



AGENDA

Regular Meeting of the Kalamazoo Area Building Authority Board of Directors
September 15, 2026
2:00 PM

1. Call to Order
2. Approval of the Agenda [MOTION]
3. Consent Agenda [MOTION]
 - a. Approval of Minutes of August 18, 2026 Board Meeting
 - b. Receipt of Bank Reconciliation Reports – August 2026
 - c. Receipt of Financial Reports – August 2026
 - d. Receipt of Building Report – August 2026
 - e. Receipt of Permit Lists – August 2026
 - f. Monthly FOIA Request(s)
4. Citizen Comments on Agenda and Non-Agenda Items
 - a. *Policy: A citizen shall state his/her name and address and speak only one time, for no more than three (3) minutes. This time not be given to another citizen to extend their time. During this time, you will be making statements, without discussion from the Board, but you are welcome to make an appointment with the Building Official or Board Chair to discuss your comments further. (Approved by KABA Board on December 9, 2017)*
5. Business
 - a. 2027 Employee Wages [MOTION]
 - b. Board Meeting Stipend Policy [MOTION]
 - c. Medical/Dental/Vision Insurance Renewal / In Lieu of Medical [MOTION]
 - d. Resolution to Opt Out of PA 152 [MOTION]
 - e. Permit Fee Schedule (Review) [MOTION]
6. Board Member Comments
7. Staff Member Comments
8. Adjournment

Consent Agenda

**MINUTES OF THE REGULAR MEETING OF THE
KALAMAZOO AREA BUILDING AUTHORITY
KALAMAZOO, MI
August 18, 2026**

Acting Chairperson, Pam Visser 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
Pam Visser / Representative from Pine Grove Township
Jason Ramer, Secretary / Representative from Richland Township
Vik Bawa / At-Large Board Member

Absent: Kim Lewis, Chairperson / Representative from Village of Richland
Justin Mendoza, Treasurer / Representative from City of Parchment

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 Amos 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 Ramer, and motion carried.

Citizen Comments – There were no citizen comments.

Business –

5.a. General Insurance Renewal – Sherwood motioned to approve the General Insurance Renewal for 2026-2027 & allow Alwine to sign on behalf, seconded by Bawa, and carried with a vote 5-0.

5.b. 2027 Employee Wage Approval – Visser motioned to create a sub-committee, consisting of Ramer, Bawa, Lewis (Sherwood as alternate), to analyze the current wages in other like-authorities, and provide recommendation at the September 15th board meeting, seconded Ramer, and carried with a vote 5-0.

5.c. LTD/STD/Life Insurance Renewal – Ramer motioned to approve the 11/01/26 – 10/31/27 renewal of the STD/LTD/Life Insurance, seconded by Sherwood, and carried with a vote 5-0.

5.d. Board Meeting Stipend Policy – Sherwood motioned to postpone the Board Meeting Stipend Policy and add to the sub-committee's task, provide recommendation at the September 15th board meeting, seconded by Visser, and carried with a vote 5-0.

Board Member Comments – Visser shared that the Pine Grove Township and Planning Commission had an informational meeting on renewable energy. Sherwood commented on the misleading information that is surfacing on social media about the Grand Prairie Golf Course.

Staff Member Comments – Alwine shared the status of the current and upcoming permits.

There was no further business. The meeting was adjourned at approximately 2:30 P.M.

Drafted: August 18, 2026

Approved:

DRAFT

8:49 AM

09/10/26

Kalamazoo Area Building Authority
Reconciliation Summary
1065 - Savings / CCU, Period Ending 08/31/2026

	<u>Aug 31, 26</u>
Beginning Balance	25.00
Cleared Balance	25.00
Register Balance as of 08/31/2026	25.00
Ending Balance	25.00

8:49 AM

09/10/26

Kalamazoo Area Building Authority
Reconciliation Detail
1060 · Checking (Reserves) / CCU, Period Ending 08/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						301,980.50
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	08/31/2026			X	255.19	255.19
Total Deposits and Credits					255.19	255.19
Total Cleared Transactions					255.19	255.19
Cleared Balance					255.19	302,235.69
Register Balance as of 08/31/2026					255.19	302,235.69
Ending Balance					255.19	302,235.69

8:50 AM

09/10/26

Kalamazoo Area Building Authority
Reconciliation Summary
1050 - Checking (Primary) / SMBT, Period Ending 08/31/2026

	Aug 31, 26
Beginning Balance	199,641.42
Cleared Transactions	
Checks and Payments - 49 items	-60,770.83
Deposits and Credits - 185 items	145,157.93
Total Cleared Transactions	84,387.10
Cleared Balance	284,028.52
Uncleared Transactions	
Checks and Payments - 4 items	-2,464.34
Deposits and Credits - 26 items	4,957.00
Total Uncleared Transactions	2,492.66
Register Balance as of 08/31/2026	286,521.18
New Transactions	
Checks and Payments - 24 items	-26,610.38
Deposits and Credits - 28 items	16,235.00
Total New Transactions	-10,375.38
Ending Balance	276,145.80

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMBT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Beginning Balance							199,641.42
Cleared Transactions							
Checks and Payments - 49 items							
Bill Pmt -Check	07/16/2026	8931	Great-West	401(a) Plan Maintenance Fee - 04/01-06/30/26	√	-125.00	
Check	07/23/2026	8939	Steve Burgess Contracting	Refund - PB25-19-668 (job canceled)	√	-181.00	
Bill Pmt -Check	07/30/2026	8943	Doug Scott	07/19-07/25/26 (31 Inspections)	√	-1,860.00	
Bill Pmt -Check	07/30/2026	8944	EMC Insurance	Aug 2026	√	-1,409.50	
Bill Pmt -Check	07/30/2026	8945	Scott Paddock	07/19-07/25/26 (8 Inspections)	√	-480.00	
Bill Pmt -Check	07/30/2026	8941	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 06/24-07/23/26	√	-70.07	
Bill Pmt -Check	07/30/2026	8942	Domestic Uniform Rental	mat rental	√	-45.45	
Liability Check	07/31/2026	8947	State of Michigan/Withhold	July 2026	√	-1,397.13	
Check	08/04/2026	8949	Wokeck, Wesley K	Reimbursement - Mileage (977.36) & Phone (118.36)	√	-1,095.72	
Check	08/04/2026	8948	Alwine, Michael R	Reimbursement - Mileage (432.44) & Phone (57.50)	√	-489.94	
Bill Pmt -Check	08/06/2026	8950	Barret Priest	(3) ZCP)	√	-1,635.00	
Bill Pmt -Check	08/06/2026	8953	Doug Scott	07/26-07/31/26 (26 Inspections)	√	-1,560.00	
Bill Pmt -Check	08/06/2026	8959	Terry Thatcher/MP Services	07/26-07/31/26 (9 Mech / 9 Plumb Inspections)	√	-1,080.00	
				M365 remote user, misc network, server updates, DNS Entries			
				DMARC, RDS Duo updating, BSA update whacked BSA1-V			
				connections, & QB update Database DNS conflict issue			
Bill Pmt -Check	08/06/2026	8951	Brian Bowman		√	-910.00	
Bill Pmt -Check	08/06/2026	8955	Metronet	07/22-08/21/26	√	-724.95	
Bill Pmt -Check	08/06/2026	8952	Consumers Energy	06/23-07/21/26	√	-421.16	
Bill Pmt -Check	08/06/2026	8958	Scott Paddock	07/26-07/31/26 (7 Inspections)	√	-420.00	
Bill Pmt -Check	08/06/2026	8954	Graybar Financial Services	phone rental	√	-198.83	
Bill Pmt -Check	08/06/2026	8956	Molly Maid of Kalamazoo	office cleaning: 07/31	√	-120.00	
Bill Pmt -Check	08/06/2026	8957	Republic Services	08/01-08/31/26	√	-101.87	
Liability Check	08/11/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 08/09/26)	√	-9,396.02	
Liability Check	08/12/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 08/09/26)	√	-2,866.90	
Liability Check	08/12/2026	ACH	Great-West	Payroll (W/E 08/09/26)	√	-701.18	
Liability Check	08/12/2026	ACH	Great-West	Payroll (W/E 08/09/26)	√	-68.00	
				paper, trash bags, light bulbs/exterior, Payroll Mthly Per			
				Employee Fee Usage - June 2026, 3 yr licenses: router, 3 yr			
				licenses: switch & wireless access point, light bulbs, & paint			
				supplies			
Bill Pmt -Check	08/13/2026	8961	CCU - Mastercard		√	-2,258.43	
Bill Pmt -Check	08/13/2026	8967	Terry Thatcher/MP Services	08/02-08/08/26 (8 Mech / 15 Plumb Inspections)	√	-1,380.00	
Bill Pmt -Check	08/13/2026	8963	Doug Scott	08/02-08/08/26 (21 Inspections)	√	-1,260.00	
Bill Pmt -Check	08/13/2026	8966	Scott Paddock	08/02-08/08/26 (9 Inspections)	√	-540.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	08/13/2026	8960	Butch Hayes/State Approved Insp Srvs	08/09-08/15/26 (4 Mech / 4 Plumb Inspections)	√	-480.00	
Bill Pmt -Check	08/13/2026	8965	RLI Surety	Public Official Position Schedule Bond - 10/01/26-10/01/2027	√	-150.00	
Bill Pmt -Check	08/13/2026	8968	Zemlick	desktop rack, laminating pouches, pens	√	-115.04	
Bill Pmt -Check	08/13/2026	8964	Orkin	Interior treatment - 07/27/26	√	-95.00	
Bill Pmt -Check	08/13/2026	8962	Domestic Uniform Rental	mat rental	√	-45.45	
Bill Pmt -Check	08/20/2026	8969	Doug Scott	08/09-08/14/26 (26 Inspections + (2) Plan Reviews)	√	-1,980.00	
Bill Pmt -Check	08/20/2026	8976	EMC Insurance	Sept 2026	√	-1,409.48	
Bill Pmt -Check	08/20/2026	8978	Scott Paddock	08/09-08/15/26 (16 Inspections + Plan Review)	√	-1,020.00	
Bill Pmt -Check	08/20/2026	8980	Terry Thatcher/MP Services	08/09-08/15/26 (7 Mech / 7 Plumb Inspections)	√	-840.00	
Bill Pmt -Check	08/20/2026	8981	West Michigan Lawn Services	mowing	√	-268.19	
Bill Pmt -Check	08/20/2026	8977	Molly Maid of Kalamazoo	office cleaning: 08/14	√	-120.00	
Bill Pmt -Check	08/20/2026	8979	Spectrum VoIP	09/01-09/30/26	√	-18.08	
Liability Check	08/25/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 08/23/26)	√	-9,396.02	
Liability Check	08/26/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 08/23/26)	√	-2,866.90	
Liability Check	08/26/2026	ACH	Great-West	Payroll (W/E 08/23/26)	√	-701.18	
Liability Check	08/26/2026	ACH	Great-West	Payroll (W/E 08/23/26)	√	-68.00	
Bill Pmt -Check	08/27/2026	ACH	Blue Cross Blue Shield	09/01-09/30/26	√	-3,981.91	
Bill Pmt -Check	08/27/2026	8986	Terry Thatcher/MP Services	08/16-08/22/26 (17 Mech / 20 Plumb Inspections)	√	-2,220.00	
Bill Pmt -Check	08/27/2026	8984	Doug Scott	08/16-08/22/26 (27 Inspections + Plan Review)	√	-1,680.00	
Bill Pmt -Check	08/27/2026	ACH	Sun Life Assurance	09/01-09/30/26	√	-474.43	
Check	08/31/2026	ACH	Southern Michigan Bank & Trust - Fees	Cash Management Fees for month	√	-45.00	
Total Checks and Payments							-60,770.83
Deposits and Credits - 185 items							
Deposit	07/29/2026			Deposit ID # 202022361	√	146.00	
Deposit	07/30/2026			Deposit ID # 202055021	√	116.00	
Deposit	07/30/2026			Deposit ID # 202090493	√	135.00	
Deposit	07/30/2026			Deposit ID # 202083027	√	146.00	
Deposit	07/30/2026			Deposit ID # 202077245	√	180.00	
Deposit	07/30/2026			Deposit ID # 202087470	√	182.00	
Deposit	07/30/2026			Deposit ID # 202060894	√	231.00	
Deposit	07/30/2026			Deposit ID # 202089548	√	298.00	
Deposit	07/31/2026			Deposit ID # 202169296	√	60.00	
Deposit	08/03/2026			Deposit ID # 202342507	√	115.00	
Deposit	08/03/2026			Deposit ID # 202354840	√	116.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/03/2026			Deposit ID # 202366982	√	120.00	
Deposit	08/03/2026			Deposit ID # 202350556	√	120.00	
Deposit	08/03/2026			Deposit ID # 202338037	√	125.00	
Deposit	08/03/2026			Deposit ID # 202340947	√	140.00	
Deposit	08/03/2026			Deposit ID # 202320126	√	146.00	
Deposit	08/03/2026			Deposit ID # 202364191	√	170.00	
Deposit	08/03/2026			Deposit ID # 202365979	√	182.00	
Deposit	08/03/2026			Deposit ID # 202322394	√	182.00	
Deposit	08/03/2026			Deposit ID # 202321057	√	270.00	
Deposit	08/03/2026			Deposit ID # 202371841	√	423.00	
Deposit	08/03/2026			Deposit ID # 202334479	√	560.00	
Deposit	08/03/2026			Deposit	√	2,736.00	
Deposit	08/04/2026			Deposit ID # 202404885	√	145.00	
Deposit	08/04/2026			Deposit ID # 202425548	√	170.00	
Deposit	08/04/2026			Deposit ID # 202401144	√	180.00	
Deposit	08/04/2026			Deposit ID # 202401776	√	182.00	
Deposit	08/04/2026			Deposit ID # 202428386	√	186.00	
Deposit	08/04/2026			Deposit ID # 202433110	√	270.00	
Deposit	08/04/2026			Deposit ID # 202411269	√	364.00	
Deposit	08/05/2026			Deposit ID # 202508387	√	108.00	
Deposit	08/05/2026			Deposit ID # 202511559	√	116.00	
Deposit	08/05/2026			Deposit ID # 202466892	√	116.00	
Deposit	08/05/2026			Deposit ID # 202480860	√	116.00	
Deposit	08/05/2026			Deposit ID # 202479001	√	120.00	
Deposit	08/05/2026			Deposit ID # 202481350	√	150.00	
Deposit	08/05/2026			Deposit ID # 202500434	√	170.00	
Deposit	08/05/2026			Deposit ID # 202489220	√	230.00	
Deposit	08/05/2026			Deposit ID # 202484055	√	310.00	
Deposit	08/05/2026			Deposit ID # 202466498	√	588.00	
Deposit	08/06/2026			Deposit ID # 202574273	√	108.00	
Deposit	08/06/2026			Deposit ID # 202582484	√	125.00	
Deposit	08/06/2026			Deposit ID # 202566408	√	160.00	
Deposit	08/06/2026			Deposit ID # 202563207	√	182.00	
Deposit	08/06/2026			Deposit ID # 202560128	√	182.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/06/2026			Deposit ID # 202578780	√	208.00	
Deposit	08/07/2026			Deposit ID # 202638411	√	60.00	
Deposit	08/07/2026			Deposit ID # 202628000	√	120.00	
Deposit	08/07/2026			Deposit ID # 202620559	√	120.00	
Deposit	08/07/2026			Deposit ID # 202646357	√	125.00	
Deposit	08/07/2026			Deposit ID # 202623071	√	125.00	
Deposit	08/07/2026			Deposit ID # 202632213	√	140.00	
Deposit	08/07/2026			Deposit ID # 202655133	√	182.00	
Deposit	08/07/2026			Deposit ID # 202644529	√	188.00	
Deposit	08/07/2026			Deposit ID # 202652300	√	196.00	
Deposit	08/07/2026			Deposit ID # 202652026	√	247.00	
Deposit	08/07/2026			Deposit ID # 202621086	√	256.00	
Deposit	08/07/2026			Deposit ID # 202634345	√	270.00	
Deposit	08/10/2026			Deposit ID # 202759738	√	60.00	
Deposit	08/10/2026			Deposit ID # 202769645	√	125.00	
Deposit	08/10/2026			Deposit ID # 202747376	√	140.00	
Deposit	08/10/2026			Deposit ID # 202745976	√	140.00	
Deposit	08/10/2026			Deposit ID # 202768885	√	182.00	
Deposit	08/10/2026			Deposit ID # 202765402	√	182.00	
Deposit	08/10/2026			Deposit ID # 202779790	√	196.00	
Deposit	08/10/2026			Deposit ID # 202748817	√	218.00	
Deposit	08/10/2026			Deposit ID # 202773741	√	232.00	
Deposit	08/10/2026			Deposit ID # 202752356	√	246.00	
Deposit	08/10/2026			Deposit ID # 202770237	√	250.00	
Deposit	08/10/2026			Deposit ID # 202742956	√	348.00	
Deposit	08/10/2026			Deposit	√	582.00	
Deposit	08/10/2026			Deposit ID # 202783905	√	590.00	
Deposit	08/10/2026			Deposit	√	3,914.00	
Deposit	08/11/2026			Deposit ID # 202825595	√	60.00	
Deposit	08/11/2026			Deposit ID # 202815191	√	116.00	
Deposit	08/11/2026			Deposit ID # 202816791	√	116.00	
Deposit	08/11/2026			Deposit ID # 202816501	√	120.00	
Deposit	08/11/2026			Deposit ID # 202830427	√	145.00	
Deposit	08/11/2026			Deposit ID # 202828808	√	220.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/11/2026			Deposit ID # 202813673	√	290.00	
Paycheck	08/12/2026	DD31121	Wokeck, Wesley K	Direct Deposit	√	0.00	
Paycheck	08/12/2026	DD31120	Feist, Erin L	Direct Deposit	√	0.00	
Paycheck	08/12/2026	DD31119	Cassidy, Penny M	Direct Deposit	√	0.00	
Paycheck	08/12/2026	DD31118	Alwine, Michael R	Direct Deposit	√	0.00	
Deposit	08/12/2026			Deposit ID # 202892709	√	30.00	
Deposit	08/12/2026			Deposit ID # 202886561	√	60.00	
Deposit	08/12/2026			Deposit ID # 202885654	√	115.00	
Deposit	08/12/2026			Deposit ID # 202886006	√	115.00	
Deposit	08/12/2026			Deposit ID # 202890518	√	116.00	
Deposit	08/12/2026			Deposit ID # 202905639	√	145.00	
Deposit	08/12/2026			Deposit ID # 202908117	√	161.00	
Deposit	08/12/2026			Deposit ID # 202894224	√	185.00	
Deposit	08/12/2026			Deposit ID # 202907177	√	195.00	
Deposit	08/12/2026			Deposit ID # 202907407	√	299.00	
Deposit	08/13/2026			Deposit ID # 202951528	√	85.00	
Deposit	08/13/2026			Deposit ID # 202953470	√	115.00	
Deposit	08/13/2026			Deposit ID # 202959797	√	116.00	
Deposit	08/13/2026			Deposit ID # 202967046	√	120.00	
Deposit	08/13/2026			Deposit ID # 202996751	√	125.00	
Deposit	08/13/2026			Deposit ID # 202954766	√	170.00	
Deposit	08/13/2026			Deposit ID # 202961382	√	278.00	
Deposit	08/13/2026			Deposit ID # 202991743	√	290.00	
Deposit	08/13/2026			Deposit ID # 202954313	√	390.00	
Deposit	08/13/2026			Deposit ID # 202968032	√	440.00	
Deposit	08/14/2026			Deposit ID # 203036570	√	120.00	
Deposit	08/14/2026			Deposit ID # 203065120	√	212.00	
Deposit	08/14/2026			Deposit ID # 203035553	√	272.00	
Deposit	08/14/2026			Deposit ID # 203039744	√	590.00	
Deposit	08/14/2026			Deposit ID # 203048808	√	1,005.00	
Deposit	08/17/2026			Deposit ID # 203216991	√	30.00	
Deposit	08/17/2026			Deposit ID # 203231261	√	116.00	
Deposit	08/17/2026			Deposit ID # 203229159	√	116.00	
Deposit	08/17/2026			Deposit ID # 203193661	√	145.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/17/2026			Deposit ID # 203223151	√	161.00	
Deposit	08/17/2026			Deposit ID # 203186414	√	190.00	
Deposit	08/17/2026			Deposit ID # 203227860	√	202.00	
Deposit	08/17/2026			Deposit	√	225.00	
Deposit	08/17/2026			Deposit ID # 203217761	√	270.00	
Deposit	08/17/2026			Deposit ID # 203198094	√	323.00	
Deposit	08/17/2026			Deposit ID # 203232846	√	355.00	
Deposit	08/17/2026			Deposit	√	1,650.00	
Deposit	08/17/2026			Deposit	√	2,809.00	
Deposit	08/17/2026			Deposit	√	5,639.45	
Deposit	08/18/2026			Deposit ID # 203286617	√	115.00	
Deposit	08/18/2026			Deposit ID # 203270296	√	170.00	
Deposit	08/18/2026			Deposit ID # 203264781	√	176.00	
Deposit	08/18/2026			Deposit ID # 203284070	√	182.00	
Deposit	08/18/2026			Deposit ID # 203279168	√	182.00	
Deposit	08/18/2026			Deposit ID # 203294477	√	340.00	
Deposit	08/18/2026			Deposit ID # 203276276	√	6,120.00	
Deposit	08/19/2026			Deposit ID # 203347774	√	60.00	
Deposit	08/19/2026			Deposit ID # 203325835	√	108.00	
Deposit	08/19/2026			Deposit ID # 203326333	√	108.00	
Deposit	08/19/2026			Deposit ID # 203328126	√	115.00	
Deposit	08/19/2026			Deposit ID # 203342274	√	255.00	
Deposit	08/19/2026			Deposit ID # 203333206	√	270.00	
Deposit	08/19/2026			Deposit ID # 203326977	√	280.00	
Bill Pmt -Check	08/20/2026	8971	Molly Maid of Kalamazoo	VOID: Printer malfunction	√	0.00	
Bill Pmt -Check	08/20/2026	8975	West Michigan Lawn Services	VOID: Printer malfunction	√	0.00	
Bill Pmt -Check	08/20/2026	8974	Terry Thatcher/MP Services	VOID: Printer malfunction	√	0.00	
Bill Pmt -Check	08/20/2026	8973	Spectrum VoIP	VOID: Printer malfunction	√	0.00	
Bill Pmt -Check	08/20/2026	8970	EMC Insurance	VOID: Printer malfunction	√	0.00	
Bill Pmt -Check	08/20/2026	8972	Scott Paddock	VOID: Printer malfunction	√	0.00	
Deposit	08/20/2026			Deposit ID # 203393475	√	145.00	
Deposit	08/20/2026			Deposit ID # 203428847	√	235.00	
Deposit	08/20/2026			Deposit ID # 203406930	√	255.00	
Deposit	08/21/2026			Deposit ID # 203487475	√	11.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 - Checking (Primary) / SMT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/21/2026			Deposit ID # 203463138	√	120.00	
Deposit	08/21/2026			Deposit ID # 203473360	√	126.00	
Deposit	08/21/2026			Deposit ID # 203469480	√	135.00	
Deposit	08/21/2026			Deposit ID # 203495428	√	151.00	
Deposit	08/24/2026			Deposit ID # 203616292	√	115.00	
Deposit	08/24/2026			Deposit ID # 203593143	√	115.00	
Deposit	08/24/2026			Deposit ID # 203622165	√	140.00	
Deposit	08/24/2026			Deposit ID # 203593936	√	150.00	
Deposit	08/24/2026			Deposit ID # 203614066	√	195.00	
Deposit	08/24/2026			Deposit ID # 203605449	√	270.00	
Deposit	08/24/2026			Deposit ID # 203595910	√	297.00	
Deposit	08/24/2026			Deposit	√	783.00	
Deposit	08/24/2026			Deposit	√	1,106.00	
Deposit	08/25/2026			Deposit ID # 203654549	√	115.00	
Deposit	08/25/2026			Deposit ID # 203665465	√	116.00	
Deposit	08/25/2026			Deposit ID # 203647664	√	116.00	
Deposit	08/25/2026			Deposit ID # 203645847	√	182.00	
Deposit	08/25/2026			Deposit ID # 203673046	√	186.00	
Deposit	08/25/2026			Deposit ID # 203663812	√	231.00	
Paycheck	08/26/2026	DD31125	Wokeck, Wesley K	Direct Deposit	√	0.00	
Paycheck	08/26/2026	DD31122	Alwine, Michael R	Direct Deposit	√	0.00	
Paycheck	08/26/2026	DD31123	Cassidy, Penny M	Direct Deposit	√	0.00	
Paycheck	08/26/2026	DD31124	Feist, Erin L	Direct Deposit	√	0.00	
Deposit	08/26/2026			Deposit ID # 203706640	√	60.00	
Deposit	08/26/2026			Deposit ID # 203705304	√	116.00	
Deposit	08/26/2026			Deposit ID # 203704085	√	182.00	
Deposit	08/26/2026			Deposit ID # 203732294	√	186.00	
Deposit	08/26/2026			Deposit ID # 203704547	√	190.00	
Deposit	08/28/2026			Deposit	√	1,883.00	
Deposit	08/28/2026			Deposit	√	85,838.00	
Deposit	08/31/2026			Deposit - Cash	√	5.00	
Deposit	08/31/2026			Interest	√	42.48	
Deposit	08/31/2026			Deposit - Cash	√	60.00	
Deposit	08/31/2026			Deposit	√	182.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMBT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/31/2026			Deposit - Cash	√	182.00	
Deposit	08/31/2026			Deposit - Cash	√	320.00	
Deposit	08/31/2026			Deposit	√	575.00	
Deposit	08/31/2026			Deposit - Cash	√	1,694.00	
Total Deposits and Credits							145,157.93
Total Cleared Transactions							84,387.10
Cleared Balance							284,028.52
Uncleared Transactions							
Checks and Payments - 4 items							
Bill Pmt -Check	08/27/2026	8985	Scott Paddock	08/16-08/22/26 (23 Inspections)		-1,380.00	
Bill Pmt -Check	08/27/2026	8982	D.L. Gallivan Office Solutions	base rate/shipping charge & copy usage charge - 07/24-08/23/26		-105.57	
Bill Pmt -Check	08/27/2026	8983	Domestic Uniform Rental	mat rental		-45.45	
Liability Check	08/31/2026	8987	State of Michigan/Withhold	August 2026		-933.32	
Total Checks and Payments							-2,464.34
Deposits and Credits - 26 items							
Deposit	08/27/2026			Deposit ID # 203775860		60.00	
Deposit	08/27/2026			Deposit ID # 203806463		108.00	
Deposit	08/27/2026			Deposit ID # 203795993		115.00	
Deposit	08/27/2026			Deposit ID # 203783000		182.00	
Deposit	08/27/2026			Deposit ID # 203785512		212.00	
Deposit	08/27/2026			Deposit ID # 203798899		231.00	
Deposit	08/27/2026			Deposit ID # 203773029		350.00	
Deposit	08/27/2026			Deposit ID # 203774396		410.00	
Deposit	08/28/2026			Deposit ID # 203829989		116.00	
Deposit	08/28/2026			Deposit ID # 203832081		116.00	
Deposit	08/28/2026			Deposit ID # 203840114		120.00	
Deposit	08/28/2026			Deposit ID # 203830906		125.00	
Deposit	08/28/2026			Deposit ID # 203850004		126.00	
Deposit	08/28/2026			Deposit ID # 203827843		182.00	
Deposit	08/28/2026			Deposit ID # 203857578		200.00	
Deposit	08/28/2026			Deposit ID # 203836304		242.00	
Deposit	08/28/2026			Deposit ID # 203838298		264.00	
Deposit	08/31/2026			Deposit ID # 203946332		116.00	
Deposit	08/31/2026			Deposit ID # 203954484		135.00	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMBT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Deposit	08/31/2026			Deposit ID # 203962466		140.00	
Deposit	08/31/2026			Deposit ID # 203975120		170.00	
Deposit	08/31/2026			Deposit ID # 203953939		181.00	
Deposit	08/31/2026			Deposit ID # 203956504		256.00	
Deposit	08/31/2026			Deposit ID # 203945035		260.00	
Deposit	08/31/2026			Deposit ID # 203973494		270.00	
Deposit	08/31/2026			Deposit ID # 203975355		270.00	
Total Deposits and Credits							4,957.00
Total Uncleared Transactions							2,492.66
Register Balance as of 08/31/2026							286,521.18

