEMENT'S DISCUSSION AND ANALYSIS	5 - 7
BASIC FINANCIAL STATEMENTS	
Statement of net position	8
Statement of activities	9
Statement of cash flows	10
Notes to financial statements	11 - 14



2425 E. Grand River Ave.,
Suite 1, Lansing, MI 48912

2851 Charlevoix Dr SE #210,
Grand Rapids, MI 49546

 517.323.7500

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of the
Kalamazoo Area Building Authority
Kalamazoo, Michigan

Opinion

We have audited the accompanying financial statements of the Kalamazoo Area Building Authority (the Authority), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Kalamazoo Area Building Authority as of December 31, 2025, and the respective changes in financial position and cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Authority, and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Authority's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, as identified in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Maney Costeiran PC

Lansing, Michigan
April 23, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion and analysis is intended as a narrative overview of the Kalamazoo Area Building Authority's (the Authority) operations over the two recent fiscal years and its financial condition on December 31, 2025. Please read it in conjunction with the Authority's financial statements.

FINANCIAL HIGHLIGHTS

- The Authority's total net position increased by \$230,163 in 2025.
- Total net position was reported in the amount of \$832,728 with unrestricted net position of \$579,667.

Overview of the financial statements

The Statement of Net Position reports all of the Authority's assets and liabilities, along with the difference between the two, which is identified as the net position. Over time, increases or decreases in net position may serve as a useful indicator as to whether the Authority's financial position is improving or deteriorating. However, other factors must also be considered when evaluating the overall financial position.

The Statement of Activities shows how the Authority's net position changed during the fiscal year. All changes in net position are reported when the underlying events giving rise to the changes occur, regardless of the timing of related cash flows. Therefore, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., earned but unused vacation leave). This statement should help the reader to answer the question: Is the Authority better or worse off as a result of this year's activities?

The Statement of Cash Flows presents the Authority's cash receipts and disbursements during the fiscal year, classified by principal sources and uses.

Funds

The accounts of the Authority are organized within a single fund, its Operating Fund. This fund accounts for the expenses involved in providing inspection services to customers within the member townships who are charged fees to recover the costs of operation. This fund uses accrual accounting, which is the same method used by private-sector businesses.

The notes to the basic financial statements provide additional information that is necessary to understand the data reported in the financial statements.

FINANCIAL ANALYSIS OF THE AUTHORITY AS A WHOLE

Net position

Net position may serve, over time, as a useful indicator of the Authority's financial position. In the Authority's case, assets exceeded liabilities at the end of fiscal year 2025 by \$832,728 compared to \$602,565 at the end of fiscal year 2024. The Authority's investment in capital assets, a component of the total net position, amounts to \$253,061 at the end of fiscal year 2025, compared to \$178,550 at the end of fiscal year 2024. The Authority uses these capital assets to provide essential services to its customers; consequently, these assets are not available to be liquidated for future spending needs.

Condensed financial information
Net position

	<u>2025</u>	<u>2024</u>
Current assets	\$ 590,934	\$ 436,928
Capital assets	<u>253,061</u>	<u>260,383</u>
Total assets	<u>843,995</u>	<u>697,311</u>
Long-term debt	-	81,833
Current liabilities	<u>11,267</u>	<u>12,913</u>
Total liabilities	<u>11,267</u>	<u>94,746</u>
Net position:		
Net investment in capital assets	<u>253,061</u>	178,550
Unrestricted	<u>579,667</u>	<u>424,015</u>
Total net position	<u>\$ 832,728</u>	<u>\$ 602,565</u>

Changes in net position

The Authority's total revenues of \$971,091 in 2025 were \$310,100 higher than total revenues in 2024 (\$660,991). The Authority's operating revenues come from its customers for building and trade inspections and plan review fees. These charges comprise 99 percent of the Authority's revenues. Total 2025 operating expenses of \$740,838 were \$329 higher than the total 2024 operating expenses (\$740,509). Revenues increased due to increases in inspection activity related to an increase in activity in construction during the year. Expenses remained comparable to prior year, primarily due to personnel costs and professional services costs remaining constant in the current year.

