THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, NOVEMBER 16, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI 49406

AGENDA

View remotely, online or by phone -
Join online by visiting: https://us02web.zoom.us/j/83813036739
Join by phone by dialing: +1 (312) 626-6799 **| Then enter "Meeting ID":** 838 1303 6739

1. **CALL TO ORDER:** By Mayor
2. **ROLL CALL:** By Clerk
3. **PLEDGE OF ALLEGIANCE:** Led by Mayor
4. **MOMENT OF SILENCE:** Linda Sue Anderson
5. **COUNCIL RECOGNITION:** Randy Walker & Neal Seabert
6. **CONSENT CALENDAR**
   - **A.** Approve the Council Meeting Agenda for November 16, 2026
   - **B.** Approve the Council Regular Meeting Minutes for November 2, 2026
   - **C.** Approve Invoices in the Amount of $105,197.61
   - **D.** Reappointment - Kabri Martyniek: DDA

   Motion to approve the Consent Calendar of November 16, 2026 – roll call vote
7. **PUBLIC COMMUNICATION - VERBAL (LIMIT OF 3 MINUTES, AGENDA ITEMS ONLY)**
8. **PUBLIC COMMUNICATION - WRITTEN**
9. **UNFINISHED BUSINESS**
10. **NEW BUSINESS**
    - **A.** Ordinance No. 05-2026 & No. 06-2026 - Westshore PUD Amendment (First Reading/No Action) (S. Homyen)

B. Ordinance No. 07-2026 - Westshore Rezone (First Reading/No Action) (S. Homyen)

11. REPORTS

A. Commission/Committee/Boards: Fire Board, Planning Commission

B. Administration Report

12. PUBLIC COMMUNICATION – VERBAL (LIMIT OF 3 MINUTES, ITEMS NOT ON AGENDA)

13. COUNCIL COMMENTS

14. MAYOR'S REPORT/COMMENTS

15. ADJOURNMENT

Motion to adjourn the meeting.

Please Note – The City of the Village of Douglas (the "City") is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of this meeting or the facilities, are requested to contact Laura Kasper, City Clerk, at (269) 857-1438, or clerk@douglasmi.gov to allow the City to make reasonable accommodations for those persons. CITY OF THE VILLAGE OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

THE CITY OF THE VILLAGE OF DOUGLAS
REGULAR MEETING OF THE CITY COUNCIL
MONDAY, NOVEMBER 02, 2026 AT 6:00 PM
415 WEST WILEY RD, SUITE 103, DOUGLAS, MI 49406

MINUTES

1. **CALL TO ORDER:** By Mayor North

2. **ROLL CALL:** By Clerk Kasper
   PRESENT
   Mayor Cathy North
   Councilmember John O'Malley
   Mayor Pro-Tem Randy Walker
   Councilmember Gregory Freeman
   Councilmember Matt Balmer
   Councilmember Jeff West
   Also Present - City Manager Lisa Nocerini, City Clerk Laura Kasper, Director of Public Works Greg Salinas, Douglas Police Chief Steve Kent
   ABSENT/EXCUSED - Councilmember Neal Seabert

3. **PLEDGE OF ALLEGIANCE:** Led by Mayor North
4. **CONSENT CALENDAR**
   A. Approve the Council Meeting Agenda for November 2, 2026
   B. Approve the Council Regular Meeting Minutes for October 19, 2026
   C. Approve Invoices in the Amount of $63,408.88

   Motion by Balmer, second by West, to approve the Consent Calendar of November 2, 2026 – Motion carried by unanimous roll call vote

5. **PUBLIC COMMUNICATION – VERBAL:** Public comments received
6. **PUBLIC COMMUNICATION - WRITTEN**
   A. Letter - Paul Kerney
   B. Letter - John Rau
7. **UNFINISHED BUSINESS:** None
8. **NEW BUSINESS**
   A. Todd Martinson/Root Beer Barrel - Presentation Item
9. **REPORTS**
   A. Commission/Committee/Boards: Kalamazoo Lake Sewer Water, Downtown Development Authority,
   B. Administration Report – City Manager Nocerini provided updates
10. **PUBLIC COMMUNICATION – VERBAL:** Public comments received
11. **COUNCIL COMMENTS:** Councilmembers made final comments
12. **MAYOR'S REPORT/COMMENTS:** Mayor North made final comments

13. ADJOURNMENT

Motion by West, second by Walker, to adjourn the meeting.

Approved on this 16th day of November 2026

Signed: _____ Date: _____
Cathy North, Mayor

Signed: _____Date: _____
Laura Kasper, City Clerk

Certification of Minutes

I hereby certify that the attached is a true and correct copy of the minutes of a regular meeting of the City Council of the City of the Village of Douglas held on November 2nd, 2026, I further certify that the meeting was duly called and that a quorum was present.

Signed: _____ Date: _____
Laura Kasper, City Clerk

Inv Num / Inv Ref#	Vendor / Description / GL Distribution		Inv Date / Entered By	Due Date	Inv Amt
: ACH Transaction					
10-26					
54917	ALLEGAN CO TREASURER		11/02/2026	11/16/2026	232.50
	MOBILE HOME TAX-OCTOBER 2026				
	101-000.000-230.000	DUE TO OTHER GOVERNMENTS			232.50
DOUGLAS26-11					
54904	ASSESSING SOLUTIONS		11/01/2026	11/16/2026	3,423.33
	ASSESSING CONTRACT				
	101-257.000-703.000	WAGES			3,423.33
5372269305					
54993	CINTAS		11/10/2026	11/16/2026	40.56
	CITY HALL FIRST AID CABINET				
	101-265.000-802.000	CONTRACTUAL			40.56
5372269304					
54994	CINTAS		11/10/2026	11/16/2026	31.48
	DPW GARAGE FIRST AID CABINET				
	101-265.000-802.000	CONTRACTUAL			31.48
392702					
54970	CIVICPLUS LLC		10/23/2026	11/16/2026	730.48
	MUNICODE				
	101-265.000-802.000	CONTRACTUAL			730.48
664					
54987	CLEANING POWER LLC		11/07/2026	11/16/2026	990.00
	OCTOBER CITY HALL CLEANING				
	101-265.000-802.000	CONTRACTUAL			990.00
26-6044					
54969	ELECTION SOURCE		10/14/2026	11/16/2026	46.40
	NOVEMBER 7, 2026 ELECTION SUPPLIES				
	101-262.000-740.000	SUPPLIES			46.40
11-3-26					
54911	KEVIN UNEMA		11/03/2026	11/16/2026	449.18
	UNIFORM REIMBURSEMENT				
	101-463.000-750.000	UNIFORMS			449.18
1570208					
54935	MML WORKERS' COMP FUND		11/04/2026	11/16/2026	5,168.00
	WORKERS COMP POLICY INSTALLMENT #3				
	101-101.000-722.000	WORKERS COMPENSATION			2.58
	101-172.000-722.000	WORKERS COMPENSATION			59.82
	101-215.000-722.000	WORKERS COMPENSATION			51.26
	101-265.000-722.000	WORKERS COMPENSATION			337.62
	101-301.000-722.000	WORKERS COMPENSATION			2,021.25
	101-463.000-722.000	WORKERS COMPENSATION			636.37
	101-701.000-722.000	WORKERS COMPENSATION			34.55
	101-751.000-722.000	WORKERS COMPENSATION			190.31
	202-463.000-722.000	WORKERS COMPENSATION			648.91

	202-464.000-722.000	WORKERS COMPENSATION			275.98
	203-463.000-722.000	WORKERS COMPENSATION			648.91
	203-464.000-722.000	WORKERS COMPENSATION			200.96
	101-253.000-722.000	WORKERS COMPENSATION			36.43
	101-257.000-722.000	WORKERS COMPENSATION			23.05
962523					
54983	NYE UNIFORM COMPANY		10/28/2026	11/16/2026	471.00
	PART TIME NEW HIRE UNIFORMS				
	101-301.000-750.000	UNIFORMS			471.00
10782533					
54916	PLANTE MORAN		10/29/2026	11/16/2026	2,727.75
	FINANCIAL CONSULTANT				
	101-253.000-802.009	CONTRACTUAL FINANCIAL CONSULT			2,727.75
10995699					
54928	PLUNKETT COONEY		10/28/2026	11/16/2026	4,500.00
	CONTRACTUAL ATTORNEY				
	101-266.000-801.000	CONTRACTUAL ATTORNEY			2,565.00
	101-701.000-801.000	CONTRACTUAL ATTORNEY			1,642.50
	101-000.000-283.000	ESCROW			157.50
	101-000.000-283.000	ESCROW			135.00
10778220					
54903	PM GROUP BENEFIT		11/02/2026	11/16/2026	833.00
	BENEFIT PLAN CONSULTING				
	101-265.000-802.000	CONTRACTUAL			833.00
99635					
55000	PREIN & NEWHOF		11/10/2026	11/16/2026	2,483.00
	SCHULTZ PARK BOAT LAUNCH				
	101-701.000-806.000	CONTRACTUAL ENGINEERING			2,483.00
99594					
55001	PREIN & NEWHOF		11/10/2026	11/16/2026	764.50
	DOUGLAS WATER SERVICE VERIFICATION				
	101-701.000-806.000	CONTRACTUAL ENGINEERING			764.50
99595					
55002	PREIN & NEWHOF		11/10/2026	11/16/2026	2,250.00
	DOUGLAS LEAD LINE REPLACEMENT				
	450-536.000-806.003	CONTRACTURAL ENGINEERING LEAD LINE REPLA			2,250.00
99610					
55003	PREIN & NEWHOF		11/10/2026	11/16/2026	178.00
	2026 ROAD IMPROVEMENTS				
	101-463.000-806.000	CONTRACTUAL ENGINEERING			178.00
99619					
55004	PREIN & NEWHOF		11/10/2026	11/16/2026	292.50
	WATER ST SLOPE STABLIZATION				
	202-463.000-979.000	CAPITAL OUTLAY			292.50
99626					
55005	PREIN & NEWHOF		11/10/2026	11/16/2026	3,160.00
	DOUGLAS 2026 ROADWAY AMP AND CIP UPDATE				
	101-463.000-806.000	CONTRACTUAL ENGINEERING			3,160.00
99627					
55006	PREIN & NEWHOF		11/10/2026	11/16/2026	356.00