New Transactions

Checks and Payments - 24 items

Bill Pmt -Check	09/03/2026	8997	Terry Thatcher/MP Services	08/23-08/29/26 (13 Mech / 18 Plumb Inspections)		-1,860.00	
Bill Pmt -Check	09/03/2026	8991	Doug Scott	08/23-08/29/26 (30 Inspections)		-1,800.00	
				(Z19) 08/01-08/31/26 (6 Hrs + 1 ZCP) & (Z20) 08/01-08/31/26 (11.25 hrs + (2) ZCP)			
Bill Pmt -Check	09/03/2026	8989	Barret Priest			-1,170.00	
Bill Pmt -Check	09/03/2026	8996	Scott Paddock	08/23-08/29/26 (18 Inspections)		-1,080.00	
Check	09/03/2026	8999	Wokeck, Wesley K	Reimbursement - Mleage (908.20) & Phone (118.36)		-1,026.56	
Bill Pmt -Check	09/03/2026	8993	Metronet	08/22-09/21/26		-724.95	
Bill Pmt -Check	09/03/2026	8990	Consumers Energy	07/22-08/19/26		-369.46	
Bill Pmt -Check	09/03/2026	8988	Ascensus	401(A) Plan - Admin Fee for 07/01-12/31/2025		-300.00	
Bill Pmt -Check	09/03/2026	8992	Graybar Financial Services	phone rental		-198.83	
Bill Pmt -Check	09/03/2026	8994	Molly Maid of Kalamazoo	office cleaning: 08/28		-120.00	
Bill Pmt -Check	09/03/2026	8995	Republic Services	09/01-09/30/26		-104.54	
Check	09/03/2026	8998	Rhino's Plumbing	Refund - PP26-18-331 (job canceled)		-65.00	
Liability Check	09/08/2026	ACH	QuickBooks Payroll Service	Payroll (W/E 09/06/26)		-9,369.45	
Liability Check	09/09/2026	EFTPS	Dept of Treasury (IRS) - Form 941	Payroll (W/E 09/06/26)		-2,858.74	
Liability Check	09/09/2026	ACH	Great-West	Payroll (W/E 09/06/26)		-699.17	
Liability Check	09/09/2026	ACH	Great-West	Payroll (W/E 09/06/26)		-68.00	
Bill Pmt -Check	09/10/2026	9004	Doug Scott	09/01-09/05/26 (20 Inspections + Plan Review)		-1,440.00	
Bill Pmt -Check	09/10/2026	9006	Scott Paddock	09/01-09/05/26 (16 Inspections)		-960.00	
Bill Pmt -Check	09/10/2026	9007	Steve Wood/SJ Wood Electric	08/30-08/31/26 (13 Inspections)		-780.00	
Bill Pmt -Check	09/10/2026	9002	D&D Printing	(1000) carpenter pencils		-697.81	
Bill Pmt -Check	09/10/2026	9001	Brian Bowman	RDP Users, SSL Cert update, & SSL Certificate - 3 year		-410.64	
Bill Pmt -Check	09/10/2026	9000	Allied Mechanical Services Inc	A/C repair (main office)		-366.78	

Kalamazoo Area Building Authority Reconciliation Detail

1050 · Checking (Primary) / SMBT, Period Ending 08/31/2026

Type	Date	Num	Name	Memo	Clr	Amount	Balance
Bill Pmt -Check	09/10/2026	9005	Orkin	Interior treatment - 08/24/26		-95.00	
Bill Pmt -Check	09/10/2026	9003	Domestic Uniform Rental	mat rental		-45.45	
Total Checks and Payments							-26,610.38
Deposits and Credits - 28 items							
Deposit	09/01/2026			Deposit ID # 204015719		15.00	
Deposit	09/01/2026			Deposit ID # 204025852		60.00	
Deposit	09/01/2026			Deposit ID # 204025715		116.00	
Deposit	09/01/2026			Deposit ID # 204015464		125.00	
Deposit	09/01/2026			Deposit ID # 204021587		180.00	
Deposit	09/01/2026			Deposit ID # 204044345		182.00	
Deposit	09/01/2026			Deposit ID # 204039338		182.00	
Deposit	09/01/2026			Deposit ID # 204036638		325.00	
Deposit	09/01/2026			Deposit ID # 204016050		426.00	
Deposit	09/01/2026			Deposit ID # 204016123		456.00	
Deposit	09/01/2026			Deposit ID # 204015984		486.00	
Deposit	09/02/2026			Deposit ID # 204072449		30.00	
Deposit	09/02/2026			Deposit ID # 204080810		120.00	
Deposit	09/02/2026			Deposit ID # 204086811		121.00	
Deposit	09/02/2026			Deposit ID # 204095125		140.00	
Deposit	09/02/2026			Deposit ID # 204095484		140.00	
Deposit	09/02/2026			Deposit ID # 204087657		185.00	
Deposit	09/02/2026			Deposit ID # 204070080		219.00	
Deposit	09/03/2026			Deposit ID # 204145676		60.00	
Deposit	09/03/2026			Deposit ID # 204124773		140.00	
Deposit	09/03/2026			Deposit ID # 204117979		379.00	
Deposit	09/03/2026			Deposit ID # 204119376		7,005.00	
Deposit	09/04/2026			Deposit ID # 204178013		140.00	
Deposit	09/04/2026			Deposit ID # 204180861		182.00	
Deposit	09/04/2026			Deposit ID # 204175578		190.00	
Deposit	09/04/2026			Deposit ID # 204169417		280.00	
Deposit	09/09/2026			Deposit		600.00	
Deposit	09/09/2026			Deposit		3,751.00	
Total Deposits and Credits							16,235.00
Total New Transactions							-10,375.38