Condensed financial information
Changes in net position

	<u>2025</u>	<u>2024</u>
Operating revenues	\$ 969,389	\$ 657,967
Nonoperating revenues - interest	<u>1,702</u>	<u>3,024</u>
Total revenues	<u>971,091</u>	<u>660,991</u>
Operating expenses	<u>740,838</u>	740,509
Nonoperating expenses:		
Interest expense	<u>90</u>	<u>5,360</u>
Total expenses	<u>740,928</u>	<u>745,869</u>
Changes in net position	<u>\$ 230,163</u>	<u>\$ (84,878)</u>
Net position at end of year	<u>\$ 832,728</u>	<u>\$ 602,565</u>

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital assets

The Authority's net investment in capital assets was as follows:

	<u>2025</u>	<u>2024</u>
Land	\$ 21,000	\$ 21,000
Office equipment, net	40,260	41,968
Building, net	<u>191,801</u>	<u>197,415</u>
Totals	<u>\$ 253,061</u>	<u>\$ 260,383</u>

More detailed information about the Authority's capital assets is presented in Note 3 of the notes to the financial statements.

Debt

At the end of the fiscal year, the Authority had no long-term debt outstanding, which represents a decrease of \$81,833. This principal payment, in the amount of \$81,833, represents a final payment on the long-term debt that was outstanding at December 31, 2024.

More detailed information about the Authority's long-term obligations is presented in Note 5 of the notes to the basic financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The Authority continues to develop uniform processes and information to implement the combination of inspections activities within its member townships and to actively recruit new municipal members.

CONTACTING THE AUTHORITY'S FINANCIAL MANAGEMENT

Questions regarding any information provided in this report or requests for additional financial information should be addressed to:

Kalamazoo Area Building Authority
2322 Nazareth Road
Kalamazoo, MI 49048

BASIC FINANCIAL STATEMENTS

Kalamazoo Area Building Authority

STATEMENT OF NET POSITION

December 31, 2025

ASSETS

Current assets:

Cash	\$ 578,035
Accounts receivable	1,406
Prepaid items	<u>11,493</u>

Total current assets 590,934

Noncurrent assets:

Capital assets not being depreciated	21,000
Capital assets, net of depreciation	<u>232,061</u>

Total noncurrent assets 253,061

Total assets 843,995

LIABILITIES

Current liabilities:

Accounts payable	7,904
Accrued wages	<u>3,363</u>

Total liabilities 11,267

NET POSITION

Investment in capital assets	253,061
Unrestricted	<u>579,667</u>

Total net position \$ 832,728

See notes to financial statements

Kalamazoo Area Building Authority**STATEMENT OF ACTIVITIES**

Year ended December 31, 2025

OPERATING REVENUES

Permits:	
Building	\$ 486,767
Electrical	172,144
Mechanical	193,442
Plumbing	92,766
Special	10,030
Zoning administration	14,123
Other permits	<u>117</u>
Total operating revenues	<u>969,389</u>

OPERATING EXPENSES

Personnel costs	300,596
Employee benefits	103,529
Contracted inspections:	
Electrical	71,450
Mechanical	72,650
Plumbing	43,450
Zoning administration	11,385
Professional services	19,535
Computer support and operations	30,332
Operating supplies	7,695
Maintenance and utilities	25,254
Insurance	15,514
Telephones	4,393
Vehicle expense	14,028
Miscellaneous	2,920
Depreciation	<u>18,107</u>
Total operating expenses	<u>740,838</u>

OPERATING INCOME228,551**NONOPERATING REVENUES (EXPENSES)**

Interest	1,702
Interest expense	<u>(90)</u>
Total nonoperating revenues (expenses)	<u>1,612</u>