	2027 ROADS AND DRAINAGE IMPROVEMENTS				
	101-463.000-806.000	CONTRACTUAL ENGINEERING			356.00
99603					
55012	PREIN & NEWHOF		11/10/2026	11/16/2026	5,994.75
	GENERAL CONSULTING				
	101-701.000-806.000	CONTRACTUAL ENGINEERING			5,549.75
	202-463.000-806.000	CONTRACTUAL ENGINEERING			445.00
4517					
54909	RAF ELECTRIC		10/29/2026	11/16/2026	10,445.00
	WADES BAYOU POWER OUTLETS AND CENTER ST POWER OUTLETS				
	248-728.000-979.000	CAPITAL OUTLAY			2,225.00
	594-597.001-979.000	CAPITAL OUTLAY			670.00
	101-463.000-979.000	CAPITAL OUTLAY			4,250.00
	101-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL			3,300.00
4586					
54910	RAF ELECTRIC		10/29/2026	11/16/2026	875.00
	REPAIR BROKEN CONDUIT IN DRIVE FROM UTILITY COMPANY TRENCHING				
	101-265.000-930.000	REPAIRS & MAINTENANCE: GENERAL			875.00
12491382					
55009	RAPID FIRE PROTECTION		11/02/2026	11/16/2026	325.00
	MAINTENANCE NSPECTION				
	101-265.000-802.000	CONTRACTUAL			325.00
15839					
55011	SCHIPPER CONCRETE LLC		11/11/2026	11/16/2026	3,712.50
	REMOVE AND REPLACE CONCRETE SIDEWALK, TWO LOCATIONS				
	101-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL			3,712.50
6078957908					
54918	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	114.60
	TP				
	101-265.000-740.000	SUPPLIES			114.60
6078957912					
54919	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	5.99
	OFFICE SUPPLIES				
	101-265.000-740.000	SUPPLIES			5.99
6078957915					
54920	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	69.80
	OFFICE SUPPLIES				
	101-265.000-740.000	SUPPLIES			57.60
	101-265.000-740.100	OFFICE SUPPLIES			12.20
6078957918					
54921	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	198.95
	OFFICE SUPPLIES				
	101-265.000-740.100	OFFICE SUPPLIES			198.95
6078957921					
54922	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	60.95
	OFFICE SUPPLIES				
	101-265.000-740.000	SUPPLIES			42.67
	101-265.000-740.100	OFFICE SUPPLIES			18.28
6078957924					
54923	STAPLES CONTRACT & COMMERICAL LLC		11/01/2026	11/16/2026	51.85

	OFFICE SUPPLIES				
	101-265.000-740.000	SUPPLIES			27.28
	101-265.000-740.100	OFFICE SUPPLIES			24.57
VC3-267135					
54934	VC3 INC		11/03/2026	11/16/2026	150.52
	CLOUD PROTECTION FOR NOVEMBER				
	101-265.000-802.000	CONTRACTUAL			150.52
VC3-266323					
54991	VC3 INC		11/09/2026	11/16/2026	306.60
	MICROSOFT CITY LICENSES-NOVEMBER 2026				
	101-265.000-802.000	CONTRACTUAL			306.60
7211917					
54950	VITAL RECORDS CONTROL		10/31/2026	11/16/2026	100.00
	SHREDDING				
	101-265.000-802.000	CONTRACTUAL			100.00
103940					
54926	WILLIAMS AND WORKS		10/03/2026	11/16/2026	2,277.25
	ESCROWS AND GEN SUPPORT & ASSISTANCE TO PZA				
	101-000.000-283.000	ESCROW			1,469.00
	101-701.000-803.000	CONTRACTUAL CONSULTANT			808.25
103945					
54927	WILLIAMS AND WORKS		10/03/2026	11/16/2026	2,231.75
	ZONING ORDINANCE UPDATE PROJECT				
	101-701.000-803.000	CONTRACTUAL CONSULTANT			2,231.75
Type: EFT Transfer					
11-2026					
54976	COMCAST		10/16/2026	11/16/2026	12.21
	DPW TV				
	101-265.000-851.001	INTERNET AND LANDLINES			12.21
285591874					
54977	COMCAST		10/15/2026	11/16/2026	460.00
	INTERNET				
	101-265.000-851.001	INTERNET AND LANDLINES			460.00
001005086068					
54978	COMCAST		11/02/2026	11/16/2026	759.28
	CITY HALL PHONES				
	101-265.000-851.001	INTERNET AND LANDLINES			759.28
204391466334					
54912	CONSUMERS ENERGY		10/30/2026	11/16/2026	573.80
	CENTER STREET LIGHTS NOVEMBER ENERGY BILL				
	101-463.000-922.000	UTILITIES			573.80
201010221009					
54913	CONSUMERS ENERGY		10/30/2026	11/16/2026	257.03
	DPW GARAGE NOVEMBER ENERGY BILL				
	101-265.000-922.000	UTILITIES			257.03
201010221011					
54914	CONSUMERS ENERGY		10/30/2026	11/16/2026	39.74
	BEERY FIELD NOVEMBER ENERGY BILL				
	101-751.000-922.000	UTILITIES			39.74
201010221010					

54915	CONSUMERS ENERGY		10/30/2026	11/16/2026	103.05
	BEERY FIELD BATHROOMS NOVEMBER ENERGY BILL				
	101-751.000-922.000	UTILITIES			103.05
201810765723					
54962	CONSUMERS ENERGY		11/05/2026	11/16/2026	1,214.15
	STREET LIGHTS OCTOBER ENERGY BILL				
	101-463.000-925.000	STREET LIGHTS			1,214.15
201810765717					
54963	CONSUMERS ENERGY		11/05/2026	11/16/2026	13.98
	TRAFFIC LIGHTS OCTOBER ENERGY BILL				
	101-463.000-925.000	STREET LIGHTS			13.98
205281297391					
54964	CONSUMERS ENERGY		11/05/2026	11/16/2026	1,318.81
	49406 LED LIGHT RD				
	101-463.000-925.000	STREET LIGHTS			1,318.81
388222					
54988	CREXENDO BUSINESS SOLUTIONS		11/08/2026	11/16/2026	311.78
	POLICE PHONES				
	101-301.000-851.000	CELL PHONES			311.78
16J9500062103					
54932	PRIMO BRANDS		11/03/2026	11/16/2026	8.95
	CITY HALL WATER				
	101-265.000-740.000	SUPPLIES			8.95
16J9500068373					
54933	PRIMO BRANDS		11/03/2026	11/16/2026	15.50
	DPW GARAGE WATER				
	101-265.000-740.000	SUPPLIES			15.50
16J9500088396					
54951	PRIMO BRANDS		11/03/2026	11/16/2026	52.90
	CITY HALL WATER FILTER				
	101-265.000-740.000	SUPPLIES			52.90
0240-010505256					
54931	REPUBLIC SERVICES #240		10/31/2026	11/16/2026	1,117.60
	TRASH PICKUP				
	101-265.000-802.000	CONTRACTUAL			1,117.60
9034051808					
54975	RICOH U.S.A, INC.		11/06/2026	11/16/2026	138.11
	SERVICE CONTRACT FOR PRINTER				
	101-265.000-802.000	CONTRACTUAL			138.11
116380620					
54985	SHELL FLEET PLUS		11/06/2026	11/16/2026	1,716.04
	PD FUEL				
	101-301.000-860.000	GAS & OIL			1,716.04
116384433					
54986	SHELL FLEET PLUS		11/06/2026	11/16/2026	2,618.57
	DPW FUEL				
	660-903.000-860.000	GAS & OIL			2,618.57
997781545-31					
54961	T-MOBILE USA		11/04/2026	11/16/2026	270.84
	AED DEVICES				