Kalamazoo Area Building Authority
Reconciliation Detail

1050 · Checking (Primary) / SMBT, Period Ending 08/31/2026

	Type	Date	Num	Name	Memo	Clr	Amount	Balance
Ending Balance								276,145.80

Kalamazoo Area Building Authority

Profit & Loss Prev Year Comparison

August 2026

	Aug 26	Aug 25	% Change
Income			
4010 · Building Permits	108,262.00	13,836.00	682.5%
4015 · Special Permits	440.00	970.00	-54.6%
4020 · Electrical Permits	11,956.00	11,344.00	5.4%
4030 · Mechanical Permits	17,504.45	19,104.00	-8.4%
4040 · Plumbing Permits	5,695.00	7,025.00	-18.9%
4100 · Zoning Administration	1,403.75	1,516.25	-7.4%
4600 · Investment Income	297.67	233.65	27.4%
Total Income	145,558.87	54,028.90	169.4%
Expense			
6010 · Advertising and Marketing	697.81	0.00	100.0%
6200 · Bank Fees	45.00	80.00	-43.8%
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	8,659.20	8,326.40	4.0%
6510 · Payroll Taxes	1,818.90	1,801.19	1.0%
6511 · LTD / STD / AD&D / Life	474.43	377.98	25.5%
6512 · 401A (KABA)	1,402.36	1,412.72	-0.7%
6513 · Health Insurance	4,385.31	4,423.36	-0.9%
Total 6500 · Payroll Expenses	31,453.86	31,156.73	1.0%
6550 · Pre-hiring Expense	0.00	10.00	-100.0%
6700 · Insurance - General	1,559.50	1,271.02	22.7%
6810 · Computer Support (External)	863.52	1,179.95	-26.8%
6820 · Accounting Services	300.00	28.00	971.4%
7100 · Office Equipment	105.57	80.89	30.5%
7110 · Office Supplies	274.54	211.31	29.9%
7130 · Resource Materials	0.00	128.50	-100.0%
7420 · Lawn Care/Snow Removal	313.10	292.50	7.0%
7450 · Maintenance & Repairs - Office	792.68	240.00	230.3%
7500 · Utilities	369.46	399.70	-7.6%
7550 · Trash Removal	101.87	78.14	30.4%
7610 · Telephone - Office	222.39	220.19	1.0%
7611 · Telephone - Cellular	118.36	84.64	39.8%
7711 · Contracted Electrical Inspector	7,020.00	6,050.00	16.0%
7712 · Contracted Mechanical Inspector	7,200.00	4,700.00	53.2%
7713 · Contracted Plumbing Inspector	4,020.00	3,600.00	11.7%
7715 · Contracted Zoning Administrator	1,170.00	1,350.00	-13.3%
7721 · Plan Review - Electrical	480.00	100.00	380.0%
7722 · Plan Review - Mechanical	60.00	300.00	-80.0%
7800 · Mileage Reimbursement	908.20	1,154.30	-21.3%
Total Expense	58,075.86	52,715.87	10.2%
Net Income	87,483.01	1,313.03	6,562.7%

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09/10/26

Accrual Basis

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through August 2026

	Jan 26	Jan 25	% Change	Feb 26	Feb 25	% Change	Mar 26	Mar 25	% Change	Apr 26
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%	20,174.00
4015 · Special Permits	960.00	320.00	200.0%	1,220.00	440.00	177.3%	1,220.00	1,420.00	-14.1%	770.00
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	-8.3%	9,525.00
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	26.5%	13,632.00
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	17.4%	4,858.00
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%	1,026.25
4600 · Investment Income	157.20	96.52	62.9%	139.29	82.05	69.8%	125.00	84.07	48.7%	100.37
4700 · Other Income	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	17.43	-100.0%	0.00
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%	50,085.62
Expense										
6010 · Advertising and Marketing	0.00	0.00	0.0%	68.88	0.00	100.0%	576.00	0.00	100.0%	740.06
6200 · Bank Fees	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00	45.00	0.0%	45.00
6450 · Dues & Subscriptions	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	735.00	-100.0%	0.00
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	4.0%	8,559.82
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%	6,153.84
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%	8,614.44
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%	1,815.46
6511 · LTD / STD / AD&D / Life	350.27	377.98	-7.3%	350.27	377.98	-7.3%	350.27	377.98	-7.3%	350.27
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%	1,030.44
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%	3,273.45
6500 · Payroll Expenses - Other	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total 6500 · Payroll Expenses	20,747.65	30,070.28	-31.0%	23,179.48	31,506.27	-26.4%	26,542.02	31,518.52	-15.8%	29,797.72
6550 · Pre-hiring Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	10.00	0.00	100.0%	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	21.3%	1,391.58
6800 · Legal Fees	0.00	0.00	0.0%	225.00	1,334.00	-83.1%	0.00	525.00	-100.0%	550.00
6810 · Computer Support (External)	2,268.70	2,331.00	-2.7%	984.95	917.25	7.4%	1,240.85	1,242.25	-0.1%	811.94
6820 · Accounting Services	928.00	28.00	3,214.3%	6,221.00	5,728.00	8.6%	160.00	137.68	16.2%	28.00
7100 · Office Equipment	58.01	591.59	-90.2%	64.69	275.07	-76.5%	69.96	8,155.12	-99.1%	93.06
7110 · Office Supplies	112.82	358.18	-68.5%	343.88	274.67	25.2%	388.54	0.00	100.0%	39.99
7115 · Postage	0.00	-1.46	100.0%	546.00	0.00	100.0%	0.00	438.00	-100.0%	0.00
7120 · Water Cooler	0.00	0.00	0.0%	0.00	0.00	0.0%	25.14	0.00	100.0%	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	15.0%	799.99
7130 · Resource Materials	0.00	0.00	0.0%	0.00	0.00	0.0%	270.53	816.06	-66.9%	0.00
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%	160.52
7450 · Maintenance & Repairs - Office	326.02	360.00	-9.4%	597.65	1,202.84	-50.3%	338.03	230.85	46.4%	559.03
7500 · Utilities	586.01	544.56	7.6%	553.05	647.59	-14.6%	582.64	421.78	38.1%	372.70
7550 · Trash Removal	97.38	76.91	26.6%	95.60	77.17	23.9%	95.48	77.93	22.5%	102.59
7600 · Security (Office)	1,313.18	1,648.10	-20.3%	0.00	2,303.61	-100.0%	135.00	135.00	0.0%	0.00
7610 · Telephone - Office	220.34	221.16	-0.4%	220.31	220.21	0.1%	220.31	220.21	0.1%	220.31
7611 · Telephone - Cellular	55.00	168.19	-67.3%	57.50	168.19	-65.8%	129.36	168.19	-23.1%	175.79
7701 · At-Large/Alternate Board Member	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	75.00	0.0%	0.00
7710 · Contracted Building Inspector	0.00	0.00	0.0%	60.00	0.00	100.0%	180.00	0.00	100.0%	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	36.1%	6,660.00
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	2.1%	6,300.00
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	10.9%	4,440.00
7715 · Contracted Zoning Administrator	870.00	210.00	314.3%	840.00	555.00	51.4%	1,290.00	1,080.00	19.4%	825.00
7721 · Plan Review - Electrical	360.00	50.00	620.0%	0.00	100.00	-100.0%	240.00	0.00	100.0%	780.00
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%	180.00
7723 · Plan Review - Plumbing	0.00	0.00	0.0%	60.00	100.00	-40.0%	0.00	50.00	-100.0%	0.00
7800 · Mileage Reimbursement	814.18	1,077.30	-24.4%	759.08	1,043.00	-27.2%	1,083.89	1,222.90	-11.4%	1,254.98
7810 · Training Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	75.00	0.00	100.0%	0.00
7830 · Interest Expense	0.00	539.51	-100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
7999 · Misc Expense	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00
Total Expense	56,748.33	58,516.40	-3.0%	52,556.17	62,770.30	-16.3%	57,607.07	63,650.31	-9.5%	56,328.26
Net Income	-18,617.63	-2,379.08	-682.6%	-13,486.88	-20,574.25	34.5%	-12,471.42	-20,480.31	39.1%	-6,242.64

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Accrual Basis

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through August 2026

	Apr 25	% Change	May 26	May 25	% Change	Jun 26	Jun 25	% Change	Jul 26	Jul 25
Income										
4010 - Building Permits	88,700.00	-77.3%	22,280.00	29,005.00	-23.2%	20,246.00	19,812.00	2.2%	14,170.00	183,470.00
4015 - Special Permits	580.00	32.8%	980.00	1,200.00	-18.3%	4,060.00	700.00	480.0%	1,370.00	1,320.00
4020 - Electrical Permits	11,772.00	-19.1%	13,764.00	9,352.00	47.2%	12,562.00	23,951.00	-47.6%	9,500.00	15,088.00
4030 - Mechanical Permits	11,412.00	19.5%	9,188.00	11,287.00	-18.6%	16,414.00	12,904.00	27.2%	14,079.65	21,010.50
4040 - Plumbing Permits	5,810.00	-16.4%	6,484.00	6,548.00	-1.0%	11,974.00	15,452.00	-22.5%	4,443.00	13,270.00
4100 - Zoning Administration	1,308.75	-21.6%	1,603.75	1,302.50	23.1%	1,083.75	220.00	392.6%	1,930.00	2,318.75
4600 - Investment Income	75.25	33.4%	293.51	102.27	187.0%	282.67	101.59	178.3%	290.96	116.00
4700 - Other Income	0.00	-100.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
Total Income	119,758.00	-58.2%	54,593.26	58,796.77	-7.2%	66,622.42	73,140.59	-8.9%	45,783.61	236,593.25
Expense										
6010 - Advertising and Marketing	262.28	182.2%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
6200 - Bank Fees	45.00	0.0%	46.32	45.00	2.9%	45.00	83.87	-46.4%	220.00	45.00
6450 - Dues & Subscriptions	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
6500 - Payroll Expenses										
6501 - Salary - Building Official	8,230.60	4.0%	8,559.82	8,230.60	4.0%	8,559.82	8,230.60	4.0%	12,839.73	12,345.90
6503 - Salary - Building Inspector	6,584.48	-6.5%	6,153.84	6,584.48	-6.5%	6,153.84	6,584.48	-6.5%	9,230.76	9,878.72
6505 - Wages - Administrative	8,356.92	3.1%	8,636.82	8,304.88	4.0%	8,636.82	8,304.88	4.0%	12,921.66	12,455.95
6510 - Payroll Taxes	1,809.27	0.3%	1,817.17	1,799.54	1.0%	1,817.16	1,811.01	0.3%	2,723.20	2,699.20
6511 - LTD / STD / AD&D / Life	377.98	-7.3%	350.27	377.98	-7.3%	474.43	377.98	25.5%	474.43	377.98
6512 - 401A (KABA)	1,414.55	-27.2%	1,031.78	1,411.42	-26.9%	1,031.78	1,411.42	-26.9%	1,877.98	2,117.05
6513 - Health Insurance	4,785.15	-31.6%	3,273.45	4,785.15	-31.6%	5,596.59	4,785.15	17.0%	4,587.01	4,986.85
6500 - Payroll Expenses - Other	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
Total 6500 - Payroll Expenses	31,558.95	-5.6%	29,823.15	31,494.05	-5.3%	32,270.44	31,505.52	2.4%	44,654.75	44,859.65
6550 - Pre-hiring Expense	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
6700 - Insurance - General	1,121.06	24.1%	1,409.58	1,121.04	25.7%	1,409.54	1,121.04	25.7%	1,409.53	1,121.03
6800 - Legal Fees	0.00	100.0%	750.00	855.00	-12.3%	0.00	0.00	0.0%	0.00	825.00
6810 - Computer Support (External)	872.24	-6.9%	919.95	949.75	-3.1%	919.95	1,502.25	-38.8%	3,429.95	3,394.75
6820 - Accounting Services	285.00	-90.2%	7,028.00	6,528.00	7.7%	153.00	160.00	-4.4%	28.00	28.00
7100 - Office Equipment	92.10	1.0%	114.92	76.30	50.6%	108.84	88.06	23.6%	70.07	514.03
7110 - Office Supplies	0.00	100.0%	447.69	169.33	164.4%	656.79	52.37	1,154.1%	243.54	640.07
7115 - Postage	0.00	0.0%	0.00	0.00	0.0%	550.00	568.00	-3.2%	0.00	0.00
7120 - Water Cooler	0.00	0.0%	0.00	23.84	-100.0%	0.00	0.00	0.0%	25.14	0.00
7125 - Computer (Hardware/Software)	799.99	0.0%	169.99	0.00	100.0%	1,024.47	3,420.42	-70.1%	2,044.68	264.99
7130 - Resource Materials	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
7420 - Lawn Care/Snow Removal	358.50	-55.2%	207.44	317.75	-34.7%	783.10	696.00	12.5%	268.19	221.75
7450 - Maintenance & Repairs - Office	240.00	132.9%	5,360.02	240.00	2,133.3%	3,549.68	240.00	1,379.0%	603.15	391.63
7500 - Utilities	439.71	-15.2%	294.65	128.27	129.7%	418.16	320.95	30.3%	421.16	448.85
7550 - Trash Removal	77.85	31.8%	106.67	77.57	37.5%	106.67	77.57	37.5%	106.34	77.13
7600 - Security (Office)	0.00	0.0%	0.00	0.00	0.0%	135.00	135.00	0.0%	0.00	0.00
7610 - Telephone - Office	220.21	0.1%	220.27	220.23	0.0%	220.27	220.23	0.0%	220.27	220.23
7611 - Telephone - Cellular	173.20	1.5%	175.81	173.73	1.2%	175.81	173.73	1.2%	175.86	157.04
7701 - At-Large/Alternate Board Member	0.00	0.0%	0.00	0.00	0.0%	0.00	150.00	-100.0%	0.00	0.00
7710 - Contracted Building Inspector	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
7711 - Contracted Electrical Inspector	6,050.00	10.1%	4,920.00	4,700.00	4.7%	6,960.00	7,450.00	-6.6%	6,900.00	5,600.00
7712 - Contracted Mechanical Inspector	4,700.00	34.0%	5,400.00	4,350.00	24.1%	5,580.00	4,350.00	28.3%	5,520.00	5,800.00
7713 - Contracted Plumbing Inspector	3,850.00	15.3%	3,420.00	2,800.00	22.1%	3,180.00	4,250.00	-25.2%	4,020.00	3,350.00
7715 - Contracted Zoning Administrator	1,140.00	-27.6%	1,245.00	960.00	29.7%	870.00	810.00	7.4%	1,635.00	1,140.00
7721 - Plan Review - Electrical	150.00	420.0%	180.00	200.00	-10.0%	0.00	400.00	-100.0%	0.00	150.00
7722 - Plan Review - Mechanical	250.00	-28.0%	60.00	475.00	-87.4%	500.00	175.00	185.7%	0.00	500.00
7723 - Plan Review - Plumbing	0.00	0.0%	60.00	125.00	-52.0%	0.00	175.00	-100.0%	0.00	0.00
7800 - Mileage Reimbursement	1,166.90	7.6%	1,404.33	1,186.50	18.4%	1,496.41	1,363.60	9.7%	1,409.80	1,260.70
7810 - Training Expense	0.00	0.0%	234.99	0.00	100.0%	0.00	0.00	0.0%	0.00	0.00
7830 - Interest Expense	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%	0.00	0.00
7999 - Misc Expense	0.00	0.0%	512.50	0.00	100.0%	0.00	0.00	0.0%	0.00	45.00
Total Expense	53,852.99	4.8%	64,511.28	57,216.16	12.8%	61,113.13	59,488.61	2.7%	73,405.43	71,054.85
Net Income	65,905.01	-109.5%	-9,918.02	1,580.61	-727.5%	5,509.29	13,651.98	-59.6%	-27,621.82	165,538.40

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Accrual Basis

Kalamazoo Area Building Authority Profit & Loss Prev Year Comparison

January through August 2026

	% Change	TOTAL		% Change	TOTAL		% Change
		Aug 26	Aug 25		Jan - Aug 26	Jan - Aug 25	
Income							
4010 · Building Permits	-92.3%	108,262.00	13,836.00	682.5%	214,377.00	384,924.00	-44.3%
4015 · Special Permits	3.8%	440.00	970.00	-54.6%	11,020.00	6,950.00	58.6%
4020 · Electrical Permits	-37.0%	11,956.00	11,344.00	5.4%	83,802.00	100,713.00	-16.8%
4030 · Mechanical Permits	-33.0%	17,504.45	19,104.00	-8.4%	112,447.75	114,612.80	-1.9%
4040 · Plumbing Permits	-66.5%	5,695.00	7,025.00	-18.9%	51,021.00	66,616.00	-23.6%
4100 · Zoning Administration	-16.8%	1,403.75	1,516.25	-7.4%	10,625.00	8,796.25	20.8%
4600 · Investment Income	150.8%	297.67	233.65	27.4%	1,686.67	891.40	89.2%
4700 · Other Income	0.0%	0.00	0.00	0.0%	0.00	117.43	-100.0%
Total Income	-80.7%	145,558.87	54,028.90	169.4%	484,979.42	683,820.88	-29.1%
Expense							
6010 · Advertising and Marketing	0.0%	697.81	0.00	100.0%	2,082.75	262.28	694.1%
6200 · Bank Fees	388.9%	45.00	80.00	-43.8%	536.32	433.87	23.6%
6450 · Dues & Subscriptions	0.0%	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%	71,474.56	69,136.96	3.4%
6503 · Salary - Building Inspector	-6.5%	6,153.84	6,584.48	-6.5%	36,923.04	55,309.44	-33.2%
6505 · Wages - Administrative	3.7%	8,659.20	8,326.40	4.0%	72,108.50	69,884.83	3.2%
6510 · Payroll Taxes	0.9%	1,818.90	1,801.19	1.0%	14,334.03	15,313.95	-6.4%
6511 · LTD / STD / AD&D / Life	25.5%	474.43	377.98	25.5%	3,174.64	3,023.84	5.0%
6512 · 401A (KABA)	-11.3%	1,402.36	1,412.72	-0.7%	9,518.14	11,997.63	-20.7%
6513 · Health Insurance	-8.0%	4,385.31	4,423.36	-0.9%	30,936.16	39,003.32	-20.7%
6500 · Payroll Expenses - Other	0.0%	0.00	0.00	0.0%	0.00	0.00	0.0%
Total 6500 · Payroll Expenses	-0.5%	31,453.86	31,156.73	1.0%	238,469.07	263,669.97	-9.6%
6550 · Pre-hiring Expense	0.0%	0.00	10.00	-100.0%	10.00	10.00	0.0%
6700 · Insurance - General	25.7%	1,559.50	1,271.02	22.7%	11,680.12	9,118.38	28.1%
6800 · Legal Fees	-100.0%	0.00	0.00	0.0%	1,525.00	3,539.00	-56.9%
6810 · Computer Support (External)	1.0%	863.52	1,179.95	-26.8%	11,439.81	12,389.44	-7.7%
6820 · Accounting Services	0.0%	300.00	28.00	971.4%	14,846.00	12,922.68	14.9%
7100 · Office Equipment	-86.4%	105.57	80.89	30.5%	685.12	9,873.16	-93.1%
7110 · Office Supplies	-62.0%	274.54	211.31	29.9%	2,507.79	1,705.93	47.0%
7115 · Postage	0.0%	0.00	0.00	0.0%	1,096.00	1,004.54	9.1%
7120 · Water Cooler	100.0%	0.00	0.00	0.0%	50.28	23.64	112.7%
7125 · Computer (Hardware/Software)	671.6%	0.00	0.00	0.0%	8,345.70	8,576.04	-2.7%
7130 · Resource Materials	0.0%	0.00	128.50	-100.0%	270.53	944.56	-71.4%
7420 · Lawn Care/Snow Removal	20.9%	313.10	292.50	7.0%	6,164.85	7,059.00	-12.7%
7450 · Maintenance & Repairs - Office	54.0%	792.68	240.00	230.3%	12,126.26	3,145.32	285.5%
7500 · Utilities	-6.2%	369.46	399.70	-7.6%	3,597.83	3,351.41	7.4%
7550 · Trash Removal	37.9%	101.87	78.14	30.4%	812.60	620.27	31.0%
7600 · Security (Office)	0.0%	0.00	0.00	0.0%	1,583.18	4,221.71	-62.5%
7610 · Telephone - Office	0.0%	222.39	220.19	1.0%	1,764.47	1,762.67	0.1%
7611 · Telephone - Cellular	12.0%	118.36	84.64	39.8%	1,063.49	1,266.91	-16.1%
7701 · At-Large/Alternate Board Member	0.0%	0.00	0.00	0.0%	75.00	225.00	-66.7%
7710 · Contracted Building Inspector	0.0%	0.00	0.00	0.0%	240.00	0.00	100.0%
7711 · Contracted Electrical Inspector	23.2%	7,020.00	6,050.00	16.0%	51,180.00	43,300.00	18.2%
7712 · Contracted Mechanical Inspector	-4.8%	7,200.00	4,700.00	53.2%	49,680.00	40,050.00	24.0%
7713 · Contracted Plumbing Inspector	20.0%	4,020.00	3,600.00	11.7%	30,360.00	27,300.00	11.2%
7715 · Contracted Zoning Administrator	43.4%	1,170.00	1,350.00	-13.3%	8,745.00	7,245.00	20.7%
7721 · Plan Review - Electrical	-100.0%	480.00	100.00	380.0%	2,040.00	1,150.00	77.4%
7722 · Plan Review - Mechanical	-100.0%	60.00	300.00	-80.0%	7,295.00	2,850.00	156.0%
7723 · Plan Review - Plumbing	0.0%	0.00	0.00	0.0%	120.00	450.00	-73.3%
7800 · Mileage Reimbursement	11.8%	908.20	1,154.30	-21.3%	9,130.87	9,475.20	-3.6%
7810 · Training Expense	0.0%	0.00	0.00	0.0%	309.99	0.00	100.0%
7830 · Interest Expense	0.0%	0.00	0.00	0.0%	0.00	539.51	-100.0%
7999 · Misc Expense	-100.0%	0.00	0.00	0.0%	512.50	45.00	1,038.9%
Total Expense	3.3%	58,075.86	52,715.87	10.2%	480,345.53	479,265.49	0.2%
Net Income	-116.7%	87,483.01	1,313.03	6,562.7%	4,633.89	204,555.39	-97.7%