CHANGE IN NET POSITION

230,163

NET POSITION - BEGINNING602,565**NET POSITION - ENDING**\$ 832,728

See notes to financial statements

Kalamazoo Area Building Authority

STATEMENT OF CASH FLOWS

Year ended December 31, 2025

CASH FLOWS FROM OPERATING ACTIVITIES

Receipts from customers and members	\$ 968,493
Payments to vendors and suppliers	(419,464)
Payments to employees	<u>(304,664)</u>
Net cash provided by operating activities	<u>244,365</u>

CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES

Acquisition of capital assets	(10,785)
Principal payments on long-term debt	(81,833)
Interest paid on long-term debt	<u>(581)</u>
Net cash (used in) capital and related financing activities	<u>(93,199)</u>

CASH FLOWS FROM INVESTING ACTIVITIES

Interest received	<u>1,702</u>
-------------------	--------------

NET INCREASE IN CASH 152,868

CASH - BEGINNING 425,167

CASH - ENDING \$ 578,035

Reconciliation of operating income to net cash provided by operating activities:

Operating income	\$ 228,551
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	18,107
(Increase) in:	
Accounts receivable	(896)
Prepaid expenses	(242)
Increase (decrease) in:	
Accounts payable	(1,593)
Accrued wages	1,166
Other accrued liabilities	<u>(728)</u>
Net cash provided by operating activities	<u><u>\$ 244,365</u></u>

See notes to financial statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Kalamazoo Area Building Authority (the Authority) conform to accounting principles generally accepted in the United States of America (hereinafter referred to as generally accepted accounting principles) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant accounting policies.

Reporting entity:

As required by generally accepted accounting principles, these financial statements present the Authority (located in Kalamazoo County); management has determined that there are no other entities for which the Authority is financially accountable.

These financial statements include all the operations of the Authority, a municipal joint venture. The Authority is a separate legal entity governed by an Authority Board established under Section 7 of the Urban Cooperation Act. The Authority was originally created under the provisions of Public Act 7 of 1967 (Ex. Sess.), as amended, through an agreement entered into by the Charter Townships of Comstock and Kalamazoo. The Authority regulates and controls building construction within Comstock Township, Kalamazoo Township, City of Parchment, Pine Grove Township, Richland Township, and the Village of Richland and has the power to administer and enforce the State Construction Code within the boundaries of each such unit. The purpose of the Authority is to administer and enforce the Michigan State Construction Code within its member municipalities.

Basis of accounting:

The Authority uses the accrual basis of accounting to account for its operations. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Operating revenues and expenses:

The Authority distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with principal ongoing operations. Operating revenues represent charges to customers for sales and services. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Assets, liabilities, and net position:

Cash - Cash is considered to be demand deposits.

Receivables - All receivables are considered to be fully collectible and are due within one year.

Prepays - Prepays consist of certain insurance premiums, software maintenance, and other expenditures representing costs applicable to future periods.

Capital assets - Capital assets, which include property and equipment, are defined by the Authority as assets with an initial, individual cost of more than \$2,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

Equipment	5 - 7 years
Buildings	7 - 30 years
Software	3 years

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, liabilities, and net position (continued):

Net position - Net position represents the difference between assets and liabilities. The Authority currently reports two categories of net position, as follows: (1) *Net investment in capital assets* consists of net capital assets reduced by outstanding balances of any related debt obligations attributable to the acquisition, construction, or improvement of those assets; and (2) *Unrestricted net position* consists of all other net position that does not meet the definition of the above component and is available for general use by the Authority.

Use of estimates - The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the period. Accordingly, actual results could differ from those estimates.

NOTE 2 - CASH

State statutes and the Authority's investment policy authorize the Authority to make deposits in the accounts of federally insured banks, credit unions, and savings and loan associations. The Authority's deposits are in accordance with statutory authority. As of December 31, 2025, the Authority had deposits with carrying amounts of \$577,735 and \$300 of imprest cash on hand.

Custodial credit risk is the risk that, in the event of the failure of a financial institution, the Authority will not be able to recover its deposits. The Authority's investment policy does not specifically address custodial credit risk for deposits. At December 31, 2025, \$80,477 of the Authority's bank balance of \$580,502 was exposed to custodial credit risk because it was uninsured and uncollateralized.