	101-265.000-802.000	CONTRACTUAL			270.84
6156642660					
54924	VERIZON WIRELESS		11/01/2026	11/16/2026	104.74
	DPW IPADS				
	101-463.000-851.000	CELL PHONES			104.74
6155683247					
54925	VERIZON WIRELESS		11/01/2026	11/16/2026	489.61
	CITY HALL AND PD CELL PHONES				
	101-215.000-851.000	CELL PHONES			44.88
	101-301.000-851.000	CELL PHONES			225.20
	101-463.000-851.000	CELL PHONES			129.77
	101-701.000-851.000	CELL PHONES			44.88
	101-172.000-851.000	CELL PHONES			44.88
TON CREDIT CARD					
3610125075					
54946	ADOBE ACROBAT PRO		10/13/2026	11/16/2026	219.94
	ACROBAT PRO AND CREATIVE CLOUD PRO				
	101-265.000-740.100	OFFICE SUPPLIES			219.94
0058795-2933816					
54937	AMAZON MARKETPLACE		10/26/2026	11/16/2026	8.95
	STAMPS FOR DDA PASSPORTS				
	248-728.000-880.000	COMMUNITY PROMOTION			8.95
4361946-9518846					
54938	AMAZON MARKETPLACE		10/19/2026	11/16/2026	45.60
	DOOR KEYS, LEAF BAGS				
	101-265.000-740.000	SUPPLIES			7.99
	101-463.000-740.000	SUPPLIES			37.61
4715429-1612266					
54939	AMAZON MARKETPLACE		10/06/2026	11/16/2026	48.78
	FLLOR PROTECTORS, TABLECLOTHS				
	101-265.000-740.000	SUPPLIES			48.78
9361826-9784258					
54940	AMAZON MARKETPLACE		10/05/2026	11/16/2026	56.58
	HI VIS HOODIES				
	101-463.000-750.000	UNIFORMS			56.58
9019970-2710624					
54941	AMAZON MARKETPLACE		10/21/2026	11/16/2026	38.90
	HAND SANITIZER				
	101-301.000-740.000	SUPPLIES			38.90
9187355-7692265					
54942	AMAZON MARKETPLACE		10/21/2026	11/16/2026	99.15
	PLANNERS, DESK CALENDARS				
	101-301.000-740.000	SUPPLIES			99.15
5027111-8008241					
54943	AMAZON MARKETPLACE		10/27/2026	11/16/2026	16.97
	METAL DOOR STOPPERS				
	101-265.000-740.000	SUPPLIES			16.97
4631004-5798635					
54944	AMAZON MARKETPLACE		10/26/2026	11/16/2026	21.33
	TIME CARDS				

	101-265.000-740.000	SUPPLIES			21.33
-817949-2203418					
54995	AMAZON MARKETPLACE		10/01/2026	11/16/2026	11.39
	DATE STAMP				
	101-265.000-740.100	OFFICE SUPPLIES			11.39
5881684-0199404					
54996	AMAZON MARKETPLACE		10/14/2026	11/16/2026	9.99
	TIMER				
	101-265.000-740.100	OFFICE SUPPLIES			9.99
10-2-26					
54949	BACK ALLEY PIZZA		10/02/2026	11/16/2026	103.59
	DDA GIFT CARD FOR BUCKET LIST DRAWING				
	248-728.000-880.000	COMMUNITY PROMOTION			103.59
10					
54997	BACK ALLEY PIZZA		10/30/2026	11/16/2026	80.33
	PIZZA FOR NOVEMBER 3, 2026 ELECTION				
	101-262.000-740.000	SUPPLIES			80.33
679597					
54948	GREENMARK EQUIPMENT LLC		10/14/2026	11/16/2026	505.94
	POLE SAW ATTACHEMENT, TWO CHAINS, HELMET, CHAIN FILE				
	101-751.000-977.000	EQUIPMENT			505.94
10-13-26					
54999	IIMC		10/13/2026	11/16/2026	205.00
	MEMBERSHIP DUES FOR CLERK				
	101-215.000-908.000	DUES/FEES/PUBLICATIONS			205.00
7121					
54998	LAKE VISTA		10/30/2026	11/16/2026	79.37
	FOOD FOR NOVEMBER 3, 2026 ELECTION				
	101-262.000-740.000	SUPPLIES			79.37
72875					
54968	MACOMB COMMUNITY COLLEGE		10/07/2026	11/16/2026	1,600.00
	RPTE TRAINING FOR WESTON CANFIELD				
	101-301.000-718.000	TRAINING FUNDS			1,600.00
14979					
54945	SISTERS IN INK		10/26/2026	11/16/2026	102.50
	DPW UNIFORMS				
	101-463.000-750.000	UNIFORMS			102.50
090					
54980	USPS		10/20/2026	11/16/2026	8.55
	POSTAGE				
	101-301.000-802.000	CONTRACTUAL			8.55
7902352-5771139					
54947	ZAZZLE		10/13/2026	11/16/2026	109.31
	TWO PHOTOBLOCKS				
	101-101.000-740.000	SUPPLIES			109.31
INV375154972					
54936	ZOOM VIDEO COMMUNICATIONS, INC		10/24/2026	11/16/2026	33.98
	ZOOM WORKPLACE PRO MONTHLY				
	101-101.000-958.000	MISCELLANEOUS			33.98
TON CREDIT CARD					3,406.15

Type: Paper Check					
0009					
54966	ANTONIO PONCE		10/07/2026	11/16/2026	375.00
	DISTINCTINTLY DOUGLAS VIDEO SERIES				
	248-728.000-880.100	MARKETING			375.00
0011					
54967	ANTONIO PONCE		11/05/2026	11/16/2026	125.00
	DISTINCTLY DOUGLAS VIDEO SERIES				
	248-728.000-880.100	MARKETING			125.00
BESC - 26 - 021					
54930	BATEAU PROPERTIES MI, LLC		11/04/2026	11/16/2026	3,000.00
	BD Bond Refund				
	101-000.000-283.000	BESC - 26 - 021 - PSUP26-002			2,000.00
	101-000.000-628.000	PLANNING & ZONING FEES			1,000.00
23614					
54989	COMMERCIAL RECORD		10/30/2026	11/16/2026	483.00
	LEGAL ADS				
	101-701.000-900.000	PRINTING & PUBLISHING			336.00
	101-262.000-900.000	PRINTING & PUBLISHING			147.00
940371					
54990	COREWELL HEALTH		11/02/2026	11/16/2026	270.00
	NEW HIRE PHYSICAL				
	101-301.000-802.000	CONTRACTUAL			270.00
33821901-1					
54984	GALLS		10/27/2026	11/16/2026	275.00
	UNFORM FOR PART TIME NEW HIRE				
	101-301.000-750.000	UNIFORMS			275.00
248541-1					
54965	ENERGY SYSTEMS MICHIGAN		10/23/2026	11/16/2026	1,275.00
	GENERATOR TESTING				
	101-265.000-802.000	CONTRACTUAL			1,275.00
261103618491					
54979	GRAPHIX EMBROIDERY INC		11/03/2026	11/16/2026	132.66
	CLERK AND PT OFFICER UNIFORM				
	101-301.000-750.000	UNIFORMS			132.66
02-27505					
55010	HOLLAND EQUIPMENT SERVICES		10/26/2026	11/16/2026	270.00
	WINTERIZED IRRIGATION SYSTEMS THROUGHOUT THE CITY				
	101-751.000-802.000	CONTRACTUAL			270.00
317261					
54971	IHLE AUTO PARTS		11/09/2026	11/16/2026	47.90
	SILICONE SPRAY				
	660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS			47.90
BESC - 26 - 016					
54929	INDIGO CUSTOM HOMES		11/04/2026	11/16/2026	800.00
	BD Bond Refund				
	101-000.000-283.000	BESC - 26 - 016 - PST26-006			800.00
629881					
54981	KUSTOM SIGNALS INC		10/15/2026	11/16/2026	2,382.89
	CFG RAPTOR				

	101-301.000-977.000	EQUIPMENT			2,382.89
BESC - 26 - 010					
54905	LOGAN DAVID & ELIZABETH		11/03/2026	11/16/2026	1,000.00
	BD Bond Refund				
	101-000.000-283.000	BESC - 26 - 010 - PVAR26-004			1,000.00
109617					
55007	MARK'S BODY SHOP		11/09/2026	11/16/2026	17,666.70
	OUTFITTING OF THE NEW POLICE F-150				
	101-301.000-941.001	EQUIPMENT UTILIZATION			17,666.70
109618					
55008	MARK'S BODY SHOP		11/09/2026	11/16/2026	229.80
	ADDITIONAL ITEMS NOT ON QUOTE FOR POLICE F-150				
	101-301.000-977.000	EQUIPMENT			229.80
09361					
54959	MENARDS - SOUTH HAVEN		11/02/2026	11/16/2026	122.87
	SUPPLIES				
	101-265.000-930.000	REPAIRS & MAINTENANCE: GENERAL			122.87
82309					
54907	NEW DAWN LINEN SERVICE		11/02/2026	11/16/2026	65.49
	CITY HALL AND PD RUG CLEANING				
	101-265.000-802.000	COMMERCIAL CLEANING			65.49
02160					
54972	NEW DAWN LINEN SERVICE		11/09/2026	11/16/2026	65.49
	CITY HALL AND PD RUG CLEANING				
	101-265.000-802.000	COMMERCIAL CLEANING			65.49
2610-531198					
54908	OVERISEL LUMBER CO.		10/29/2026	11/16/2026	24.15
	BEERY FLAG POLE				
	101-751.000-740.000	SUPPLIES			24.15
2611-532852					
54960	OVERISEL LUMBER CO.		11/04/2026	11/16/2026	1.99
	COUNCIL CHAMBERS				
	101-265.000-930.000	REPAIRS & MAINTENANCE: GENERAL			1.99
1320639					
54982	PINE REST CHRISTIAN MENTAL HEALTH		11/05/2026	11/16/2026	1,250.00
	PRE EMPLOYMENT EVALUATION FOR WESTON CANFIELD				
	101-301.000-802.000	CONTRACTUAL			1,250.00
26-0954					
54973	SCOTT'S LANDSCAPE MANAGMENT INC		11/06/2026	11/16/2026	761.00
	ROUND 4 FERTILIZATION				
	101-751.000-802.007	LANDSCAPING SERVICES			761.00
0002331					
54906	SHORELINE REPAIRS		11/01/2026	11/16/2026	400.00
	HALLOWEEN PARADE SETUP				
	101-802.000-958.000	MISCELLANEOUS			400.00
89178421					
54899	TERMINIX		12/09/2025	11/16/2026	287.00
	PEST CONTROL AT DOUGLAS BEACH BR				
	101-751.000-802.000	CONTRACTUAL			287.00
92801517					