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Accrual Basis

Kalamazoo Area Building Authority

Profit & Loss Budget Performance

August 2026

	Aug 26	Budget	% of Budget	Jan - Aug 26	YTD Budget	% of Budget	Annual Budget
Income							
4010 · Building Permits	108,262.00	32,669.00	331.4%	214,377.00	277,026.00	77.4%	419,281.00
4015 · Special Permits	440.00	885.00	49.7%	11,020.00	4,905.00	224.7%	8,169.00
4020 · Electrical Permits	11,956.00	13,922.00	85.9%	83,802.00	95,776.00	87.5%	154,672.00
4030 · Mechanical Permits	17,504.45	14,210.00	123.2%	112,447.75	104,999.00	107.1%	165,560.00
4040 · Plumbing Permits	5,695.00	5,695.00	100.0%	51,021.00	40,778.00	125.1%	64,558.00
4100 · Zoning Administration	1,403.75			10,625.00			
4600 · Investment Income	297.67	10.00	2,976.7%	1,686.67	80.00	2,108.3%	120.00
Total Income	145,558.87	67,391.00	216.0%	484,979.42	523,564.00	92.6%	812,360.00
Expense							
6010 · Advertising and Marketing	697.81	615.00	113.5%	2,082.75	2,000.00	104.1%	2,000.00
6200 · Bank Fees	45.00	45.00	100.0%	536.32	535.00	100.2%	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%	71,474.56	72,758.52	98.2%	111,277.73
6503 · Salary - Building Inspector	6,153.84	6,153.84	100.0%	36,923.04	36,923.04	100.0%	85,000.00
6505 · Wages - Administrative	8,659.20	11,288.64	76.7%	72,108.50	95,953.44	75.1%	146,752.32
6510 · Payroll Taxes	1,818.90	2,018.60	90.1%	14,334.03	17,158.10	83.5%	26,241.80
6511 · LTD / STD / AD&D / Life	474.43	390.00	121.6%	3,174.64	3,120.00	101.8%	4,680.00
6512 · 401A (KABA)	1,402.36	1,425.45	98.4%	9,518.14	12,116.32	78.6%	18,530.84
6513 · Health Insurance	4,385.31	6,900.00	63.6%	30,936.16	55,200.00	56.0%	82,800.00
6500 · Payroll Expenses - Other	0.00			0.00			
Total 6500 · Payroll Expenses	31,453.86	36,736.36	85.6%	238,469.07	293,229.42	81.3%	475,282.69
6550 · Pre-hiring Expense	0.00			10.00			
6700 · Insurance - General	1,559.50	1,381.67	112.9%	11,680.12	10,003.36	116.8%	15,930.00
6800 · Legal Fees	0.00	690.00	0.0%	1,525.00	2,215.00	68.8%	12,000.00
6810 · Computer Support (External)	863.52	865.00	99.8%	11,439.81	10,222.75	111.9%	18,729.65
6820 · Accounting Services	300.00	328.00	91.5%	14,846.00	14,581.00	101.8%	17,914.00
7100 · Office Equipment	105.57	105.00	100.5%	685.12	685.00	100.0%	2,260.00
7110 · Office Supplies	274.54	275.00	99.8%	2,507.79	2,511.00	99.9%	4,000.00
7115 · Postage	0.00	0.00	0.0%	1,096.00	1,096.00	100.0%	3,000.00
7120 · Water Cooler	0.00	0.00	0.0%	50.28	51.00	98.6%	80.00
7125 · Computer (Hardware/Software)	0.00	0.00	0.0%	8,345.70	8,402.00	99.3%	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	313.10	315.00	99.4%	6,164.85	6,171.00	99.9%	10,000.00
7450 · Maintenance & Repairs - Office	792.68	795.00	99.7%	12,126.26	12,132.00	100.0%	14,530.00
7500 · Utilities	369.46	525.00	70.4%	3,597.83	3,575.00	100.6%	5,300.00
7550 · Trash Removal	101.87	90.00	113.2%	812.60	720.00	112.9%	1,080.00
7600 · Security (Office)	0.00	0.00	0.0%	1,583.18	605.00	261.7%	2,600.00
7610 · Telephone - Office	222.39	224.00	99.3%	1,764.47	1,792.00	98.5%	2,688.00
7611 · Telephone - Cellular	118.36	200.00	59.2%	1,063.49	1,250.00	85.1%	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	450.00	16.7%	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	7,020.00	5,984.00	117.3%	51,180.00	37,250.00	137.4%	53,400.00
7712 · Contracted Mechanical Inspector	7,200.00	4,258.00	169.1%	49,680.00	32,074.00	154.9%	45,600.00
7713 · Contracted Plumbing Inspector	4,020.00	3,704.00	108.5%	30,360.00	21,414.00	141.8%	31,200.00
7715 · Contracted Zoning Administrator	1,170.00			8,745.00			
7721 · Plan Review - Electrical	480.00			2,040.00			
7722 · Plan Review - Mechanical	60.00			7,295.00			
7723 · Plan Review - Plumbing	0.00			120.00			
7800 · Mileage Reimbursement	908.20	1,265.00	71.8%	9,130.87	9,426.00	96.9%	15,600.00
7810 · Training Expense	0.00	0.00	0.0%	309.99	241.00	128.6%	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%	512.50	512.00	100.0%	2,000.00
Total Expense	58,075.86	58,401.03	99.4%	480,345.53	473,655.03	101.4%	777,809.34
Net Income	87,483.01	8,989.97	973.1%	4,633.89	49,908.97	9.3%	34,550.66

Kalamazoo Area Building Authority

Balance Sheet

As of August 31, 2026

	Aug 31, 26
ASSETS	
Current Assets	
Checking/Savings	
1001 · Cash on Hand (Cash Bags)	300.00
1050 · Checking (Primary) / SMBT	286,521.18
1060 · Checking (Reserves) / CCU	302,235.69
1065 · Savings / CCU	25.00
Total Checking/Savings	589,081.87
Accounts Receivable	
1200 · Accounts Receivable	1,293.75
Total Accounts Receivable	1,293.75
Other Current Assets	
1400 · Prepaid Items	5,865.82
Total Other Current Assets	5,865.82
Total Current Assets	596,241.44
Other Assets	
1600 · Accumulated Depreciation	-84,497.23
1900 · Capital Assets	337,558.25
Total Other Assets	253,061.02
TOTAL ASSETS	849,302.46
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 · Accounts Payable	10,383.30
Total Accounts Payable	10,383.30
Credit Cards	
2010 · CCU - Mastercard	441.11
Total Credit Cards	441.11
Other Current Liabilities	
2300 · Accounts Payables / ADJ	1,116.56
Total Other Current Liabilities	1,116.56
Total Current Liabilities	11,940.97
Total Liabilities	11,940.97
Equity	
3010 · Net Position	832,727.60
Net Income	4,633.89
Total Equity	837,361.49
TOTAL LIABILITIES & EQUITY	849,302.46

2026 MONTHLY PERMITS BY JURISDICTION

MONTH OF AUGUST 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	14	5,378.00
COMSTOCK	ELECTRICAL	21	3,270.00
COMSTOCK	MECHANICAL	31	5,299.00
COMSTOCK	PLUMBING	12	1,884.00
COMSTOCK	SPECIAL - JURISDICTION	0	-
COMSTOCK	SPECIAL - HOMEOWNER	0	-
TOTAL COMSTOCK		78	\$ 15,831.00
KALAMAZOO	BUILDING	17	95,578.00
KALAMAZOO	ELECTRICAL	16	2,963.00
KALAMAZOO	MECHANICAL	27	3,835.00
KALAMAZOO	PLUMBING	12	1,793.00
KALAMAZOO	SPECIAL - JURISDICTION	8	500.00
KALAMAZOO	SPECIAL - HOMEOWNER	4	240.00
TOTAL KALAMAZOO		84	\$ 104,909.00
PARCHMENT	BUILDING	3	472.00
PARCHMENT	ELECTRICAL	0	-
PARCHMENT	MECHANICAL	1	140.00
PARCHMENT	PLUMBING	1	50.00
PARCHMENT	SPECIAL - JURISDICTION	0	-
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		5	\$ 662.00
PINE GROVE	BUILDING	5	4,845.00
PINE GROVE	ELECTRICAL	5	1,159.00
PINE GROVE	MECHANICAL	9	1,525.00
PINE GROVE	PLUMBING	2	367.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	0	-
TOTAL PINE GROVE		21	\$ 7,896.00
RICHLAND	BUILDING	10	1,989.00
RICHLAND	ELECTRICAL	20	3,851.00
RICHLAND	MECHANICAL	31	6,363.45
RICHLAND	PLUMBING	5	1,231.00
RICHLAND	SPECIAL - JURISDICTION	2	125.00
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		68	\$ 13,559.45
RICHLAND VILLAGE	BUILDING	0	-
RICHLAND VILLAGE	ELECTRICAL	1	246.00
RICHLAND VILLAGE	MECHANICAL	3	367.00
RICHLAND VILLAGE	PLUMBING	2	305.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		6	\$ 918.00
TOTAL		262	\$ 143,775.45

REVENUE	REVENUE
AUGUST 2025	% PREV YEAR MONTH
\$ 51,609.00	278.6%

PERMITS	PERMITS
AUGUST 2025	% PREV YEAR MONTH
267	98%

2026 MONTHLY PERMITS BY JURISDICTION

YEAR TO DATE AS OF: AUGUST 2026

JURISDICTION	PERMIT CATEGORY	# PERMITS	PERMIT REVENUE
COMSTOCK	BUILDING	105	28,629.00
COMSTOCK	ELECTRICAL	113	22,282.00
COMSTOCK	MECHANICAL	148	32,031.00
COMSTOCK	PLUMBING	59	9,169.00
COMSTOCK	SPECIAL - JURISDICTION	11	1,050.00
COMSTOCK	SPECIAL - HOMEOWNER	2	120.00
TOTAL COMSTOCK		438	\$ 93,281.00
KALAMAZOO	BUILDING	163	129,795.00
KALAMAZOO	ELECTRICAL	146	26,166.00
KALAMAZOO	MECHANICAL	229	37,112.65
KALAMAZOO	PLUMBING	110	16,093.00
KALAMAZOO	SPECIAL - JURISDICTION	79	7,450.00
KALAMAZOO	SPECIAL - HOMEOWNER	26	1,640.00
TOTAL KALAMAZOO		753	\$ 218,256.65
PARCHMENT	BUILDING	12	1,962.00
PARCHMENT	ELECTRICAL	7	1,035.00
PARCHMENT	MECHANICAL	18	2,790.00
PARCHMENT	PLUMBING	6	938.00
PARCHMENT	SPECIAL - JURISDICTION	4	500.00
PARCHMENT	SPECIAL - HOMEOWNER	0	-
TOTAL PARCHMENT		47	\$ 7,225.00
PINE GROVE	BUILDING	25	13,028.00
PINE GROVE	ELECTRICAL	33	5,906.00
PINE GROVE	MECHANICAL	44	7,706.65
PINE GROVE	PLUMBING	12	2,196.00
PINE GROVE	SPECIAL - JURISDICTION	0	-
PINE GROVE	SPECIAL - HOMEOWNER	2	120.00
TOTAL PINE GROVE		116	\$ 28,956.65
RICHLAND	BUILDING	86	39,906.00
RICHLAND	ELECTRICAL	115	24,959.00
RICHLAND	MECHANICAL	155	29,062.45
RICHLAND	PLUMBING	126	22,133.00
RICHLAND	SPECIAL - JURISDICTION	9	825.00
RICHLAND	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND		491	\$ 116,885.45
RICHLAND VILLAGE	BUILDING	9	2,193.00
RICHLAND VILLAGE	ELECTRICAL	8	1,730.00
RICHLAND VILLAGE	MECHANICAL	17	2,579.00
RICHLAND VILLAGE	PLUMBING	4	685.00
RICHLAND VILLAGE	SPECIAL - JURISDICTION	0	-
RICHLAND VILLAGE	SPECIAL - HOMEOWNER	0	-
TOTAL RICHLAND VILLAGE		38	\$ 7,187.00
TOTAL KABA	YTD	1883	471,791.75

REVENUE	REVENUE
YTD - JULY 2025	% 2025 - YTD
\$ 670,988.80	70.3%

REVENUE
% 2026 YTD BUDGET
87%

PERMITS	PERMITS
YTD - JULY 2025	% 2025 - YTD
2098	89.8%

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
273	\$	55,313.00	MAY
355	\$	61,061.00	JUN
238	\$	42,784.65	JUL
262	\$	143,775.45	AUG
-	\$	-	SEP
-	\$	-	OCT
-	\$	-	NOV
-	\$	-	DEC
1,883	\$	471,791.75	TOTAL

BUILDING REPORT

AUGUST 2026

Residential / Commercial Building Permits and Construction Values

- A. Total Number of Commercial & Agricultural Permits Issued – 7
- B. Total Construction Value for Commercial & Agricultural Permits - \$22,671,333
- C. Total Number of New Residential Construction Permits Issued – 3
- D. Total Construction Value for New Residential Permits – \$1,207,565
- E. Total Number of All Other Residential Permits Issued – 39
- F. Total Construction Value for All Other Residential Permits – \$572,983

Revenue / Permit Summary YTD

- A. Total KABA Revenue in August 2026 - \$143,775.45 vs. Total KABA Revenue in August 2025 - \$51,609.00. **This is an increase of 178.6%.**
- B. Total Number of Permits Issued in August 2026 – 262 vs. Total Number of Permits issued in August 2025 – 267. **This is a decrease of 1.9%.**
- C. Total KABA YTD Revenue in August 2026 - \$471,791.75 vs. Total KABA YTD Revenue in August 2025 - \$670,988.80. **This is a decrease of 29.7%.**
- D. Total Number of Permits Issued YTD 2026 – 1883 vs. Total Number of Permits Issued this time in 2025 – 2098. **This is a decrease of 10.2%.**
- E. The August 2026 Revenue of \$143,775.45 is **26.5%** of the forecast for August YTD 2026 Revenue (\$541,493.36).
- F. The YTD 2026 Revenue of \$471,791.75 is **58.1%** of the forecast for the entire 2026 Projected Budget of \$812,240.