NOTE 3 - CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2025, was as follows:

	<u>Beginning balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending balance</u>
Capital assets not being depreciated				
Land	\$ 21,000	\$ -	\$ -	\$ 21,000
Capital assets being depreciated:				
Office equipment	71,493	7,245	(16,995)	61,743
Buildings	233,476	3,540	-	237,016
Software	17,800	-	-	17,800
Subtotal	<u>322,769</u>	<u>10,785</u>	<u>(16,995)</u>	<u>316,559</u>
Less accumulated depreciation for:				
Office equipment	(29,525)	(8,953)	16,995	(21,483)
Buildings	(36,061)	(9,154)	-	(45,215)
Software	(17,800)	-	-	(17,800)
Subtotal	<u>(83,386)</u>	<u>(18,107)</u>	<u>16,995</u>	<u>(84,498)</u>
Total capital assets being depreciated, net	<u>241,507</u>	<u>(7,322)</u>	<u>-</u>	<u>232,061</u>
Capital assets, net	<u>\$ 260,383</u>	<u>\$ (7,322)</u>	<u>\$ -</u>	<u>\$ 253,061</u>

NOTE 4 - RISK MANAGEMENT

The Authority is exposed to various risks of loss related to property loss, torts, errors and omissions, employee injuries (workers' compensation), and medical benefits provided to employees. The Authority has purchased commercial insurance for each of these claims and is neither self-insured, nor participates in a shared-risk pool. During the past three years, settlements did not exceed insurance coverage.

NOTE 5 - LONG-TERM OBLIGATIONS

At December 31, 2025, there were no long-term obligations outstanding.

Long-term obligation activity for the year ended December 31, 2025, was as follows:

	<u>Beginning balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending balance</u>	<u>Amounts due within one year</u>
Primary government:					
Direct borrowing:					
Note payable	\$ 81,833	\$ -	\$ (81,833)	\$ -	\$ -

NOTE 6 - DEFINED CONTRIBUTION PENSION PLAN

The Kalamazoo Area Building Authority 401(A) Plan is a defined contribution retirement plan administered by the Newport Group, Inc. and available to all of the Authority's eligible, full-time employees. Employees are eligible to participate after 90 days of employment. The plan can be changed or amended by the Authority's Board. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. The Authority is not a trustee of the plan, nor is the Authority responsible for investment management of plan assets. The Authority contributes an amount equal to 6% of an employee's annual earnings and employees have the option to contribute. The Authority's contributions for each employee (and interest allocated to the employee's account) are fully vested upon entering the plan. The plan does not issue separate stand-alone financial statements. The Authority made the required contributions of \$18,253 during the year ended December 31, 2025.

NOTE 7 - UPCOMING ACCOUNTING PRONOUNCEMENTS

The Governmental Accounting Standards Board (GASB) issued Statement No. 103, *Financial Reporting Model Improvements*, in April 2024. This statement is effective for fiscal years beginning after June 15, 2025. The requirements of this statement will enhance the financial reporting model by improving key components to provide essential information for decision-making and assessing accountability. Management's Discussion and Analysis (MD&A) will continue to be required as required supplementary information (RSI) and the presentation of proprietary fund statements will be updated.

The Governmental Accounting Standards Board (GASB) issued Statement No. 104, *Disclosure of Certain Capital Assets*, in September 2024. This statement is effective for fiscal years beginning after June 15, 2025. The requirements of this statement will enhance the financial reporting model by providing users of government financial statements with essential information about certain types of capital assets. This includes separate disclosure of lease assets, intangible right-to-use assets, subscription-based IT assets, and other intangible assets by major class. Additionally, capital assets held for sale must be evaluated each reporting period and disclosed separately.

The Governmental Accounting Standards Board (GASB) issued Statement No. 105, *Subsequent Events*, in December 2025. This statement is effective for fiscal years beginning after June 15, 2026. The requirements of this statement clarify which subsequent events constitute recognized and nonrecognized events and establishes specific note disclosure requirements for nonrecognized events.