54900	TERMINIX		03/05/2026	11/16/2026	287.00
	PEST CONTROL AT DOUGLAS BEACH BT				
	101-751.000-802.000	CONTRACTUAL			287.00
97676073					
54901	TERMINIX		06/02/2026	11/16/2026	287.00
	PEST CONTROL AT DOUGLAS BEACH BR				
	101-751.000-802.000	CONTRACTUAL			287.00
103691321					
54902	TERMINIX		09/03/2026	11/16/2026	313.00
	PEST CONTROL AT DOUGLAS BEACH BR				
	101-751.000-802.000	CONTRACTUAL			313.00
7130					
54974	WMCJTC		11/03/2026	11/16/2026	448.64
	DUES PAYMENT, FALL 2026 DISTRIBUTION				
	101-301.000-718.001	TRAINING FUNDS ACT 302			448.64
ΓON CREDIT CARD					
11-10-26					
54992	OX-BOW SCHOOL OF ART		11/10/2026	11/16/2026	1,500.00
	DDA REIMBURSEMENT FOR CAVERN TAVERN				
	248-728.000-880.000	COMMUNITY PROMOTION			1,500.00
ΓON CREDIT CARD					1,500.00
# of Invoices:	107 # Due: 107	Totals:			105,197.61
# of Credit Memos:	0 # Due: 0	Totals:			0.00
Net of Invoices and Credit Memos:					105,197.61

--- TOTALS BY FUND ---

101 - GENERAL FUND	92,761.34
202 - MAJOR STREET FUND	1,662.39
203 - LOCAL STREETS FUND	849.87
248 - DOWNTOWN DEVELOPMENT AUTHORITY	4,337.54
450 - WATER SEWER FUND	2,250.00
594 - DOUGLAS MARINA	670.00
660 - EQUIPMENT RENTAL FUND	2,666.47

--- TOTALS BY DEPT/ACTIVITY ---

000.000 -	6,794.00
101.000 - LEGISLATIVE	145.87
172.000 - MANAGER	104.70
215.000 - CLERK	301.14
253.000 - TREASURER	2,764.18
257.000 - ASSESSING	3,446.38
262.000 - ELECTION	353.10
265.000 - BUILDING & GROUNDS	10,182.05
266.000 - ATTORNEY	2,565.00
301.000 - POLICE	29,147.56
463.000 - GENERAL STREETS & ROW	21,629.31

464.000 - GENERAL STREETS WINTER & ROW	476.94
536.000 - WATER SYSTEM	2,250.00
597.001 - WADES BAYOU	670.00
701.000 - PLANNING & ZONING	13,895.18
728.000 - DOWNTOWN DEVELOPMENT AUTHORITY	4,337.54
751.000 - PARKS & RECREATION	3,068.19
802.000 - COMMUNITY PROMOTIONS	400.00
903.000 - EQUIP. REPAIRS & MAINTENANCE	2,666.47

To: City of the Village of Douglas City Council

Date: November 12, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore PUD Amendment

The Village of Friendliness – Since 1870

Introduction. Ric Dyk, on behalf of BDR Inc., has submitted an application to amend the Westshore Planned Unit Development (PUD) under Article 27 of the City of the Village of Douglas Zoning Ordinance. The proposed amendment would remove approximately 46 acres of the remaining undeveloped property from the existing PUD, reducing the overall PUD area from approximately 78 acres to 32 acres.



As part of the proposed boundary modification, the applicant is also requesting a reduction in the required open space and relief from the 25-foot perimeter buffer requirement along portions of the revised PUD boundary.

Background and Request. The Westshore PUD was originally approved in 2012 and consists of residential condominiums, site condominiums, private streets, designated open space, and pedestrian pathways. While portions of the PUD have been developed, the western development area remains largely undeveloped, with the exception of the existing public trails.

On April 9, 2026, the Planning Commission reviewed a previous PUD amendment proposing the development of 41 condominium units within the remaining undeveloped area and forwarded a favorable recommendation to City Council. However, the applicant did not proceed with that proposal.

Since that time, the applicant has been approached by a potential buyer interested in purchasing the remaining undeveloped property. Rather than proceeding with the previously proposed condominium development, the applicant is requesting to remove the property from the Westshore PUD.

The property proposed to be removed is identified as Parcel Number 59-830-000-02, located on Center Street. A separate rezoning request has been submitted to rezone the property from R-1 Planned Unit Development to R-1 Residential District.

Procedure. Pursuant to Article 27 of the City of the Village of Douglas Zoning Ordinance, the Planning Commission is responsible for reviewing the proposed PUD amendment and forwarding a recommendation to City Council. On October 8, 2026, the Planning Commission reviewed the proposed amendment and recommended approval to City Council, subject to four conditions.

City Council is now responsible for reviewing the proposed PUD amendment and the Planning Commission's recommendation before taking final action. The proposed amendment includes modifications to the existing PUD boundaries, open space requirements, and perimeter buffer requirements.

The rezoning of the property proposed to be removed from the PUD is being considered separately and requires its own action by City Council. Approval of the PUD amendment is subject to approval of the associated rezoning request.

Proposed PUD Amendment

The applicant is requesting the following modifications to the existing Westshore PUD:

1. **PUD Boundary:** Reduce the overall PUD area from approximately 78 acres to 32 acres by removing the remaining undeveloped western development area.
2. **Open Space:** Reduce the required open space from approximately 50.7 acres (65%) to 13.47 acres (42%) within the amended PUD boundaries. Section 27.04(8) requires a minimum of 65% open space. The proposed reduction would require consideration under the regulatory flexibility provisions of Section 27.04(5).
3. **Perimeter Buffer:** Provide relief from the 25-foot perimeter buffer requirement along the revised PUD boundary adjacent to Units 16 through 19 on Golf View Drive and Units 20 and 21 on Center Street.

   The proposed amendment does not include any additional dwelling units, buildings, streets, or other improvements within the remaining Westshore PUD.

The existing public trails and associated easements extending through the western development area are would remain in place and will continue to be for public use.

Planning Commission Review

On October 8, 2026, the Planning Commission reviewed the proposed Westshore PUD amendment and recommended approval to City Council, subject to the following conditions:

1. The applicant shall make any necessary revisions to the master deed and Exhibit B drawings for the remaining condominium areas within the Westshore PUD, and for the removal of the western development area from the PUD boundaries, subject to review by the City Attorney.
2. The applicant shall make any necessary revisions to the recorded open space easement documents associated with the Westshore PUD, subject to review by the City Attorney.
3. The amendment to remove the western development area from the PUD is subject to approval of the rezoning of the land within the western development area from PUD to a

zoning district that aligns with the City's future land use plan in the Master Plan.

4. The applicant shall have paid any required escrows and completed any obligations subject to performance guarantees prior to being reimbursed for said escrows or performance guarantees.

Final Thoughts. The proposed amendment represents a change from the previous Westshore PUD amendment reviewed by the Planning Commission in April 2026, which included the development of 41 condominium units within the remaining undeveloped area. While the potential buyer has discussed lower-density residential uses and recreational amenities, no specific development plans have been submitted. Any future development of the property would be subject to the applicable zoning requirements following approval of the separate rezoning request.

The proposed amendment would also modify the existing PUD boundaries, reduce the required open space, and provide relief from the 25-foot perimeter buffer requirement. The existing public trails and associated easements would remain in place. As outlined in the October 2, 2026 Planning Commission staff memorandum, the remaining PUD would continue to contain existing residential development, designated open space, private streets, and pedestrian pathways.

Recommendation. At the upcoming meeting, City Council will review the proposed PUD amendment and consider the information provided in this report, along with the Planning Commission's recommendation from October 8, 2026.

If City Council determines that the proposed amendment adequately addresses the intent and standards of the PUD ordinance, staff recommends approval with the conditions recommended by the Planning Commission. If additional information, clarification, or plan revisions are necessary to evaluate the proposal, staff recommends the item be tabled or referred back to the Planning Commission prior to further consideration.

Suggested Motion

I move to adopt Ordinance No. 05-2026 and Ordinance No.06-2026, approving the Westshore Planned Unit Development (PUD) Amendment, subject to the conditions recommended by the Planning Commission, as outlined in the amending ordinance.

Please feel free to reach out with any questions.

WESTSHORE PUD AMENDMENT

PLANNED UNIT DEVELOPMENT

CITY OF THE VILLAGE OF DOUGLAS

Project Overview

The proposed PUD amendment would reduce the PUD from 78 acres to 32 acres. The area being removed from the PUD (46 acres of undeveloped area to the west) will be rezoned to R-1 for the purpose of a single-owner, single-family use.