Monthly Building Permits Issued

09/02/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Value	Amount Billed
PB26-03-367	7826 PRAIRIE CROSSINGS	Remove existing deck and construct new	Hutcherson Construction	08/04/2026	12,978.00	\$182.00
PB26-03-368	7623 PRAIRIE CROSSINGS	New 14' x 16' post frame gazebo per	Mike Schaaf	08/10/2026	7,056.00	\$182.00
PB26-03-406	8880 N 32ND ST	Install sign package per plans.	Sign Center	08/06/2026	0.00	\$108.00
PB26-03-407	9975 E M-89 HWY	Minor interior remodel to include	Flacoazo LLC	08/12/2026	0.00	\$108.00
PB26-03-415	9604 E M-89 HWY Lot 10	Demolish and remove mobile home	Triple D demolition	08/12/2026	0.00	\$161.00
PB26-03-417	7211 N SPRINKLE RD	24' X 40' POST FRAME UTILITY	MILLER, MICHAEL L & DEBBIE	08/28/2026	30,240.00	\$182.00
PB26-03-420	8880 N 32ND ST	Interior alteration, combine 2 tenant	RANTOUL ASSOCIATES INC	08/13/2026	0.00	\$278.00
PB26-03-431	9440 N 24TH ST	16' x 24' 1 story living room addition with	Tankersley Modern Construction LL	08/24/2026	64,207.00	\$424.00
PB26-03-434	6869 WALDEN PARK LN	Install sub slab drainage system per plans.	Ayers Basement Systems	08/24/2026	0.00	\$182.00
PB26-03-437	8774 GEISER GRV	Finishing the basement to include a	KOHLs, BRIANNA & SHIPP, JUS'	08/25/2026	0.00	\$182.00
PB26-06-323	1713 BARNEY RD	New 1200 s.f. post frame attached garage	THERKILDSEN, ERIC P. & SARA	08/10/2026	306,741.00	\$1,196.00
PB26-06-371	2520 CIMARRON DR	Remove exisintg 12' x 12' deck and	HARRINGTON, LINDSEY MARI	08/06/2026	4,536.00	\$182.00
PB26-06-373	3330 NICHOLS RD	Rough in and install 30" door from kitchen	OLIVER, KAYLEE	08/10/2026	0.00	\$182.00
PB26-06-390	1012 WASHBURN AVE	Re-roof to include replacing roof decking	Roach Home Improvement LLC	08/04/2026	0.00	\$182.00
PB26-06-392	514 PINEHURST BLVD	18 Panel roof mounted solar array per	Augustine Solar	08/10/2026	0.00	\$108.00
PB26-06-393	3075 MEADOWCROFT LN	Re-roof w/ decking as needed	Property Revolution	08/03/2026	0.00	\$182.00
PB26-06-398	3259 Butternut Ln/Lot 68	15' x 76' foundation only for manufactured	Lewis Homes LLC	08/24/2026	0.00	\$182.00
PB26-06-403	1386 Red Maple Ln/Lot 162	27' x 64' slab on grade foundation for	Lewis Homes LLC	08/24/2026	0.00	\$182.00
PB26-06-421	200 LAKE FOREST BLVD	Remove and reconstruct all stairs sets and	Unified Disaster Resources, Inc.	08/18/2026	0.00	\$6,120.00
PB26-06-423	1312 GRAND PRE AVE	Remove existing deck and construct new	Hutcherson Construction	08/27/2026	14,364.00	\$231.00
PB26-06-425	3226 PARCHMOUNT ST	Re-roof on house and garage. Decking	Clearview Roofing & Restoration	08/18/2026	0.00	\$182.00
PB26-06-426	3327 MARKET ST	New 16' x 22' unattached deck per plans.	VARGAS, JOEL & ABREU, ERLY'	08/18/2026	11,088.00	\$182.00
PB26-06-429	4215 N WESTNEDGE AVE	Install foundation wall anchors per plans.	Foundation Specialist	08/19/2026	0.00	\$108.00
PB26-06-430	3518 CRANBROOK AVE	Install foundation anchors per plans.	Foundation Specialist	08/19/2026	0.00	\$108.00
PB26-06-439	506 COOPER AVE	The project includes adding an egress	SMAULEY, CHRISTOPHER	08/25/2026	0.00	\$231.00
PB26-06-445	3810 CHRISTINE ST	Kitchen remodel to include removing 3	We Nailed It Construction	08/31/2026	0.00	\$182.00
PB26-06-450	3476 DOUGLAS AVE	New 101871 s.f. 2 story slab on grade	AVB Construction	08/28/2026	22,009,833.00	\$85,838.00
PB26-07-324	428 MORROW ST	Demolish existing 1200 s.f. home to	ST Exteriors LLC	08/14/2026	200,844.00	\$783.00

PB26-07-361	193 JONES ST	Re-roof w/	Roach Home Improvement LLC	08/04/2026	0.00	\$182.00
PB26-07-378	9367 E N	New 40' x 64' post frame detached	William Hux Construction	08/05/2026	80,640.00	\$314.00
PB26-07-391	10452 E G AVE	Install 33 LF of 8' fence and 42 LF of 6'	Revamp Fence and Deck	08/17/2026	0.00	\$108.00
PB26-07-395	6750 E MAIN ST	New 3663 1 story 4 bed 3.5 bath single	Raifsnider Building and Remodeling	08/06/2026	634,228.00	\$2,473.00
PB26-07-397	6692 E MAIN ST	24' x 24' attached garage to existing	GOVE WILLIAM & LORI	08/06/2026	37,353.00	\$231.00
PB26-07-400	9700 E ML AVE	Re-roof w/ decking as neededREQUIRED	Clearview Roofing & Restoration	08/06/2026	0.00	\$182.00
PB26-07-405	6160 GRANGE AVE	Installation of carbon straps on basement	Acculevel Inc.	08/05/2026	0.00	\$108.00
PB26-07-408	4001 BROKEN RIDGE CIR	Kitchen renovation, converting a half bath	RANDALL AND NAOMI DRAKE	08/07/2026	0.00	\$182.00
PB26-07-422	661 FERRIS ST	8 panel roof mounted solar array per plans.	St Joseph Building	08/20/2026	0.00	\$108.00
PB26-07-424	5010 E G AVE	Demolish and remove dwelling.WELL	Pitsch Wrecking	08/17/2026	0.00	\$161.00
PB26-07-432	6145 WOODLEA DR	Construct full bathroom in existing	SCHMELTZ SAMANTHA LEIGH	08/27/2026	0.00	\$182.00
PB26-07-437	1456 S 35TH	New insulation board an TPO roof over	Royalty Roofing	08/28/2026	0.00	\$182.00
PB26-07-451	822 N 33RD ST	New home: completion of PB25-07-502	CHAMPION CHRISTOPHER LEE	08/28/2026	0.00	\$182.00
PB26-18-396	507 PARCHMOUNT	Install temporary wheelchair ramp per	Milestone Senior Services	08/27/2026	0.00	\$108.00
PB26-18-411	232 E GLENGUILE	Roof repair due to tree damage to include	CB Custom Tile and Carpentry LLC	08/07/2026	0.00	\$182.00
PB26-18-419	701 N ORIENT	10' x 12' deck per plans.REQUIRED	DOWNS, HALEY	08/13/2026	3,780.00	\$182.00
PB26-20-347	13157 40 HWY # M	Demolish and remove existing 10650 s.f.	Bishop Construction LLC	08/12/2026	661,500.00	\$2,846.00
PB26-20-388	25602 CHERRY HILL LN	New 1500 sf, 1 story 2 bed 2 bath single	OLSIEWICZ LARRY J & PATRICI	08/05/2026	372,493.00	\$1,453.00
PB26-20-394	18800 E BRANDYWINE DR	Re-roof w/ decking as neededREQUIRED	Adam Garland	08/03/2026	0.00	\$182.00
PB26-20-412	33555 20TH AVE	Partial re-roof (4 sq) w/ decking as needed	Adam Garland	08/10/2026	0.00	\$182.00
PB26-20-440	18052 32ND ST	Re-roof on garage: 5 sq w/ decking as	Erie Construction Midwest LLC	08/26/2026	0.00	\$182.00

Number of Permits: 49

Total Billed: \$108,262.00

Total Construction Value

\$24,451,881.00

Population: All Records

Permit.DateIssued in <Previous month> [08/01/26 - 08/31/26]

AND

Permit.PermitType = Building OR

Permit.PermitType = Com Building OR

Permit.PermitType = Res Building

Monthly Trade Permits Issued

09/02/2026

Permit #	Address	Work Description	Applicant Name	Date Issued	Amount Billed
<u>Com Electrical</u>					
PE26-03-387	8880 N 32ND ST	Remodel for Pure Mex	E2 Electric	08/11/2026	\$482.00
PE26-03-395	9975 E M-89 HWY	Renovations for Hint of Mauve (Suite 12)	ROC Electric LLC	08/14/2026	\$272.00
PE26-03-401	8880 N 32ND ST	Goodwill buildout(8860 N 32nd St)	Esper Electric	08/17/2026	\$202.00
PE26-03-403	9975 E M-89 HWY	RTU circuit for Biggby	ROC Electric LLC	08/18/2026	\$115.00
PE26-03-413	7401 N 32ND ST	New meter socketRectifier located at 10143 East BC Ave	Esper Electric	08/26/2026	\$190.00
PE26-06-394	1119 BRONSON AVE	400 AMP service upgrade	Yes Electric LLC	08/13/2026	\$125.00
PE26-06-402	2409 TEXEL DR	Low voltage for US digital station alerting	Esper Electric	08/18/2026	\$182.00
PE26-06-419	3205 DOUGLAS	Service for park well systemLOCATION: 3215 Birch Ln	Chapple Electric	08/28/2026	\$120.00
PE26-07-377	5111 E ML AVE B15	Suite B15 & B20Repair issues found by inspeciton	CT Electrical Service	08/07/2026	\$125.00
PE26-07-408	5570 GULL RD	Fire alarm system	Preventive Fire Protection	08/24/2026	\$270.00

Number of Permits: 10

Total Billed: \$2,083.00

Com Mechanical

PM26-03-541	5711 E G AVE	Water heater replacementBUILDING 5723	Bartholomew Heating & Cooling	08/05/2026	\$116.00
PM26-03-598	8880 N 32ND ST	Ductwork for Pure Mex remodel	FEI LLC	08/18/2026	\$138.00
PM26-03-611	8880 N 32ND ST	Kitchen hood fire suppression for Pure Mex	Rapid Fire Protection	08/20/2026	\$235.00
PM26-06-572	1928 GULL	Walk in cooler combo box and 2 refrigeration systems	Accelerated Services LLC	08/12/2026	\$195.00
PM26-06-607	4310 LEISURE LN Bldg D	Extending venting for 10 bath fansAttic acces points: Apt	DeHaan Heating & Cooling	08/19/2026	\$280.00
PM26-07-538	5140 E ML AVE	Addition	RW LaPine Inc	08/05/2026	\$305.00
PM26-07-559	5398 MARKET ST	Generator replacement	Hunter-Prell	08/10/2026	\$140.00
PM26-19-528	8709 GULL RD	Water heater replacementADDRESS: 8721 Gull Rd Ste	Tummons Heating & Cooling	08/03/2026	\$146.00

Number of Permits: 8

Total Billed: \$1,555.00

Com Plumbing

PP26-03-315	8880 N 32ND ST	Pure Mex remodel	Priority Plumbing & Mechancial	08/12/2026	\$299.00
PP26-06-336	3315 RAVINE RD	sewer connection	Kalamazoo Excavation & Septic	08/31/2026	\$135.00
PP26-07-300	5650 GULL RD	Water service for Dunkin remodel	Kalamazoo Excavation & Septic	08/03/2026	\$115.00
PP26-07-303	5140 E ML AVE	Addition and plumbing upgrades	RW LaPine Inc	08/05/2026	\$283.00

Number of Permits: 4

Total Billed: \$832.00

Res Electrical

PE26-03-369	9592 W GULL LAKE DR	Adding lights and fan under deck	Third Coast Wiring Concepts	08/04/2026	\$180.00
PE26-03-371	6116 E D AVE	Generator install	Steensma Lawn & Power	08/04/2026	\$125.00
PE26-03-374	7305 E AB AVE	Generator install	Young Electric	08/06/2026	\$125.00
PE26-03-380	7069 HAZELWOOD AVE	3 Season room	Control Electric, Inc	08/10/2026	\$121.00
PE26-03-381	10655 WILDWOOD LN	Basement finish	McFanin Electric	08/10/2026	\$196.00
PE26-03-383	10732 W GULL LAKE DR	Generator install	Control Electric, Inc	08/10/2026	\$125.00
PE26-03-384	8791 N 27TH	Generator install	Young Electric	08/10/2026	\$125.00
PE26-03-390	5358 THISTLEDOWN WAY	Inground pool	JG Services Company LLC	08/11/2026	\$195.00
PE26-03-391	6455 E E	Inground pool and sub panel	EX3 Electric LLC	08/13/2026	\$230.00
PE26-03-393	9166 COTTAGE CROSSING	New home	Country Lane Electric	08/18/2026	\$340.00
PE26-03-396	8774 GEISER GRV	Adding 2 circuits	Santino J Winfrey	08/14/2026	\$180.00
PE26-03-398	10788 M-43 HWY	Low voltage	Integrated Smart Technologies, LLC	08/14/2026	\$212.00
PE26-03-414	10407 HUCKLEBERRY LN	Bath remodel	Engbers Electrical	08/26/2026	\$186.00
PE26-03-422	5839 TALL GRASS CT	Generator install	Steensma Lawn & Power	08/31/2026	\$125.00
PE26-03-427	7788 PRAIRIE CROSSINGS I	Generator installreconnect - ER #	Vredevoogd Heating & Cooling	08/31/2026	\$125.00
PE26-06-361	3304 NAZARETH RD	Basement bath	Current Electric	08/03/2026	\$186.00
PE26-06-365	3522 LAUREL HILL ST	Basement finish	VERSTEEG, ANDREW	08/03/2026	\$198.00
PE26-06-367	221 NELSON AVE	200 AMP service upgrade	FULKERSON, EVAN AND REES	08/03/2026	\$120.00
PE26-06-368	2920 MAPLE AVE	Service upgrade	Webster Electric Co	08/03/2026	\$120.00
PE26-06-370	1004 GAYLE AVE	100 AMP service replacement w/ 50 ft of feeder	08/06 - Per Dan Wood Company	08/04/2026	\$346.00
PE26-06-372	925 DAYTON AVE	Meter socket & panel replacement	BECKER, LUKE	08/05/2026	\$180.00
PE26-06-379	1021 FENIMORE AVE	Remodel	JG Services Company LLC	08/07/2026	\$247.00
PE26-06-388	1402 Red Maple Ln/Lot 160	Service only8/27: Feeders added per Alisa @ Chapple	Chapple Electric	08/11/2026	\$126.00
PE26-06-406	2902 ASBURY AVE	Remove old & replace to new location: panel, service	Service Professor	08/21/2026	\$120.00
PE26-06-410	506 COOPER AVE	Rewire and adding basement bedroom	Johnathan A Powell	08/28/2026	\$264.00
PE26-06-416	1410 Red Maple Ln/Lot 159	Feeders	Chapple Electric	08/28/2026	\$116.00
PE26-06-420	1338 GRAND PRE AVE	Service repair	Heyboer & Komdeur Electric	08/28/2026	\$120.00
PE26-06-426	3220 OLNEY RD	Total rewire from fire	Beacon Electric	08/31/2026	\$393.00
PE26-07-363	10470 E HJ AVE	Generator install	COULOMBE ALEXANDER & KY	08/03/2026	\$125.00
PE26-07-364	6230 WRIGHT ST	New home	RS Services	08/03/2026	\$406.00
PE26-07-366	6988 E MAIN ST	Service upgrade & adding 1 circuit	Vredevoogd Heating & Cooling	08/03/2026	\$125.00
PE26-07-375	3306 S 36TH ST	Generator install	Steensma Lawn & Power	08/07/2026	\$125.00
PE26-07-376	128 GRANDVIEW ST	Generator install	Vredevoogd Heating & Cooling	08/07/2026	\$125.00
PE26-07-378	8850 E H AVE	Underground feed to barn sub-panel (minimal circuitry in	LC Electrical Services	08/07/2026	\$196.00
PE26-07-385	1450 SPRUCE BROOK RD	Generator instsall	Webster Electric Co	08/10/2026	\$125.00
PE26-07-386	4127 REYNOLDS ST	Generator install	Webster Electric Co	08/10/2026	\$125.00

PE26-07-399	10440 E HJ AVE	Generator install	Steensma Lawn & Power	08/17/2026	\$125.00
PE26-07-400	661 FERRIS ST	Roof mounted solar array	LightSkye Energy	08/20/2026	\$147.00
PE26-07-404	9501 MILLER DR	Generator install	Steensma Lawn & Power	08/19/2026	\$125.00
PE26-07-407	383 RIVER ST	Install new 100amp service & panel	Buford Electrical Services	08/21/2026	\$126.00
PE26-07-409	4001 BROKEN RIDGE CIR	Relocating outlets in bath & kitchen	RANDALL AND NAOMI DRAKE	08/24/2026	\$130.00
PE26-07-411	502 S 35TH ST	Bath remodel	Webster Electric Co	08/25/2026	\$186.00
PE26-07-417	10144 CASTLE CREEK CIR	Generator install	Young Electric	08/28/2026	\$125.00
PE26-07-418	3024 MARGARET AVE	Circuit for new heat pump	Ramzi Electric	08/28/2026	\$116.00
PE26-07-421	4346 BUTTERCUP ST	200 AMP underground service entry wire repair: replacing	Dan Wood Company	08/28/2026	\$126.00
PE26-07-424	6585 WHITEHORSE AVE	3 season room	AA Electric - Kalamazoo LLC	08/31/2026	\$181.00
PE26-07-425	9996 E HJ AVE	Undergrond wiring from house to pole barn (all exposed at	BETZ SHAWN M & SANDI TRUS	08/31/2026	\$136.00
PE26-19-405	9213 BUNKERHILL DR	Addition: full bath & laundry area	Cavalier Electric Inc	08/20/2026	\$246.00
PE26-20-362	21363 RIDGE RD	Generator install w/ H frame for service	Kevin Cosby	08/03/2026	\$146.00
PE26-20-373	33478 23RD AVE	Relocating meter socket from pole to house	Brad Jackson	08/07/2026	\$120.00
PE26-20-382	29056 CR 388	New manufactured homeER# 1076606223	Avink Electric Inc	08/10/2026	\$218.00
PE26-20-397	33440 6TH AVE	New home	MASTENBROOK JIM	08/14/2026	\$463.00
PE26-20-415	32547 6TH AVE	Addition	Peters Electric	08/27/2026	\$212.00

Number of Permits: 53

Total Billed: \$9,406.00

Res Mechanical

PM26-03-503	10407 HUCKLEBERRY LN	Generator install and tank replacement/relocation	Crystal Flash	08/10/2026	\$165.00
PM26-03-523	8792 COWLEY CT	New home	B & A Mechanical	08/03/2026	\$280.00
PM26-03-524	8782 COWLEY CT	New home	B & A Mechanical	08/03/2026	\$280.00
PM26-03-535	8367 HEMEL LN	Furnace & AC replacement	Temperature Pro	08/04/2026	\$170.00
PM26-03-537	6116 E D AVE	Generator install	Steensma Lawn & Power	08/04/2026	\$145.00
PM26-03-546	5566 E F AVE	AC replacement	Vredevoogd Heating & Cooling	08/07/2026	\$140.00
PM26-03-553	8880 KAELEN LN	Generator install	Welton's Inc	08/07/2026	\$145.00
PM26-03-554	8888 KAELEN LN	Generator install	Welton's Inc	08/07/2026	\$145.00
PM26-03-564	9166 COTTAGE CROSSING	New home	Mattawan Mechanical	08/11/2026	\$290.00
PM26-03-565	10867 E G AVE	Water heater replacement	Vredevoogd Heating & Cooling	08/11/2026	\$116.00
PM26-03-567	9592 W GULL LAKE DR	Pool heater & fire features	Chris Moberg Heating & Air	08/11/2026	\$220.00
PM26-03-569	8612 N 35TH ST	Pole barn w/ living space and radiant heat	Petro Plumbing & Mechanical	08/12/2026	\$938.45
PM26-03-573	8791 N 27TH	Generator install	TR Mechanical	08/12/2026	\$145.00
PM26-03-587	7113 N SPRINKLE RD	AC replacement	Suburban Heating & Air Conditionin	08/14/2026	\$140.00
PM26-03-588	8342 HEMEL LN	Generator install	AAA High Efficient Heating & Cool	08/17/2026	\$145.00
PM26-03-590	11000 RIDGEWOOD DR	3 bath fans	Metzger's Heating & Cooling	08/17/2026	\$125.00
PM26-03-591	10508 E DE AVE	Generator install	S & F Propane LLC	08/17/2026	\$145.00

PM26-03-592	6424 W HIDDEN SHORE CV	New home	Nieboer Heating & Cooling	08/21/2026	\$320.00
PM26-03-597	5600 E G AVE	Furnace & AC replacement	Royal Comfort Mechanical	08/18/2026	\$170.00
PM26-03-612	10268 DOUBLEDAY DR	A/C replacement	Nieboer Heating & Cooling	08/24/2026	\$140.00
PM26-03-617	8326 HEMEL LN	AC & humdifier replacement	Temperature Pro	08/24/2026	\$150.00
PM26-03-621	6469 E BAY LN	AC replacement	Bel Aire Heating & Air	08/24/2026	\$140.00
PM26-03-625	6360 MEDINAH LN	New home	Mattawan Mechanical	08/27/2026	\$350.00
PM26-03-627	6420 E BAY LN	Replacing 2 furnaces, 2 AC's, & 1 humidifier	Vredevoogd Heating & Cooling	08/27/2026	\$240.00
PM26-03-632	6424 W HIDDEN SHORE CV	Fireplace	Williams Distributing	08/28/2026	\$200.00
PM26-03-633	5839 TALL GRASS CT	Generator install	Steensma Lawn & Power	08/31/2026	\$145.00
PM26-03-635	10726 WILDWOOD DR	Furnace replacement	Hodgson Heating & Cooling	08/31/2026	\$140.00
PM26-03-638	7788 PRAIRIE CROSSINGS I	Generator isntall	Vredevoogd Heating & Cooling	08/31/2026	\$145.00
PM26-06-529	3522 LAUREL HILL ST	Mini split system for basement finish	VERSTEEG, ANDREW	08/03/2026	\$225.00
PM26-06-530	534 WEALTHY ST	Furnace & AC replacement	Dan Wood Company	08/03/2026	\$170.00
PM26-06-531	3607 BORGESS DR	Furnace & AC replacement	Nieboer Heating & Cooling	08/07/2026	\$170.00
PM26-06-539	4809 PEPPER BUSH LN	Water heater replacement	Absolute Heating & Ventilation	08/05/2026	\$116.00
PM26-06-540	4938 WESTON AVE	Furnace & AC replacement	Dan Wood Company	08/05/2026	\$170.00
PM26-06-545	1616 MELCREST ST	Furnace replacement	Aire Serv - Benjamin Farrer	08/14/2026	\$140.00
PM26-06-547	241 BALLANTRAE CT	Water heater replacement	Vredevoogd Heating & Cooling	08/07/2026	\$116.00
PM26-06-549	3302 W Main 104	Water heater replacement	Royal Comfort Mechanical	08/10/2026	\$116.00
PM26-06-550	3318 W Main 302	Water heater replacement	Royal Comfort Mechanical	08/10/2026	\$116.00
PM26-06-552	1913 COLGROVE AVE Bldg	AC replacement in unit 212	Tummons Heating & Cooling	08/07/2026	\$140.00
PM26-06-555	4335 LEISURE LN A102	Water heater replacement	DeHaan Heating & Cooling	08/10/2026	\$116.00
PM26-06-556	4305 LEISURE LN K822	Water heater replacement	DeHaan Heating & Cooling	08/10/2026	\$116.00
PM26-06-557	4310 LEISURE LANE D310	Water heater replacement	DeHaan Heating & Cooling	08/10/2026	\$116.00
PM26-06-570	3230 W Main # 203	Water heater replacement	Royal Comfort Mechanical	08/13/2026	\$116.00
PM26-06-574	3622 ALAMO AVE	Addition	Petro Plumbing & Mechanical	08/13/2026	\$205.00
PM26-06-581	1912 COLGROVE AVE Bldg	PTAC replacement in apartment 215	Tummons Heating & Cooling	08/13/2026	\$120.00
PM26-06-585	106 MERRIWEATHER LN	AC replacement	Nieboer Heating & Cooling	08/20/2026	\$140.00
PM26-06-593	2112 JUNCTION AVE	Water heater replacement	Dan Wood Company	08/17/2026	\$116.00
PM26-06-595	3322 W MAIN 103	Water heater replacement	Royal Comfort Mechanical	08/17/2026	\$116.00
PM26-06-596	3090 VLIET LANE	Water heater replacement	Vredevoogd Heating & Cooling	08/18/2026	\$116.00
PM26-06-615	2514 CIMARRON DR	Furnace replacement	A-1 Mechanical	08/21/2026	\$140.00
PM26-06-623	204 PINECOVE CIR	Water heater replacement	Brucepros LLC	08/25/2026	\$116.00
PM26-06-624	3515 CANTERBURY AVE	Water heater replacement	Bel Aire Heating & Air	08/26/2026	\$116.00
PM26-06-630	3607 OTTAWA AVE	Water heater replacement	Absolute Heating & Ventilation	08/28/2026	\$116.00
PM26-06-634	3617 OLNEY RD	Water heater replacement	Bel Aire Heating & Air	08/31/2026	\$116.00
PM26-07-404	738 N 33RD ST	Generator install	Crystal Flash	08/10/2026	\$145.00
PM26-07-525	10470 E HJ AVE	Generator install	COULOMBE ALEXANDER & KY	08/03/2026	\$145.00

PM26-07-527	4235 PRAIRIE HILL ST	Furnace & AC replacement	A-1 Mechanical	08/03/2026	\$170.00
PM26-07-532	4252 WILD MEADOW ST	Water heater replacement	Bel Aire Heating & Air	08/05/2026	\$116.00
PM26-07-533	8068 WATERWOOD DR	Generator install	Myers Plumbing & Heating Inc	08/04/2026	\$145.00
PM26-07-534	5960 WRIGHT ST	Furnace & AC replacement	Fleetwood Mechanical Services	08/05/2026	\$170.00
PM26-07-542	7997 E ML AVE	Furnace & AC replacement	Fleetwood Mechanical Services	08/10/2026	\$170.00
PM26-07-544	6336 ORMADA DR	Furnace & AC replacement	Aire Serv - Benjamin Farrer	08/14/2026	\$170.00
PM26-07-551	128 GRANDVIEW ST	Generator install	Vredevoogd Heating & Cooling	08/07/2026	\$145.00
PM26-07-562	4515 COTTAGEWOOD DR	Furnace & AC replacement	Rogers Refrigeration	08/10/2026	\$170.00
PM26-07-568	9920 DAYLILY LN	Generator install	Twin City Heating & AC	08/11/2026	\$145.00
PM26-07-571	6939 CADE AVE	Water heater replacement	Dan Wood Company	08/12/2026	\$116.00
PM26-07-577	128 GRANDVIEW ST	Furnace & AC replacement	Vredevoogd Heating & Cooling	08/13/2026	\$170.00
PM26-07-580	8850 E H AVE	In floor heat for pole barn	Elite Heating & Cooling Service LLC	08/13/2026	\$440.00
PM26-07-582	1450 SPRUCE BROOK RD	Generator install	Steensma Lawn & Power	08/13/2026	\$145.00
PM26-07-583	4127 REYNOLDS ST	Generator install	Steensma Lawn & Power	08/13/2026	\$145.00
PM26-07-584	7172 E MN AVE	AC replacement	Aire Serv - Benjamin Farrer	08/14/2026	\$140.00
PM26-07-589	10440 E HJ AVE	Generator install	Steensma Lawn & Power	08/17/2026	\$145.00
PM26-07-594	8894 MARSH CREEK CIR	Lines for pool heaters, generator, and fire pit	Elite Heating & Cooling Service LLC	08/17/2026	\$355.00
PM26-07-608	9501 MILLER DR	Generator install	Steensma Lawn & Power	08/19/2026	\$145.00
PM26-07-610	3306 S 36TH ST	Generator install	Hopkins LP Gas, LLC	08/20/2026	\$145.00
PM26-07-613	5607 LANTANA AVE	Water heater, furnace & bath fan replacement	Home Energy Solutions	08/21/2026	\$151.00
PM26-07-619	3733 STARCHIEF ST	Fire repairs	Indoor Climate Solutions	08/24/2026	\$195.00
PM26-07-620	4001 BROKEN RIDGE CIR	Relocating ductwork	RANDALL AND NAOMI DRAKE	08/24/2026	\$135.00
PM26-07-622	779 FERRIS ST	Water heater replacement	Absolute Heating & Ventilation	08/25/2026	\$116.00
PM26-07-626	4091 SARATOGA AVE	Furnace & AC replacement	Vredevoogd Heating & Cooling	08/27/2026	\$170.00
PM26-07-628	8368 WATERWOOD DR	AC replacement	Suburban Heating & Air Conditionin	08/27/2026	\$140.00
PM26-07-629	10141 CASTLE CREEK CIR	AC replacement	Suburban Heating & Air Conditionin	08/27/2026	\$140.00
PM26-07-636	1187 MERRY BROOK ST	Furnace & AC replacementNew Owners: Christopher &	Vredevoogd Heating & Cooling	08/31/2026	\$170.00
PM26-18-526	1030 PARCHMOUNT	Combi boiler replacementMax psi: 30	Energy Efficiency Resources	08/03/2026	\$140.00
PM26-19-566	9210 E CD AVE	Water heater replacement	Absolute Heating & Ventilation	08/11/2026	\$116.00
PM26-19-614	9213 BUNKERHILL DR	Addition: extending current run into addition	PERKS, ROBERT R & JODI S (LE)	08/21/2026	\$135.00
PM26-20-536	27489 CR 388	AC replacement	Fleetwood Mechanical Services	08/05/2026	\$140.00
PM26-20-543	8122 32ND ST	Package unit replacement	Fleetwood Mechanical Services	08/10/2026	\$140.00
PM26-20-548	24036 S SHORE DR	AC replacement	Aire Serv - Benjamin Farrer	08/14/2026	\$140.00
PM26-20-558	8176 40 HWY # M	AC replacement	Field Plumbing & Heating	08/10/2026	\$140.00
PM26-20-560	27216 22ND AVE	AC replacement	Fleetwood Mechanical Services	08/10/2026	\$140.00
PM26-20-561	25696 CHERRY HILL LN	AC replacement	Suburban Heating & Air Conditionin	08/10/2026	\$140.00
PM26-20-563	31213 BASELINE RD	AC replacement	Fleetwood Mechanical Services	08/10/2026	\$140.00
PM26-20-586	33440 6TH AVE	New home	MASTENBROOK JIM	08/14/2026	\$290.00

Number of Permits: 94

Total Billed: \$16,004.45

Res Plumbing

PP26-03-299	11000 RIDGEWOOD DR	Master bath & guest bathroom remodel	Orlando Plumbing	08/06/2026	\$205.00
PP26-03-310	8612 N 35TH ST	Pole barn w/ living space	Petro Plumbing & Mechanical	08/12/2026	\$422.00
PP26-03-311	10655 WILDWOOD LN	Basement wet bar	Portage Plumbing	08/17/2026	\$190.00
PP26-03-329	6869 WALDEN PARK LN	Sump install	East End Plumbing	08/24/2026	\$115.00
PP26-06-305	1111 CROWN ST	Water heater replacement	Bergsma Plumbing	08/10/2026	\$115.00
PP26-06-306	1707 ALAMO AVE	Fire repairs	Petro Plumbing & Mechanical	08/05/2026	\$230.00
PP26-06-312	126 GILKISON AVE	Sewer connection	SWT Excavating Inc	08/12/2026	\$115.00
PP26-06-313	4658 WESTON AVE	Water heater replacement	Service Professor	08/12/2026	\$115.00
PP26-06-319	3622 ALAMO AVE	Addition	Petro Plumbing & Mechanical	08/13/2026	\$185.00
PP26-06-323	1704 KAYWOOD DR	Fire repairs	Liberty Plumbing LLC	08/17/2026	\$323.00
PP26-06-325	2308 FAIRFIELD AVE	Water heater replacement	Dale W Hubbard Inc	08/17/2026	\$115.00
PP26-06-327	531 JENNISON AVE	Water heater replacement	Dale W Hubbard Inc	08/19/2026	\$115.00
PP26-06-332	3909 CANTERBURY AVE	Water heater replacement	Dale W Hubbard Inc	08/24/2026	\$115.00
PP26-06-333	1025 CHRYSLER ST	Water heater replacement	Service Professor	08/25/2026	\$115.00
PP26-06-334	2506 Conway Ln/Lot 14	Water line repair	Kalamazoo Excavation & Septic	08/27/2026	\$115.00
PP26-07-301	5593 ELAINE AVE	Water heater replacement	Dale W Hubbard Inc	08/03/2026	\$115.00
PP26-07-304	8850 E H AVE	Underground plumbing for future 1/2 bath and utility sink	SCHULTZ CHELSIE & THOMAS	08/05/2026	\$210.00
PP26-07-307	2285 RIVER ST	Laundry, toilet and lav on slab for new septic system	Portage Plumbing	08/06/2026	\$208.00
PP26-07-308	3733 STARCHIEF ST	Fire damage: replacement section of drain pipe in	Boulder Plumbing	08/07/2026	\$188.00
PP26-07-309	2584 HUNTERS PT	Water heater replacement	Dale W Hubbard Inc	08/10/2026	\$115.00
PP26-07-324	3851 STARCHIEF ST	Water heater replacement	Dale W Hubbard Inc	08/17/2026	\$115.00
PP26-07-326	5660 ELAINE AVE	Sewer connection	Modern Septic Tank Engineers Inc	08/19/2026	\$115.00
PP26-07-328	9232 E MICHIGAN AVE	Sump install	Foundation Systems of Michigan - G	08/24/2026	\$115.00
PP26-07-330	4001 BROKEN RIDGE CIR	Bath remodel	RANDALL AND NAOMI DRAKE	08/24/2026	\$185.00
PP26-07-337	9996 E HJ AVE	Running underground water to pole barn for spiket. Floor	BETZ SHAWN M & SANDI TRUS	08/31/2026	\$120.00
PP26-18-331	619 N ORIENT	Water heater replacement	Rhino's Plumbing	08/24/2026	\$50.00
PP26-19-302	9474 RICHWOOD AVE	Tub & shower replacement	Ohio Bath Solutions	08/11/2026	\$120.00
PP26-19-314	9213 BUNKERHILL DR	Addition	Petro Plumbing & Mechanical	08/12/2026	\$185.00
PP26-20-316	12223 31ST ST	Water heater replacement	J SAJE LLC	08/13/2026	\$115.00
PP26-20-322	33440 6TH AVE	New home	MASTENBROOK JIM	08/14/2026	\$252.00

Number of Permits: 30

Total Billed: \$4,798.00

Number of Permits: 199

Total Billed: \$34,678.45

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> [08/01/26 - 08/31/26]