Existing Trails and Access

The original developer has completed construction of all the original PUD required trails with the original 78 acre PUD area and along the frontages of Ferry Street and Center Street. These trails have been approved by the City and are all within easements that are for public use and this will not change. The land owner of the portion of the PUD that is being removed will still be responsible for the maintenance of the trails within the removed land area.

Density

The original PUD approved in 2012 included 108 units on 78 acres which is 1.4 units per acre.

If this amendment is approved, the reduced PUD will include 28 units on 32 acres which is 0.8 units per acre.

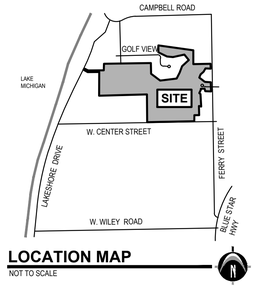
Open Space

If this amendment is approved, the PUD would include 13.47 acres of open space on the 32 acre resulting PUD which is 42%. This PUD amendment requests a reduction in PUD open space from 65% to 42%.

LEGEND

- EX. GRADE CONTOUR
- EX. BITUMINOUS
- EX. CONCRETE

NOTE: PEDESTRIAN TRAILS ARE EXISTINGTHROUGH THE DEVELOPMENT. THE DEVELOPER HAS ALREADY CONSTRUCTED APPROXIMATELY 5,600 LINEAR FEET OF GRAVEL TRAILS WITHIN THE PUD AND APPROXIMATELY 2,000 LINEAL FEET OF PAVED PATH ALONG FERRY STREET AND CENTER STREET.



LOCATION MAP
NOT TO SCALE

0' 50' 100' 200'
SCALE: 1" = 100'

GOLF VIEW DRIVE
LAKESHORE DRIVE
PLAT
POND
59-017-013-00
PROPOSED NEW PUD BOUNDARY
S80°31'00"E 874.96'
427.70'
S00°53'13"E 337.49'
S89°17'50"E 431.89'
WESTSHORE CONDOMINIUM
S89°59'26"E 1155.39'
190.93'
N00°17'10"E 166.97'
S89°59'26"E 125.00'
S63°36'10"E 417.69'
S89°23'53"E 261.35'
N89°23'53"W 266.04'
N63°36'10"W 417.13'
S00°17'10"W 397.78'
PUD BOUNDARY
PROPOSED AREA TO BE REMOVED FROM PUD
N00°21'10"E 275.19'
N63°36'10"W 269.35'
S84°46'49"E 416.89'
N73°08'31"W 143.80'
N23°43'28"W 455.12'
N34°24'34"W 362.96'
EXISTING 8' WIDE TRAIL IN 10' EASEMENT
SEDIMENT BASIN
DEVELOPMENT SIGN
ARTISAN ROW CT.
UNIT #25
UNIT #26
UNIT #27
UNIT #28
UNIT #29
UNIT #30
UNIT #31
S00°21'57"W 1052.88'
FERRY STREET
N88°20'23"W 164.17'
S89°41'57"W 1004.98'
PUD BOUNDARY
WEST SHORE WINDS CONDOMINIUMS
Existing House
Existing House
Existing House
Existing House
Existing Lift Station
N00°21'10"E 666.05'
PROPOSED AREA TO BE REMOVED FROM PUD
EXISTING 100-YEAR FLOODPLAIN LINE
N34°24'34"W 223.35'
N68°37'26"W 430.18'
EXISTING A.C.D.C. DRAINAGE EASEMENT
EXISTING 8' WIDE TRAIL IN 10' EASEMENT
N90°00'00"W 333.00'
PROPOSED NEW PUD BOUNDARY
59-017-031-31
S00°00'00"E 1330.30'
PROPOSED NEW PUD BOUNDARY
WESTSHORE CONDOMINIUM
Existing House 220 Center
WARNOCK DRAIN
N90°00'00"W 117.00'
S00°21'57"W 150.00'
59-017-031-30
59-017-031-20
EXIST. R.O.W.
150.38'
N90°00'00"W 555.80'
450.00'
131st AVENUE/W. CENTER STREET
N00°21'57"E 330.00'

GENERAL NOTES

1) Prior Zoning- Residential (R-1) Zone
   Minimum Lot Area = 12,000 s.f.
   Minimum Lot Width = 100 ft.
   Setback:
   Front 35 ft.
   Side 7 ft. (18 ft. total)
   Rear 25 ft.
   Lot Coverage = 35% max.

2) City Master Plan (March 2025)
   Suburban Residential
   4 Units per Acre
   Single-Family Detached Housing

3) Project Summary
   Current R-1 P.U.D. Zoning

	Ferry Street Frontage	Golf View Drive Extension	Center Street Frontage	Future West Development Area
Minimum Lot Area (sq.ft.)	14,500	23,000	3,312	To Be Removed From PUD
Minimum Lot Width (ft.)	65	21	46	
Minimum Setbacks (ft.)				
Front	20	35	35	
Side	7/18 combined	7/18 combined	-----	
Rear	25	25	25	
Minimum Building Separation (feet)	15	------	NA	
Total Number of Dwelling Units	16	10	2	
Length of Street (feet)	330	530	0	
Street Class	Private	Private	NA	
Street Type	A	A	NA	

Total New PUD Site Area = 32 acres ± (31 acres excluding public right-of-way's)
Total Open Space = 13.47 acres (42%)
Existing Creek = 12,755 sq. ft. (Excluded from Total Open Space)
Density = 28 Unit / 32 acres = 0.8 units/acre of Developable Area

4) Notes
   a) All Roads are private.
   b) The community is serviced by public watermain and public sanitary sewer. All utilities are buried.
   c) All development signs conform to City sign ordinance.

NEDERVELD
www.nederveld.com
800.222.1868

GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190

ANN ARBOR
3037 Miller Rd.
Ann Arbor, MI 48103
Phone: 734.929.6963

HOLLAND
730 Chicago Dr.
Holland, MI 49423
Phone: 616.393.0449

PREPARED FOR:
Douglas Property Development LLC
Ric Dyk

50 Crahen Avenue NE, Suite 200
Grand Rapids, MI 49525
Phone: 616.458.8505

REVISIONS:

Title: Amended PUD Submittal		
Drawn: JW	Checked: RJB	Date: 09.10.2026

WESTSHORE PUD AMENDMENT

Proposed Overall Site Layout Plan

PART OF THE NORTH 1/2 OF SECTION 17, T3N, R16W, CITY OF DOUGLAS, ALLEGAN COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
ROGER JACK BARR II
ENGINEER
No. 41990
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25202094

SHEET NO:
C-205

JW 8/31/2026 11:45:54 AM PREL1.dwg

© 2026 Nederveld, Inc.

Planned Unit Development Application

The Village of Friendliness–Since 1870

Applicant Information

Company Name: Douglas Property Dev LLC Applicant Name: Ric Dyk

Phone Number: [redacted] Email Address: [redacted]

Mailing Address / PO Box 50 Crahen Ave, NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Property Information

Owner/Agent Name: same as applicant

Phone Number: _____ Email Address: _____

Address: _____ City: _____ State: _____ Zip: _____

Parcel Number: 03-59-830-000-02 Property Size: 32 Acres Zoning District: PUD

Project Information

Proposed Overlay District: n/a

Describe the proposed Planned Unit Development Requested:
Proposed PUD Amendment for the following:

1. Reduce the PUD land area from 78 acres to 32 acres.
2. Reduce the open space of the PUD from 50.7 acres (65%) to 13.47 acres (42%).
3. Eliminate the 25' PUD perimeter buffer at the rear of Units 16, 17, 18, 19, 20 and 21. These units being addressed as follows: 707, 711, 715 and 719 Golf View Drive and 720 Center Street and the unaddressed/undeveloped Center Street unit.

☐ **Yes, I have read the City of Douglas Zoning Ordinance Article 27 Planned Unit Development**

[redacted] 9.4.26
Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW
Approved ☐ Conditional Approval ☐ Denied ☐ Permit Number _____

Rationale _____ Fee Paid ☐ Application Complete ☐

Plans reviewed by Planning Commission on: _____ Approved on: _____ (Attach Minutes)

_____
Signature of Planning & Zoning Administrator *Date*

City of the Village of Douglas – Planned Unit Development Review Checklist

1. Applicability (per Section 24.01)

- Any proposed development seeking flexibility from underlying zoning (density, use mix, setbacks, etc.)
- Projects involving a mix of residential, commercial, and/or public uses
- Developments located in C-1, C-2, R-5, or other zoning districts where PUDs are permitted
- Redevelopment of large or complex sites seeking unified planning and design

2. Submission Requirements (Sections 27.04 & 24.02)

- Completed PUD Application and Site Plan Review form
- Narrative explaining PUD concept, objectives, and design rationale
- Required application fee and escrow
    - Rezone Request and Preliminary PUD Review: $1,000 Fee, $2,000 Escrow
    - Final PUD Review: $500 Fee, $2,000 Escrow
    - Major Amendment to PUD: $500 Fee, $2,000 Escrow
    - Minor Amendment to PUD: $300 Fee, $1,000 Escrow
- Fifteen (15) site plan copies (one digital PDF and fourteen (14) folded paper copies)
- Site plan drawn to an acceptable engineering scale (minimum 1" = 20')
- Plans based on an accurate land survey
- Applicant's name, address, phone number and email
- Proof of ownership, including legal description and existing liens or options
- Conceptual development schedule and phasing plan

3. Required Site Plan Content (Section 27.04 & 24.02)

- North arrow, scale, date of preparation, and revision history
- Legal property boundaries, lot dimensions, and total site area
- Location, dimensions, and height of all existing and proposed buildings
- Building setbacks and finished floor elevations
- Elevation renderings or illustrative perspectives of proposed buildings
- Internal street layout and circulation system
- Location and number of parking spaces and loading areas
- Sidewalks, trails, open space, and community/recreation areas
- Existing and proposed landscaping plan (type, size, and quantity of vegetation)
- Stormwater management facilities and grading/drainage plan
- Public or private utilities (water, sewer, electric, gas, storm)
- Trash/recycling areas and enclosures
- Lighting and signage details
- Proposed phasing plan, if applicable
- Professional seal of plan preparer (Michigan-licensed engineer, architect, landscape architect, or surveyor)

4. Written Narrative Requirements (Section 24.02 & 27.04 – Some information can be provided in general notes)

- Description of PUD intent and justification for use of PUD mechanism
- Percentage of land to be occupied by buildings, impervious surfaces, and open space
- Description of proposed land uses and unit types (residential, commercial, mixed-use)
- Density calculations (units/acre)
- Target population or market
- Description of community benefits (e.g., open space, affordable housing, infrastructure improvements)
- Description of relationship to surrounding development
- Description of traffic circulation and access points
- List of required local, state, or federal permits
- Potential environmental, traffic, noise, or utility impacts
- Explanation of how project meets intent and objectives of Section 27.01

5. Review & Approval Standards (Sections 27.05 – Sections 27.05 & 24.03-24.07)

- Planning Commission review and recommendation after public hearing
- Plan review includes input from Planning Commissioners, KLSWA, DPW, Fire Department, City Engineer, and City Attorney if needed.
- City Council final decision (approval, approval with conditions, or denial)
- Approval valid for one (1) year unless substantial construction begins
- Changes to approved PUD must follow formal amendment procedures (minor vs. major changes)
- Planning Commission may require additional studies (e.g., traffic, fiscal, environmental) at applicant's expense

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 05-2026

AN ORDINANCE TO AMEND THE WESTSHORE PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO ARTICLE 27 OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE

PREAMBLE

WHEREAS, the Council of the City of the Village of Douglas (the "City") previously adopted Ordinance 03-2012 in order to establish pursuant to Article 27 of the City Zoning Ordinance the Westshore Planned Unit Development ("Westshore PUD"), to consist of approximately 78 acres of land to be developed with residential condominiums, private roads, utilities, designated open space, and pedestrian pathways; and

WHEREAS, the City has received an application from Ric Dyk, on behalf of BDR Inc., requesting an amendment to Ordinance 03-2012 removing from the Westshore PUD approximately 46 acres of undeveloped property, PPN 03-59-830-000-02, identified on the approved Westshore PUD Final Plan as the Western Development Area. ("Western Development Area"); and

WHEREAS, the requested amendment to Ordinance 03-2012 would result in a reduction in the 65% open space requirement of Ordinance 03-2012 to approximately 42%, consisting of approximately 13.47 acres of open space within the Westshore PUD; and

WHEREAS, the requested amendment to Ordinance 03-2012 would result in relief from the 25-foot perimeter buffer described in Zoning Ordinance sec 27.04 19) long the boundaries the reduced Westshore PUD adjacent to the rear property lines of existing residential units accessed on Golf View Drive (units 17 – 19) and Center Street (units 20 and 21) as shown on Exhibit A; and

WHEREAS, the City has been advised to clarify the future responsibility for the maintenance of certain interior trail easements located within the Western Development Area; and

WHEREAS, the requested amendment to Ordinance 03-2012 is being considered concurrently with a separate request to rezone the Western Development Area from R-1, Planned Unit Development District, to R-1, Residential District; and

WHEREAS, pursuant to Article 27 of the Zoning Ordinance and the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, after a public hearing on October 8, 2026, following the publication of the required notice in the Commercial Record on September 17, 2026, and notice mailed o persons owning real property within three hundred (300) feet of the current Westshore PUD property, the Planning Commission recommended approval of the applicant's request by the City Council .

WHEREAS, the Douglas City Council held a first reading of the requested amendment to the Westshore PUD on _____ and a second reading on _____.

THE CITY OF THE VILLAGE OF DOUGLAS ORDAINS:

Zoning Ordinance 03-2012 s amended as follows:

Section 1: Amendment to Westshore Planned Unit Development.

The Westshore Planned Unit Development (PUD), originally approved in 2012, is hereby amended to remove approximately 46 acres of property from the existing PUD boundaries thereby amending the boundary and reducing the overall PUD area from approximately 78 acres to approximately 32 acres, as identified on Exhibit A.

Section 2. Open Space. The 65% open space requirement of Ordinance 03-2012 is reduced to require 42%, or approximately 13.47 acres, of open space within the remainder of Westshore PUD

Section 3. Perimeter Buffer. The 25-foot perimeter buffer described in Zoning Ordinance section 27.04 19 shall not be required by Ordinance 03-2012 along the revised boundaries of the reduced Westshore PUD adjacent to the rear property lines of existing residential units accessed on Golf View Drive (units 17 – 19) and Center Street (units 20 and 21), as shown on Exhibit A.

Section 4. **Interior Trail Easements.** The applicant is responsible for the maintenance of the following interior trail easements, including their associated improved trails and signage, located within the Western Development Area:

> Interior Trail Easement (Easement 7), recorded as Document 2025000496 at Liber 5003, Page 818, Allegan County Records; and
> Trail Connector Non-Exclusive Non-Motorized Easement Agreement (Trail 7-B), recorded as Document 2025000497 at Liber 5003, Page 828, Allegan County Records; and
> Trail Connector Non-Exclusive, Non-Motorized Easement Agreement (Trail 7-C), recorded as Document 2025000498 at Liber 5003, Page 837, Allegan County Records.

Upon any future applicant transfer of the Western Development Area, in whole or in part, the applicant at its expense shall obtain from the transferee, furnish to the City and cause to be recorded by the Allegan County Register of Deeds, in form and substance reasonably satisfactory to the City Attorney, an acknowledgment by the transferee of the foregoing responsibilities and agreement that the City shall have the same rights as are provided therein to require that the transferee, its successors and assigns, perform the obligations of the applicant as provided in the aforesaid interior trail easement agreements.

Section 5. Conditions of Approval. Approval of the requested amendment to Ordinance 03-2012 is ubject to the following conditions recommended by the Planning Commission:

1. The applicant at its expense shall cause to be recorded by the Allegan County Register of Deeds in the chain-of-title to the Property and the chain-of-title of all units in the Westshore Condominium a declaration of the City's adoption of an amendment to Ordinance 03-2012 substantially in the form and content of Exhibit C attached hereto.

2. The applicant at its expense shall cause to be recorded by the Allegan County Register of Deeds in the chain-of-title of all units in the Westshore Condominums all corresponding revisions to the Master Deed of and Condominium Subdivision Plan (Exhibit B to the Master Deed) of Westshore Condominiums as are reasonably deemed appropriate and satisfactory by the City Attorney in order to conform with this Ordinance

3. The applicant at its expense shall cause to be recorded by the Allegan County Register of Deeds all documents necessary to terminate the existing open space preservation easement encumbering the Western Development Area. Such documents to be reasonably satisfactory to the City Attorney.

4. The applicant shall have received City Council approval for the rezoning of the Western Development area from R-1 PUD to R-1, Residential,.

5. The applicant shall have paid any required escrows and complete any obligations subject to performance guarantees prior to being reimbursed for said escrows or performance guarantees.

Section 6 Existing Improvements and Obligations. All existing improvements, public trail easements, and applicable obligations associated with the Westshore PUD shall remain in effect unless expressly modified by this amendment. All necessary revisions to recorded condominium documents, easements, or other applicable documents shall be subject to review and approval by the City Attorney.

Section 7 Relationship to Rezoning. The removal of the Western Development Area from the Westshore PUD shall be contingent upon the approval and effective as of the effective date of the corresponding ordinance rezoning the property from R-1 PUD District to R-1Residential District and as provided in Section 6, below..

Section 8: Repeal. Any provision of Ordinance 03-2012, and any requirement of the Zoning Ordinance, that is inconsistent or conflicts with this Amendment to Ordinance 03-2012, is hereby repealed to the extent of any such conflict or inconsistency.