Monthly Property Maintenance Requests

09/02/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS26-03-035	9604 E M-89 HWY Lot 10	03-23-230-010	RICHLAND MOBILE HO	04/23/2026	\$125.00
Work Description:	Property maintenance request from LARA				
Inspections:	Date Scheduled 08/21/2026	Date Completed 08/21/2026	Court Appearance	Disapproved	
Inspections:	Date Scheduled 06/15/2026	Date Completed 06/15/2026	Property Maintenance Inspectio	Disapproved	
Inspections:	Date Scheduled 04/23/2026	Date Completed 04/24/2026	Property Maintenance Inspectio	Disapproved	
PS26-03-108	10243 E D AVE	03-13-376-010	WRIGHT, JAMES & PRUT	08/17/2026	\$100.00
Work Description:	Property maintenance request from Richland Twp				
Inspections:	Date Scheduled 08/19/2026	Date Completed 08/20/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-029	4310 LEISURE LN D 305	06-18-380-020	WESTLAND MEADOWS	03/27/2026	\$225.00
Work Description:	Property maintenance request from KTWP				
Inspections:	Date Scheduled 08/21/2026	Date Completed 08/21/2026	Court Appearance	Disapproved	
Inspections:	Date Scheduled 05/13/2026	Date Completed 05/14/2026	Property Maint. Re-inspection	Partially Approved	
Inspections:	Date Scheduled 05/11/2026	Date Completed 05/11/2026	Property Maint. Re-inspection	Canceled	
Inspections:	Date Scheduled 03/30/2026	Date Completed 03/31/2026	Property Maintenance Inspectio	Disapproved	
PS26-06-039	200 LAKE FOREST BLVI	06-17-380-012	LAKE FOREST KALAMA	05/06/2026	\$100.00
Work Description:	CLUBHOUSE				

Inspections:	Date Scheduled	Date Completed	Property Maint. Re-inspection	Partially Approved	
	08/27/2026	08/27/2026			
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Disapproved	
	05/06/2026	05/06/2026			
PS26-06-085	2028 Colgrove Bldg 8	06-11-430-025	LAKEVIEW RESIDENCE	06/23/2026	\$200.00
Work Description:	Property maintenance request from Kalamazoo for apartment 113				
Inspections:	Date Scheduled	Date Completed	Property Maint. Re-inspection	Partially Approved	
	08/14/2026	08/14/2026			
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Disapproved	
	06/24/2026	06/25/2026			
PS26-06-098	200 LAKE FOREST BLVI	06-17-380-012	LAKE FOREST KALAMA	07/27/2026	\$200.00
Work Description:	Property maintenance request from Kalamazoo 144 Lake Forest Court				
Inspections:	Date Scheduled	Date Completed	Property Maint. Re-inspection	Partially Approved	
	08/27/2026	08/27/2026			
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Disapproved	
	07/30/2026	07/30/2026			
PS26-06-102	711 GAYLE AVE	06-13-118-050	HAYES, MARGARET	08/04/2026	\$100.00
Work Description:	Property maintenance request from Kalamazoo				
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Disapproved	
	08/04/2026	08/05/2026			
PS26-06-103	1338 GRAND PRE AVE	06-08-380-350	ROMINGER, TODD W. &	08/05/2026	\$0.00
Work Description:	Property maintenance request from Kalamazoo Township				
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Approved	
	08/05/2026	08/06/2026			
PS26-06-104	3818 FRANCIS AVE	06-12-435-622	SIGERS, ALAN D.	08/06/2026	\$100.00
Work Description:	Property maintenance request from Kalamazoo Township				
Inspections:	Date Scheduled	Date Completed	Property Maintenance Inspectio	Disapproved	
	08/07/2026	08/07/2026			

PS26-06-109	3514 DEVONSHIRE AVE	06-18-215-450	FLEMING, JASON & BAR	08/21/2026	\$25.00
Work Description:	For Court appearances only				
Inspections:	Date Scheduled	Date Completed			
	08/21/2026	08/21/2026	Court Appearance	Disapproved	
PS26-06-110	2513 CIMARRON DR	06-11-135-450	IGOO INVESTMENTS, L	08/21/2026	\$25.00
Work Description:	For Court Appearances only				
Inspections:	Date Scheduled	Date Completed			
	08/21/2026	08/21/2026	Court Appearance	Disapproved	
PS26-06-111	2411 SONORA DR	06-11-130-120	MCNEES, SHERRY LOU ,	08/21/2026	\$25.00
Work Description:	For court appearance only				
Inspections:	Date Scheduled	Date Completed			
	08/21/2026	08/21/2026	Court Appearance	Disapproved	

Total Permits For Type:12

Total Fees For Type:\$1,225.00

Report Summary

Population: All Records
Permit.PermiTType = Special
Permit AND
Permit.Category = Jurisdiction
Request
AND
Inspection.DateTimeCompleted
Between 08/01/2026 AND
08/31/2026

Grand Total Fees:\$1,225.00

Grand Total Permits:12

Monthly Special Permit - Owner Request

09/02/2026

Special Permit

Permit #	Job Address	Parcel Number	Owner	Date Entered	Fee Total
PS26-06-105	3833 GULL RD	06-01-440-753	BUSINESS ONE USA, INC	08/07/2026	\$60.00
Work Description:	Meter socket inspection for unit 3955				
Inspections:	08/10/2026	Meter Socket Inspection	Approved		
PS26-06-106	3833 GULL RD	06-01-440-753	BUSINESS ONE USA, INC	08/07/2026	\$60.00
Work Description:	Meter socket inspection for unit 3975				
Inspections:	08/10/2026	Meter Socket Inspection	Approved		
PS26-06-107	109 GILKISON AVE	06-17-420-770	KJ2D ENTERPRISES, LLC	08/17/2026	\$60.00
Work Description:	Requested by Owner - Rental Inspection				
Inspections:	08/19/2026	Rental Inspection	Approved		
PS26-06-112	1124 JENKS BLVD	06-17-135-130	BELANGER ESTATE	08/27/2026	\$60.00
Work Description:	Meter socket				
Inspections:	08/31/2026	Meter Socket Inspection	Approved		

Total Permits For Type: 4

Total Fees For Type: \$240.00

Report Summary

Population: All Records

Grand Total Fees: \$240.00

Grand Total Permits: 4

APP

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):

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

PAYMENT (CHECK ONE):

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

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

Aug 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 5/1/2026 to 7/31/2026:

- 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: Ryan Nephew

Address: 8530 N Canton Center
Canton, MI 48187

Phone: 734 335 3872

Email: Ryan@nephewlaw.com

DESCRIPTION OF PUBLIC RECORDS REQUESTED:

Copy of Certificate of Occupancy in 2024

on 1820 Orista Dr (Comstock Twp)

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 4th day of Sept, 20 26

DATE

8/28/2026

SIGNATURE

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Revised: August 24, 2018

Board Meeting Stipend Policy



BOARD MEETING STIPEND POLICY

Approved: January 12, 2017

Amended: January 11, 2018

It is the policy of KABA to pay a stipend to the At-Large and Resident Members of its Board of Directors for their attendance at officially conducted KABA Board meetings. Stipends will not be issued to any Board member who is also a salaried elected official of the member jurisdiction. Attendance stipends shall be paid to Board members for attendance at meetings where a quorum is present or when, due to lack of a quorum, a work session is conducted. Attendance stipends shall not be paid for a cancelled meeting or for a meeting where no quorum is present and the members present do not conduct a work session.

The attendance stipend amount paid to Board members shall be \$75.00 per each single officially conducted KABA Board of Directors meeting. Stipends payments will be issued quarterly during the last pay period of the last month of each quarter. An attendance sheet shall be circulated for each attendee to sign acknowledging their attendance. Upon appointment to the Board, any members eligible for a quarterly stipend payment will submit the appropriate federal and state tax and bank direct-deposit information to the KABA Office Coordinator to facilitate the future processing of the attendance stipend.

Medical/Dental/Vision Insurance Renewal

In Lieu of Medical

HSA PPO Silver

Change to plan: Increase in deductible [\$100/single (\$3400), \$200/2 or more (\$6800)]

BCBS	12/2025 – 11/2026	12/2026 – 11/2027	Increase
Medical	45,000.48	51,306.00	14%
Dental/Vision	2,782.44	2,976.00	6.9%

In Lieu of Medical - \$5,244 annually



BLUE CROSS
BLUE SHIELD
OF MICHIGAN
AND
BLUE CARE
NETWORK



Small group renewal package for **KALAMAZOO AREA BUILDING AUTHORITY**

Customer ID: 418966

Renewal period beginning December, 2026

Published August 14, 2026

Account contacts

KALAMAZOO AREA BUILDING AUTHORITY

Active account contacts are listed below. Please review and make updates via a Maintenance Change in OneSource. Billing contacts may vary by segment.

Name	Role	Phone	Email
ALWINS MIKE	Executive Sponsor	2692169861	malwine@kaba-mi.org
MIKE ALWINE	Decision Maker;Billing;Administrative	2692169861	malwine@kaba-mi.org
Penny Cassidy		2692169672	pcassidy@kaba-mi.org

Rate renewal change

KALAMAZOO AREA BUILDING AUTHORITY

CID: 418966 Rate effective: 12/1/2026
 Agent: GEOFFREY G LANSKY Agency: TED HARTLEB AGENCY

BCBSM rate renewal change

	Current premium ¹	Renewal premium ¹
Total billable members ²	6	6
Total medical & pharmacy premium ³	\$3,750.04	\$4,275.50
Total dental premium	\$203.95	\$219.76
Total vision premium	\$27.92	\$28.24
Total monthly premium	\$3,981.91	\$4,523.50
Total annual premium	\$47,782.92	\$54,282.00

Projected change in monthly premium 13.60%

BCBSM components of rate change⁴

Components	Medical ³ & Pharmacy	Dental	Vision
Change to current rate	11.00%	6.42%	3.00%
Benefit differences ⁵	1.02%	-0.21%	-1.48%
Area	-1.30%	0.00%	0.00%
Age	3.02%	1.46%	-0.32%
Dependent cap	0.00%	0.00%	0.00%
Total rate change	14.01%	7.75%	1.15%

1. Premiums are based on enrollment at the time of renewal development.

2. Count based on snapshot as of 8/14/2026.

3. Medical includes Pediatric Vision.

4. The figures reflect commercial plans only.

5. Benefit Differences accounts for any changes related to moving to a healthcare reform compliant plan, members aging out of pediatric dental, members aging into adult vision and/or changes in Taxes & Fees.

Blue Cross Blue Shield of Michigan and Blue Care Network reserve the right to adjust rates if any of the assumptions or calculations used to develop the rates are incorrect.

Benefit summary description

KALAMAZOO AREA BUILDING AUTHORITY

DIV: 007038181_0000

New hire narrative: The employee coverage will be effective the first billing date following sixty (60) days from the date of hire.

Rehire narrative*: The employee coverage will be effective the first billing date following sixty (60) days from the date of rehire

New hire/Rehire exception:

	Current benefits	Renewal compliant benefit conversion
Medical	2025 Simply BlueSM HSA PPO Silver Option 1	2026 Simply BlueSM HSA PPO Silver Option 1
Deductible (individual) ¹	\$3300	\$3400
Coinsurance ¹	20%	20%
Office visit copay ¹	Deductible Copay	Deductible Copay
Emergency room copay ¹	Deductible/Coinsurance Copay	Deductible/Coinsurance Copay
Out-of-pocket maximum ¹	\$7500	\$7500
Embedded Coinsurance Maximum ¹		
Drug	Ded & \$15/\$50/\$150/20%/25%	Ded & \$15/\$50/\$150/20%/25%
Metal level ¹	Silver	Silver
Dental	Blue DentalSM PPO Plus 100/80/50 1500 SG	Blue DentalSM PPO Plus 100/80/50 1500 SG
Annual max ¹	\$1500	\$1500
Contribution type	Non-Voluntary	Non-Voluntary
Vision	Blue VisionSM 12/12/24 \$5/\$10	Blue VisionSM 12/12/24 \$5/\$10
Contribution type	Non-Voluntary	Non-Voluntary
Total monthly premium	\$3,981.91	\$4,523.50

For a more detailed description of benefits, please refer to the Agent Portal.²

1. BCBSM plans will display values to represent "in-Network".

2. BAAGs and SBCs can be found on the Agent Portal.

*Note, most groups do not have a separate rehire narrative. In this case, the new hire narrative would apply to both new hires and rehires.

Reference Number: 208

Blue Cross Blue Shield of Michigan and Blue Care Network reserve the right to adjust rates if any of the assumptions or calculations used to develop the rates are incorrect.

Blue Cross Blue Shield Benefit and rate schedule

KALAMAZOO AREA BUILDING AUTHORITY

CID: 418966 GROUP/DIVISION:007038181_0000

Funding Type: [Small Group Rated](#)

Rating Area: J

Your benefit package has been renewed at the following rates and is effective from 12/01/2026 through 11/30/2027.

Medical: 2026 Simply Blue SM HSA PPO Silver Option 1		Complementary Medical: BS 65 OPTION 1	
SBD HSA-E SG	SIMPLY BLUE HEALTH SAVINGS ACCOUNT WITH PRESCRIPTION DRUGS EMBEDDED COST-SHARING GROUP BENEFITS CERTIFICATE SG	BC-COMP	GROUP MEDICARE PART A COMPLEMENTARY BENEFIT CERTIFICATE
SBHSASILVER1 26	RIDER SIMPLY BLUE HSA E PPO SILVER OPTION 1 - 2026 SG SIMPLY BLUE COST-SHARING REQUIREMENT	BS 65 OPTION 1	BLUE SHIELD 65, G-I BENEFIT CERTIFICATE (OPTION 1)
		CMS SG	ADMINISTRATIVE FORM SG - COMP MEDICAL SERVICES (placeholder)
		GCP-D	RIDER GCP-D
		GPC-SAT 2	RIDER GPC- SAT-2 - SUBSTANCE ABUSE TREATMENT PROGRAM BENEFITS
		GPC-SAT-MHP-2	RIDER GPC-SAT-MHP-2 - GROUP COMPLEMENTARY SUBSTANCE ABUSE TREATMENT MENTAL HEALTH PARITY
		HCR MS PCB	RIDER HCR-MS-PCB - HEALTH CARE REFORM MEDICARE SUPPLEMENTAL PREVENTIVE CARE BENEFITS
		HCR-MS-WCB-ECS	RIDER HCR-MS-WCB - HEALTH CARE REFORM MEDICARE SUPPLEMENTAL WOMENS CONTRACEPTIVE BENEFITS
Pharmacy:		Complementary Pharmacy: PDRX SG	
		ADM MOS816 RX	ADMINISTRATIVE RIDER COMP BENEFITS - DRUG
		PDC \$20/60/80	RIDER PDC \$20/\$60/\$80 Prescription Drugs Copayment Rider
		PDRX SG	PREFERRED RX PROGRAM CERTIFICATE SG
		RX-MC-VCP SG	RIDER RX-MC-VCP SG - PRESCRIPTION DRUG MEDICARE COMPLEMENTARY VARIABLE COST-SHARING PROGRAM
Dental: Blue Dental SM PPO Plus 100/80/50 1500 SG		Complementary Dental: BD-SG	
100/80/50-1500	RIDER BD PPO PLUS 100/80/50-1500-2022 SG BLUE DENTAL	100/80/50-1500	RIDER BD PPO PLUS 100/80/50-1500-2022 SG BLUE DENTAL
BD-SG	BLUE DENTAL GROUP BENEFITS CERTIFICATE SG	ADM MOS816 DNTL	ADMINISTRATIVE RIDER COMP BENEFITS - DENTAL
BDPEDOPM450/900	RIDER BD PED OPM \$450/\$900 SG BLUE DENTAL PEDIATRIC OUT-OF-POCKET MAXIMUM	BD-SG	BLUE DENTAL GROUP BENEFITS CERTIFICATE SG
		BDPEDOPM450/900	RIDER BD PED OPM \$450/\$900 SG BLUE DENTAL PEDIATRIC OUT-OF-POCKET MAXIMUM
Vision: Blue Vision SM 12/12/24 \$5/\$10		Complementary Vision: BV-ADULT	
BV AO FRAME 200	RIDER BV-AO-FA \$200 BLUE VISIONSM ADULT ONLY FRAME ALLOWANCE-\$200	ADM MOS816 VIS	ADMINISTRATIVE RIDER COMP BENEFITS - VISION
BV-ADULT	BLUE VISION ADULT-ONLY GROUP BENEFITS CERTIFICATE SG	BV AO FRAME 200	RIDER BV-AO-FA \$200 BLUE VISIONSM ADULT ONLY FRAME ALLOWANCE-\$200
BV-PEDS	BLUE VISION PEDIATRIC GROUP BENEFITS CERTIFICATE SG	BV-ADULT	BLUE VISION ADULT-ONLY GROUP BENEFITS CERTIFICATE SG
BVFLL SG	RIDER BVFLL-SG - BLUE VISION FREQUENCY LIMIT FOR LENSES (12-12-24)	BVFLL SG	RIDER BVFLL-SG - BLUE VISION FREQUENCY LIMIT FOR LENSES (12-12-24)

****Rates are subject to change based on Dept. of Insurance & Financial Services approval****

To comply with requirements of the Affordable Care Act, groups may be required to make changes to their health insurance coverage. If necessary, this may result in an adjustment to the rates. Consult with your legal counsel for any legal advice on how you may comply with the law and regulations and the applicability to your plan.

Blue Cross Blue Shield of Michigan and Blue Care Network rates are guaranteed for the period stated above. However Blue Cross and BCN reserve the right to adjust rates if any of the assumptions or calculations used to calculate the rates are incorrect. Blue Cross and BCN are prepaid health plans and payment is due on or before the date noted on your billing statement.

If you have questions or wish to discuss other Blue Cross and BCN benefit plans, contact your Blue Cross sales representative or agent. We appreciate your business and look forward to providing your continuing health benefit needs.

Blue Cross Blue Shield Benefit and rate schedule

KALAMAZOO AREA BUILDING AUTHORITY

CID: 418966 GROUP/DIVISION:007038181_0000

Funding Type: [Small Group Rated](#)

Rating Area: J

Your benefit package has been renewed at the following rates and is effective from 12/01/2026 through 11/30/2027.