Section 9: Effective Date. Within fifteen (15) days following the adoption of this Ordinance, a summary of this Ordinance shall be published in a newspaper of general circulation in the City. This Ordinance shall take effect seven (7) days after said publication under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED THIS _____ DAY OF_____ 2026

_____ _____
_____, Mayor _____, City Clerk

Ordinance Adoption Date: _____ (to be published within 15 days of adoption)

Ordinance Effective Date: _____ (7 days after publication)

\

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, _____in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes

of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: _____
Laura Kasper, City Clerk

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 06-2026

AMENDMENT TO ORDINANCE NO. 03-2012

AN ORDINANCE TO AMEND THE WESTSHORE PLANNED UNIT DEVELOPMENT (PUD) PURSUANT TO ARTICLE 27 OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE

PREAMBLE

WHEREAS, the Council (the "Council") of the City of the Village of Douglas (the "City") previously adopted Ordinance 03-2012 in order to establish pursuant to Article 27 of the City Zoning Ordinance the Westshore Planned Unit Development (the "Westshore PUD"), to consist of approximately 78 acres of land to be developed with residential condominiums, private roads, utilities, designated open space, and pedestrian pathways; and

WHEREAS, the Council concurrently has adopted Ordinance 04-2026 to provide for the removal from the Westshore PUD approximately 46 acres of undeveloped property, PPN 03-59-830-000-02, identified on the approved Westshore PUD Final Plan as the Western Development Area. ("Western Development Area"); and

WHEREAS, Ordinance 04-2026 by its terms adopts this amendment to Ordinance 03-2012.

THE CITY OF THE VILLAGE OF DOUGLAS ORDAINS:

Zoning Ordinance is amended as follows:

Section 1: Amendment to Westshore Planned Unit Development.

The Westshore Planned Unit Development (PUD), originally approved in 2012, is hereby amended to remove approximately 46 acres of property from the existing PUD boundaries, reducing the overall PUD area from approximately 78 acres to approximately 32 acres, as identified on Exhibit A.

Section 2. Open Space. The 65% open space requirement of Ordinance 03-2012 is reduced to 42%, or approximately 13.47 acres, of open space within the Westshore PUD

Section 3. Perimeter Buffer. The 25-foot perimeter buffer described in Zoning Ordinance section 27.04 19) shall not be required by Ordinance 03-2012 along the boundaries of the reduced Westshore PUD adjacent to the rear property lines of existing residential units accessed on Golf View Drive (units 17 – 19) and Center Street (units 20 and 21), as shown on Exhibit A.

Section 4. Interior Trail Easements. The responsibility in perpetuity for the maintenance of the following interior trail easements located within the Western Development Area shall remain the responsibility of the owner(s) of title to the land, and their successors and assigns,

> Interior Trail Easement (Easement 7), recorded as Document 2025000496 at Liber 5003, Page 818, Allegan County Records; and
> Trail Connector Non-Exclusive Non-Motorized Easement Agreement (Trail 7-B), recorded as Document 2025000497 at Liber 5003, Page 828, Allegan County Records; and
> Trail Connector Non-Exclusive, Non-Motorized Easement Agreement (Trail 7-C), recorded as Document 2025000498 at Liber 5003, Page 837, Allegan County Records.

Upon any future transfer of title to the Western Development Area, the transferor, including the applicant herein, shall obtain and furnish to the City an acknowledgment of the foregoing in form and substance reasonably satisfactory to the City Attorney.

Any provision of Ordinance 03-2012, and any requirement of the Zoning Ordinance, that is inconsistent or conflicts with this Amendment to Ordinance 03-2012, is hereby repealed to the extent of any such conflict or inconsistency.

Section 6: Effective Date. Within fifteen (15) days following the adoption of Ordinance 04-2026, a summary of this Ordinance shall be published in a newspaper of general circulation in the City. This Amendment to Ordinance 03-2026 shall take effect seven (7) days after said publication under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

AMENDMENT TO ORDINANCE 03-2012 DECLARED ADOPTED THIS _____ DAY OF_____ 2026

_____ _____
_____, Mayor _____, City Clerk

Ordinance Adoption Date: _____ (to be published within 15 days of adoption)

Ordinance Effective Date: _____ (7 days after publication)

\

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, _____in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: _____
Laura Kasper, City Clerk

To: City of the Village of Douglas City Council

Date: October 2, 2026

From: Sean Homyen, Planning & Zoning Administrator

RE: Westshore PUD – Rezone Request from R-1 PUD to R-1 Residential District

The Village of Friendliness – Since 1870

Lakeside Pastures, LLC, with authorization from property owner Douglas Property Dev LLC, has submitted a request to rezone approximately 46 acres of property located on the unaddressed parcel on Center Street (Parcel Number 59-830-000-02) from R-1 Planned Unit Development (PUD) to R-1 Residential District.



Parcel Aerial View

The purpose of this memorandum is to provide City Council with an overview of the rezoning request pursuant to Article 28, Amendments, of the City of the Village of Douglas Zoning Ordinance.

Background and Request. The subject property consists of approximately 46 acres located on Center Street and is currently part of the Westshore Planned Unit Development (PUD). The property represents the remaining undeveloped portion of the Westshore PUD (also referred to as the “western development area”). The property owner previously pursued amendments to the Westshore PUD for residential development of the subject parcel. However, those development proposals are no longer being pursued.

The applicant is now requesting to rezone the property from R-1 PUD to R-1 Residential District in conjunction with the proposed Westshore PUD amendment, which would remove the approximately 46-acre property from the existing PUD boundaries. No specific development plan is being considered as part of the rezoning request. Any future development of the property would be subject to the applicable requirements of the R-1 Residential District and other applicable provisions of the Zoning Ordinance.

Procedure. Pursuant to Article 28 of the City of the Village of Douglas Zoning Ordinance, the Planning Commission is responsible for reviewing the proposed rezoning request and forwarding a recommendation to City Council. On October 8, 2026, the Planning Commission reviewed the proposed rezoning request under the applicable criteria outlined in Section 28.06 of the Zoning Ordinance.

City Council is now responsible for considering the proposed rezoning and the Planning

Commission's recommendation before taking final action on the amendment to the Zoning Ordinance and Official Zoning Map. The rezoning request is being considered separately from the proposed Westshore PUD amendment. Both requests are related, as the rezoning would establish the R-1 Residential District zoning designation for the property proposed to be removed from the existing PUD.

Planning Commission Review. On October 8, 2026, the Planning Commission held a public hearing to review the proposed rezoning request. Following the public hearing, the Planning Commission recommended approval to City Council of the request submitted by Lakeside Pastures, LLC, with authorization from Douglas Property Dev LLC, to rezone approximately 46 acres of property located on Center Street (PPN 59-830-000-02) from Planned Unit Development (PUD) to R-1 Residential District, based on the findings outlined in the October 2, 2026 staff memorandum.

Final Thoughts The proposed rezoning would remove approximately 46 acres of property from the existing Westshore PUD zoning designation and return the property to its former R-1 Residential zoning designation. As outlined in the October 2, 2026 Planning Commission staff memorandum, the City's Master Plan identifies the subject property as Suburban Residential, which identifies R-1 as a compatible zoning district. The rezoning request does not include any specific development proposal. While the potential buyer has discussed lower-density residential uses and recreational amenities, any future development would be subject to the permitted uses and applicable development standards of the R-1 Residential District.
The proposed rezoning is being considered concurrently with the Westshore PUD amendment. If both requests are approved, the approximately 46-acre property would be removed from the Westshore PUD and subject to the R-1 Residential District requirements.

RECOMMENDATION. At the upcoming meeting, City Council will review the proposed rezoning request and consider the information provided in this report, along with the Planning Commission's recommendation from October 8, 2026. If City Council determines that the proposed rezoning adequately addresses the applicable criteria outlined in Section 28.06 of the Zoning Ordinance and is consistent with the City's Master Plan, staff recommends approval of the rezoning request. If additional information or clarification is necessary to evaluate the proposal, staff recommends the item be tabled prior to further consideration.

SUGGESTED MOTION

I move to adopt Ordinance No. 07-2026, approving the rezoning of the property located on Center Street (PPN 59-830-000-02) from R-1 Planned Unit Development (PUD) to R-1 Residential District, as proposed.

Please feel free to reach out with any questions.

CITY OF THE VILLAGE OF DOUGLAS
ALLEGAN COUNTY, MICHIGAN
ORDINANCE NO. 07-2026

AN ORDINANCE TO AMEND THE ZONING ORDINANCE AND MAP TO REZONEAN UNADDRESSED PARCEL GENERALLY LOCATED ON CENTER STREET, WEST OF FERRY STREET, WITH THE PERMANENT PARCEL NUMBER 03-59-830-000-02, ALLEGAN COUNTY, MICHIGAN FROM R-1 PUD TO R-1, RESIDENTIAL DISTRICT, PER ARTICLE 28 OF THE CITY OF THE VILLAGE OF DOUGLAS ZONING ORDINANCE

PREAMBLE

WHEREAS, the City of the Village of Douglas received an application from Douglas Property Dev, LLC, to rezone the 46-acre unaddressed parcel (PPN 03-59-830-000-02) ("the Property"), generally located on Center Street, just west of Ferry Street, from its current zoning in the R-1 Planned Unit Development (PUD) district to R-1, Residential District; and

WHEREAS, the proposed rezoning is associated with an amendment to the existing Westshore Planned Unit Development (PUD) to remove the Property from the PUD; and

WHEREAS, pursuant to Article 28 of the City of the Village of Douglas Zoning Ordinance, as amended (the "Zoning Ordinance") an pplication to rezone shall constitute a petition to amend the Official Zoning Map of the City of the Village of Douglas. (the "Zoning Map").

WHEREAS, pursuant to and in compliance with the Michigan Zoning Enabling Act (Act 110 of 2006, as amended), a public hearing of the Planning Commission was properly noticed and was conducted concerning the application to rezone the Property on October 8, 2026; and

WHEREAS, the Planning Commission forwarded a favorable recommendation to the Douglas City Council on the request to rezone the Property from R-1 PUD to R-1, Residential District.