Age	Total	Medical + Pharmacy	Dental	Vision
0	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
1	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
2	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
3	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
4	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
5	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
6	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
7	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
8	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
9	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
10	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
11	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
12	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
13	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
14	\$ 345.28	\$ 310.23	\$ 35.05	\$ 0.00
15	\$ 372.86	\$ 337.81	\$ 35.05	\$ 0.00
16	\$ 383.40	\$ 348.35	\$ 35.05	\$ 0.00
17	\$ 393.94	\$ 358.89	\$ 35.05	\$ 0.00
18	\$ 405.30	\$ 370.25	\$ 35.05	\$ 0.00
19	\$ 411.20	\$ 381.60	\$ 24.52	\$ 5.08
20	\$ 422.96	\$ 393.36	\$ 24.52	\$ 5.08
21	\$ 435.06	\$ 405.53	\$ 24.52	\$ 5.01
22	\$ 435.21	\$ 405.53	\$ 24.74	\$ 4.94
23	\$ 435.40	\$ 405.53	\$ 24.98	\$ 4.89
24	\$ 435.63	\$ 405.53	\$ 25.25	\$ 4.85
25	\$ 437.53	\$ 407.15	\$ 25.55	\$ 4.83
26	\$ 445.91	\$ 415.26	\$ 25.84	\$ 4.81
27	\$ 455.94	\$ 425.00	\$ 26.14	\$ 4.80
28	\$ 472.10	\$ 440.81	\$ 26.48	\$ 4.81
29	\$ 485.44	\$ 453.79	\$ 26.83	\$ 4.82
30	\$ 492.31	\$ 460.28	\$ 27.19	\$ 4.84
31	\$ 502.44	\$ 470.01	\$ 27.56	\$ 4.87
32	\$ 512.59	\$ 479.74	\$ 27.95	\$ 4.90
33	\$ 519.14	\$ 485.82	\$ 28.37	\$ 4.95
34	\$ 526.09	\$ 492.31	\$ 28.79	\$ 4.99

Age	Total	Medical + Pharmacy	Dental	Vision
35	\$ 529.83	\$ 495.56	\$ 29.22	\$ 5.05
36	\$ 533.59	\$ 498.80	\$ 29.69	\$ 5.10
37	\$ 537.37	\$ 502.05	\$ 30.16	\$ 5.16
38	\$ 541.18	\$ 505.29	\$ 30.65	\$ 5.24
39	\$ 548.25	\$ 511.78	\$ 31.16	\$ 5.31
40	\$ 555.33	\$ 518.27	\$ 31.68	\$ 5.38
41	\$ 565.67	\$ 528.00	\$ 32.22	\$ 5.45
42	\$ 575.63	\$ 537.33	\$ 32.78	\$ 5.52
43	\$ 589.23	\$ 550.30	\$ 33.34	\$ 5.59
44	\$ 606.12	\$ 566.53	\$ 33.93	\$ 5.66
45	\$ 625.88	\$ 585.59	\$ 34.55	\$ 5.74
46	\$ 649.27	\$ 608.30	\$ 35.16	\$ 5.81
47	\$ 675.51	\$ 633.84	\$ 35.80	\$ 5.87
48	\$ 705.43	\$ 663.04	\$ 36.46	\$ 5.93
49	\$ 734.94	\$ 691.83	\$ 37.12	\$ 5.99
50	\$ 768.14	\$ 724.28	\$ 37.81	\$ 6.05
51	\$ 800.92	\$ 756.31	\$ 38.52	\$ 6.09
52	\$ 836.96	\$ 791.59	\$ 39.23	\$ 6.14
53	\$ 873.42	\$ 827.28	\$ 39.96	\$ 6.18
54	\$ 912.74	\$ 865.81	\$ 40.72	\$ 6.21
55	\$ 952.04	\$ 904.33	\$ 41.48	\$ 6.23
56	\$ 994.60	\$ 946.10	\$ 42.26	\$ 6.24
57	\$ 1037.61	\$ 988.28	\$ 43.08	\$ 6.25
58	\$ 1083.43	\$ 1033.29	\$ 43.89	\$ 6.25
59	\$ 1106.54	\$ 1055.59	\$ 44.72	\$ 6.23
60	\$ 1152.40	\$ 1100.61	\$ 45.58	\$ 6.21
61	\$ 1192.16	\$ 1139.54	\$ 46.44	\$ 6.18
62	\$ 1218.54	\$ 1165.09	\$ 47.32	\$ 6.13
63	\$ 1251.41	\$ 1197.12	\$ 48.22	\$ 6.07
64	\$ 1271.73	\$ 1216.59	\$ 49.14	\$ 6.00
65+	\$ 1271.64	\$ 1216.59	\$ 49.14	\$ 5.91

Medicare supplemental benefit rates				
Age	Total	Medical + Pharmacy	Dental	Vision
All	\$ 1397.68	\$ 1342.63	\$ 49.14	\$ 5.91

****Rates are subject to change based on Dept. of Insurance & Financial Services approval****

To comply with requirements of the Affordable Care Act, groups may be required to make changes to their health insurance coverage. If necessary, this may result in an adjustment to the rates. Consult with your legal counsel for any legal advice on how you may comply with the law and regulations and the applicability to your plan.

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If you have questions or wish to discuss other Blue Cross and BCN benefit plans, contact your Blue Cross sales representative or agent. We appreciate your business and look forward to providing your continuing health benefit needs.

Renewal highlights

What you need to know for 2026



Blue Cross
Blue Shield
Blue Care Network
of Michigan

HSA indexing

MEDICAL PRODUCTS

Additional PCP Focus options for HMO

To help meet market demand for affordable HMO options that don't shift costs to employees or further complicate benefits, we're expanding our PCP Focus product into 11 additional counties, starting Jan. 1, 2026. PCP Focus is available to groups with fewer than 300 Blue Care Network enrolled contracts.

BCN is also pairing a PCP Focus plan with every broad network HMO plan: BCN HMOSM, BCN HRASM, BCN HSASM, BCN HMO Fixed CostSM and Healthy Blue LivingSM. This change allows you to offer multiple HMO plans and leverage PCP Focus as a buy-down strategy.

New plan designs

For greater continuity across the Blue Cross Blue Shield of Michigan and BCN product portfolios, we've introduced five new plan designs. These include HSA, HRA and classic plan types for both the PPO and HMO products.

Additionally, we're introducing new non-HSA plans with high deductibles ranging from \$4,000 to \$6,000 and 0% coinsurance. There will be three new options each for PPO and HMO and one new option for POS.

Discontinuation of Routine Care PPO and HMO plans

Due to minimal market demand and low membership, we're removing the Routine Care plans from our PPO and HMO product menus and marketing materials. If you're currently enrolled in one of the affected plans, you'll be moved to a comparable plan at renewal.

Due to the annual IRS HSA indexing of minimum deductibles, the high-deductible health plan minimum deductible is increasing, effective with 2026 renewals.

If you currently have a \$1,650 aggregate or \$3,300 embedded plan, we'll update you to a \$1,700 or \$3,400 deductible plan, respectively.



SPECIALTY BENEFITS

Dental

Additional cleanings for employees with qualifying conditions

Blue Cross and BCN are offering an additional dental cleaning to employees with diabetes or cardiovascular disease and those who are pregnant. This benefit is available at no additional cost to your organization when you have medical and dental coverage with Blue Cross or BCN.

Adult orthodontics coverage change

Effective Jan. 1, 2026, or at your group's renewal, existing riders will be updated to remove the age restriction for Class IV orthodontic services.

Pediatric out-of-pocket maximum change

The pediatric out-of-pocket maximum for small group dental plans is increasing from \$425 for one member and \$850 for two or more members to \$450 for one member and \$900 for two or more. New riders will be created for this change.

Vision

The allowance for frames is increasing from \$130 to \$200 for Blue VisionSM plans, excluding the EasyOptionsSM plans. This benefit change will be effective Jan. 1, 2026, for new groups and at renewal if you currently have Blue Vision. The elective contact lens allowance remains at \$130.

Pharmacy

There are no changes to pharmacy plans for 2026.

Lowered minimum
enrollment requirement
for voluntary dental
and vision coverage

To improve and expand our dental and vision products, we're lowering the participation levels for voluntary dental and vision coverage.

As of April 1, 2025, the minimum enrollment requirement to offer voluntary dental or vision coverage, including standalone dental benefits, decreased from 10 to two contracts. The 30% participation requirement still applies.



BLUE CROSS
BLUE SHIELD
OF MICHIGAN
AND
BLUE CARE
NETWORK

Glossary

Age (component of rate change)

This represents changes due to members aging since the prior renewal. For example, if a group has one member who aged from 21 to 22 since the prior renewal, and the age factors are 1.00 and 1.01 respectively, the percentage change due to age is 1%.

Area (component of rate change)

This represents the change in area factors from the prior renewal period due to higher or lower projected claims costs in a rating area. For example, this percentage will be positive for an area where projected claims cost increases were higher than average.

Benefit differences (component of rate change)

This represents the aggregate of changes to all benefits and product pricing relativity from the prior renewal period. This component also includes the rating impact of any plan benefit being mapped to health-care-reform-compliant products from the prior year. Blue Cross and BCN also include changes due to members aging out of pediatric dental or members aging in to adult vision plans.

For example, if projected claims cost increases compared to the prior year were higher for high-deductible plans than for other plans, then this percentage will be positive for high-deductible plans. If there's more than one plan per carrier, the change will be the aggregate change for all renewing plans of each carrier.

Billable member

A subscriber, spouse, or eligible dependents of the subscriber entitled to benefits under the subscriber's certificate. Blue Cross and BCN only include the three oldest children younger than 21 as billable members.

Change to current rate (component of rate change)

This represents the overall change of rate levels from the prior renewal period. We reflect trends, and their favorable or unfavorable results, in this component. For example, if we expect the overall pool to see increased claims costs from the prior year, then this percentage will be positive.

Dependent cap (component of rate change)

This component represents the effect of children turning 21 for the upcoming renewal when other children were not billable members for the prior renewal.

For example, a family with four children younger than 21 on their prior renewal would have only been charged for the three oldest children. If one of the children is 21 for the upcoming renewal, the family premium will include rates for all four children, and this component will be positive.



BLUE CROSS
BLUE SHIELD
OF MICHIGAN
AND
BLUE CARE
NETWORK

Glossary, continued

Full-time equivalent

A method to count employees that determines the group size, using an average count from each month of the prior calendar year. Employees working 120 hours or more in a month each count as one full-time employee, while we prorate employees working less than that. We round down the average to the nearest whole number. We exclude seasonal employees working fewer than 120 days per year and employees who have medical coverage under TRICARE or certain Veterans Administration programs from this count.

Rating area

A group's rating area will be determined based on the employer's primary Michigan location.

Renewal-compliant benefit

Health care reform regulations require all small groups have health-care-reform-compliant products. We map small groups to health-care-reform-compliant products at each renewal.

Small group rating type

Groups with a count of 50 or fewer FTEs and with at least one eligible employee enrolling.

Summary of Benefits and Coverage

The *Summary of Benefits and Coverage* is a document available to subscribers, which describes their covered benefits, cost sharing, coverage limitations and exceptions.

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Resolution to Opt Out of PA 152

	2026	2027
Employee	7,942.09	8,180.35
Employee w/individual	16,609.38	17,107.66
Employee + family	21,660.30	22,310.11

(3% Increase)



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF TREASURY

RACHAEL EUBANKS
STATE TREASURER

March 27, 2026 – (Updated March 30, 2026)

**PUBLIC EMPLOYER CONTRIBUTIONS TO MEDICAL BENEFIT PLANS
ANNUAL COST LIMITATIONS – CALENDAR YEAR 2027**

For a medical benefit plan coverage year beginning on or after January 1, 2012, MCL 15.563, as last amended by 2018 Public Act 477, sets a limit on the amount that a public employer may contribute to a medical benefit plan.

For medical benefit plan coverage years beginning on or after January 1, 2013, MCL 15.563 provides that the dollar amounts that are multiplied by the number of employees with each coverage type be adjusted annually. Specifically, the dollar amounts shall be adjusted, by October 1 of each year after 2011 and before 2019, by the change in the medical care component of the United States consumer price index for the most recent 12-month period for which data are available. By April 1 of each year after 2018, the dollar amounts shall be adjusted by the change in the medical care component of the U.S. consumer price index for the most recent 12-month period for which data are available. For calendar year 2026, the limit on the amount that a public employer may contribute to a medical benefit plan was set to the sum of the following:

- \$7,942.09 times the number of employees and elected public officials with single-person coverage
- \$16,609.38 times the number of employees and elected public officials with individual -and- spouse coverage or individual-plus-1-nonspouse-dependent coverage
- \$21,660.30 times the number of employees and elected public officials with family coverage.

The limits for 2027 equal the 2026 limits increased by **3.0 percent**. The 3.0 percent is the percentage change in the medical care component from the period March 2024-February 2025 to the period March 2025-February 2026.

Thus, for medical benefit plan coverage years beginning on or after January 1, 2027, the limit on the amount that a public employer may contribute to a medical benefit plan equals the sum of the following:

- \$8,180.35* times the number of employees and elected public officials with single-person coverage
- \$17,107.66 times the number of employees and elected public officials with individual -and- spouse coverage or individual-plus-1-nonspouse-dependent coverage
- \$22,310.11 times the number of employees and elected public officials with family coverage.

Rachael Eubanks
State Treasurer

* There was a typo in the original notice for single-person coverage which listed \$8,108.35 instead of \$8,180.35.

Opt-Out

This resolution is to opt out of PA 152 of 2011 (the 80/20 public employee health insurance coverage). The statute says that the resolution must be adopted prior to the beginning of the medical plan year, which is December 1, 2026 for KABA. The Kalamazoo Area Building Authority Board of Directors adopted the following Opt-Out Resolution:

RESOLUTION TO OPT OUT OF PA 152 FOR CALENDAR YEAR 2027

WHEREAS, Kalamazoo Area Building Authority is an intergovernmental authority located in Kalamazoo County, Michigan, that provides employee health insurance to qualified employees in accordance with MCL 41.110b et seq.; and

WHEREAS, by resolution the KABA Board has determined for 2027 that the Authority will pay more than 80% of the single person insurance premium coverage for qualified employees, as well the additional coverage for two-person and family insurance coverage; and

WHEREAS, MCL 15.568(1), being Section 8(1) of PA 152 of 2011, provides that a local unit of government may exempt itself from the requirements of the Act by a 2/3 vote of the Board; and

WHEREAS, the KABA Board desires to exempt the Authority from the requirements of the Act for the year 2027.

NOW THEREFORE BE IT HEREBY RESOLVED that Kalamazoo Area Building Authority hereby exercises its option under MCL 15.568 (1) and exempts itself from the requirements of PA 152 of 2011 for the year 2027.

Approved by the Kalamazoo Area Building Authority Board of Directors at the regular meeting on _____ . Chairperson: _____

Permit Fee Schedule



Kalamazoo Area Building Authority

www.kaba-mi.org

2322 Nazareth Road, Kalamazoo, MI 49048

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

FEE SCHEDULE

Amended: September 17, 2024

Effective: October 1, 2024

Building Permit Fees are based upon the construction value of the project. Construction value is calculated by multiplying the square footage of the construction project by the appropriate use and type category for the project as presented in the ICC Building Valuation Data Table.

Alterations not involving the addition of square footage are based upon a reasonable estimation of construction value, which may be required to be verified with actual construction cost data.

Pre-manufactured unit fees shall be based upon 50% of the normal on-site construction costs.

Exception: Units placed in state licensed mobile home parks on existing foundations, permit fees are \$108.00.

Residential post frame utility buildings are calculated at \$31.50/sq. ft.

Covered decks, porches and uninsulated sunrooms are calculated as utility use group in the Building Valuation Data Table.

Finished basements for all R-3 groups are calculated at \$74.00/ sq. ft.

BUILDING PERMIT FEE SCHEDULE

Construction Value: \$0 - \$29,999

Inspections Required	Permit Fee
1 (one) inspection	\$108.00 or sum of CV x .0039, whichever is greater
2 (two) inspections	\$182.00 or sum of CV x .0039, whichever is greater
3 (three) inspections	\$231.00 or sum of CV x .0039, whichever is greater
4 (four) inspections	\$278.00 or sum of CV x .0039, whichever is greater
5 (five) inspections	\$327.00 or sum of CV x .0039, whichever is greater
6 (six) inspections	\$375.00 or sum of CV x .0039, whichever is greater
7 (seven) inspections	\$424.00 or sum of CV x .0039, whichever is greater

Construction Value: \$30,000 +

Permit Fee	Construction Value x .0039
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-- Continued --

Above-ground pools	\$81.00
In-ground pools	\$161.00
Sign Permits	\$81.00

Demolition Permit	
Detached accessory structures	\$81.00
1 and 2 family residential structures and their accessory structures	\$161.00
Commercial, Industrial Multifamily, Institutional 12,000 sq. ft. and under	\$268.00
Commercial, Industrial Multifamily, Institutional over 12,000 sq. ft.	\$375.00

TRADE PERMIT FEE SCHEDULE

Mechanical, Electrical and Plumbing permit fees are as detailed in the line-item list on the respective permit application.

INSPECTION FEES AND POLICY

Permit fees include the fees for the required number of inspections for the project and include one re-inspection per inspection type. (E.g., footing, framing, energy, etc.)

Additional re-inspections are \$60.00 each.

Property maintenance inspections are \$100.00 each, including follow-up inspections.

Special inspections requested by Property Owners / Lessees are \$60.00 each.

\$60.00 per hour is charged for any additional research, pre-construction consultation visits or inspection work needed beyond the regular scope of the inspection and enforcement process.

For any work started without obtaining the required permit(s):

- Permit fee times (2) two.

FEES FOR INSPECTOR'S APPEARANCE IN COURT PROCEEDINGS

Fees for court time are \$100.00 per hour, including travel time (with 1 hour minimum).

Note: Legal fees incurred by KABA may result in additional fees.