THE CITY OF THE VILLAGE OF DOUGLAS ORDAINS:

The City of the Village of Douglas Zoning Ordinance, adopted in 2009, as amended, is hereby further amended as follows:

Section 1: Rezone. Unaddressed parcel (PPN 03-59-830-000-02), as legally described below, is rezoned from R-1 PUD, to R-1, Residential District:

Part of the North 1/2 of Section 17, Town 3 North, Range 16 West, and part of Lot 8 of Trumbull's Addition to the Village of Douglas, as recorded in Liber 3 of Plats, Page 6, City of Douglas, Allegan County, Michigan, described as:

Commencing at the East 1/4 corner of said Section; thence N90°00'00"W 450.00 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence N90°00'00"W 555.80 feet along said East-West 1/4 line; thence N00°27'10"E 140.00 feet to Reference Point A; thence N00°27'10"E 17 feet, more or less, to the centerline of a drain; thence Northwesterly and Southwesterly 577 feet, more or less, along said centerline to a line bearing N00°00'00"E from Reference Point B, said Reference Point B being N72°47'35"W 170.00 feet, N51°10'45"W 175.00 feet and S56°26'58"W 182.38 feet from Reference Point A; thence S00°00'00"W 7 feet, more or less, to said Reference Point B; thence S00°00'00"W 199.20 feet; thence N90°00'00"W 150.38 feet along the East-West 1/4 line of said Section; thence N00°27'10"E 686.05 feet; thence S89°41'57"W 1004.98 feet (the previous two courses being along the boundary and boundary extended of West Shore Woods Condominiums, Allegan County Records) to the North-South 1/4 line of said Section; thence N88°20'23"W 164.17 feet along the boundary of Wildwood Lane Condominiums, Allegan County Records; thence N00°17'10"E 597.78 feet; thence N89°23'53"W 266.04 feet to the Easterly line of Lot 8, Trumbull's Addition to the Village of Douglas, Allegan County Records; thence N63°36'10"W 117.13 feet parallel with the Southerly line of said Lot 8; thence N26°11'58"E 20.00 feet along the Westerly line of said Lot 8 also being the Southeast line of Lakeshore Drive; thence S63°36'10"E 112.61 feet; thence S89°23'53"E 261.35 feet; thence S89°59'26"E 125.00 feet; thence N00°17'10"E 164.97 feet; thence S89°59'26"E 1155.39 feet along the boundary of McVea Plat, Allegan County Records; thence S02°23'54"E 275.19 feet; thence S49°30'10"E 268.35 feet; thence N84°48'49"E 418.89 feet; thence S75°00'51"E 149.85 feet; thence S20°43'28"E 155.47 feet; thence S38°02'56"E 305.04 feet; thence S03°04'08"E 228.39 feet (the previous three courses being along the centerline of the Drainage Easement, recorded in Liber 3051, Page 506, Allegan County Records); thence S65°57'24"E 133.18 feet; thence S00°21'57"W 200.00 feet parallel with the East line of said Section; thence N90°00'00"W 117.00 feet parallel with the East-West 1/4 line of said Section; thence S00°21'57"W 150.00 feet to the Point of Beginning. Contains 46 acres more or less. Subject to easements, restrictions and rights-of-way of record. Also subject to highway right-of-way for 131st Avenue over the most Southerly 33 feet thereof.

Section 2: Repeal. To the extent only that this rezoning of the Property is in conflict or inconsistent with the Zoning Ordinance and/or the Zoning Map, the conflicting or inconsistent, provisions of the Zoning Ordinance and/or Zoning Map, as applicable, are repealed.

Section 3: Effective Date. Within fifteen (15) days following the adoption of this Ordinance, a summary of this Ordinance shall be published in a newspaper of general circulation in the City. This Ordinance shall take effect seven (7) days after said publication under the provisions of the Michigan Zoning Enabling Act (Act 110 of 2006, as amended), except as may be extended under the provisions of such Act.

Ordinance Offered by: _____

Ordinance Supported by: _____

Ayes:

Nays:

Abstain:

Absent:

ORDINANCE DECLARED ADOPTED THIS _____ DAY OF_____ 2026

_____ _____
_____, Mayor _____, City Clerk

Ordinance Adoption Date: _____ (to be published within 15 days of adoption)

Ordinance Effective Date: _____ (7 days after publication)

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of an Ordinance adopted by the Douglas City Council at a regular meeting held on Monday, _____in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as requires by this Act.

CITY OF THE VILLAGE OF DOUGLAS

By: _____
Laura Kasper, City Clerk

Rezoning Application

Application Fee: $1,000 + $2,000 Escrow Deposit
Payable Online or at Douglas City Hall

The Village of Friendliness - Since 1870

PART 1

Property Information:

Address(es) of Parcel(s) to be rezoned: Center Street

Parcel Number(s): 59-830-000-02 Property Size (in acres): 46 acres

Current Zoning of Parcel(s): PUD Proposed Zoning District(s): R-1

Existing Use of Property: vacant Proposed Use of Property: Residential

Property Owner Information:

Name: Douglas Property Dev LLC (Ric Dyk)

Phone Number: 616-291-0262 Email Address: rdyk@bdrinc.com

Address / PO Box 50 Crahen Ave NE, Ste 200 City: Grand Rapids State: MI Zip: 49525

Applicant Information *(if different than owner):*

Name: Jeff Parker Company: Lakeside Pastures, LLC

Phone Number: 678-409-9271 Email Address: jeff@8capital.org

Address / PO Box 99 E 8th Street, Ste 300 City: Holland State: MI Zip: 49423

Rezone Application Requirements (Section 28.05):

- ☑ Certified boundary survey with dimensions, boundaries, rights-of-way, and easements and general location.
- ☑ Legal description of the subject parcel(s)
- ☑ Applicant's interest in the property:
  - ☑ Purchase Agreement or Deed
  - ☐ Proof of Ownership
- ☑ Detailed Response to Rezoning Criteria (Part 2 of this Application)
- ☑ PDF of application and supplemental documentation
- ☑ Escrow Policy Acknowledgement

☐ **Yes, I have read the City of the Village of Douglas Zoning Ordinance Article 28, Amendments**
☐ **Fees paid ($300 non-refundable fee + $2,000 refundable escrow deposit)**
☐ **Complete Rezoning application (incomplete applications will not be processed)**

PART 2

Please provide responses to the following rezoning criteria outlined in Section 28.06:

a) What, if any, identifiable conditions related to the application have changed since the existing zoning district was established which justifies the proposed amendment? _____

The original developer has a buyer for the undeveloped PUD area that would result in a single-family use of this 46 acres.

b) What are the precedents and the possible effects of such precedent which might result from the approval or denial of the petition?_____

The applicant is not aware of any precedents or negative effects of this rezoning. Rather this rezoning would result in a much less use of the property.

c) What is the impact of the amendment on the ability of the City and other governmental agencies to provide adequate public services and facilities, and/or programs that might reasonably be required in the future if the proposed amendment is adopted?_____

No impact. The original developer has already constructed over 5,000 feet of public use trails on the property and extended watermain and sanitary sewer utilities.

d) Does the petitioned district change adversely affect environmental conditions, or the rights of a neighboring property owner?_____

No adverse affect. The proposed rezoning will greatly reduce the density and use on the 46 acres.

e) Is the class of uses permitted in the district appropriate for the location proposed to be rezoned?

☑ Yes ☐ No

f) Does the petitioned district change generally comply with the Tri-Community Comprehensive Plan, or a subsequent document that guides land use and development decisions in the City of the Village of Douglas?

☑ Yes ☐ No If , no, explain: _____

g) What is the ability of the property in question to be put to a reasonable economic use in the zoning district in which it is presently located? _____

The original developer has tried three times to amend the PUD for residential use and has not been successful navigating the Planning Commission. This proposed rezoning will result in a single-family use of the 46 acres which will be a much less intense use.

Signatures: Section 28.05 requires the signature of BOTH owner and applicant (if different from owner)

I, Ric Dyk (Owner), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Ric Dyk
Signature of Owner

09.08.26
Date

I, Jeff Parker (Applicant), hereby attest that the information on this application form is, to the best of my knowledge, true and accurate.

Jeff Parker
Applicant

September 8, 2026
Date

FOR INTERNAL USE ONLY

CITY OF DOUGLAS ZONING REVIEW

Approved ☐ Conditional Approval ☐ Denied ☐

Rationale/Remarks:_____

_____

_____

_____ _____

Signature of Planning & Zoning Administrator *Date*

P0030720233PZ

City of the Village of Douglas
Cash & Investments Summary
10/31/2026

	Identifier	Matures	Rate	Market Value	Totals	Memo: Cost	Annual Interest	Month Interest
Cash								
Huntington Bank - Common Checking				636,986.82				
Huntington Bank - Tax & Trust				14,633.85	651,620.67	651,620.67	0.00	0.00
D.A. Davidson			0.85%	935,172.16	935,172.16	935,172.16	7,948.96	662.41
Michigan Class - General	101		4.00%	3,248,294.79	3,248,294.79	3,248,294.79	129,925.30	10,827.11
Michigan Class - Capital Improvement Bond	470	11/27/2026	4.00%	1,349,836.67	1,349,836.67	3,323,000.00	132,913.35	11,076.11
Michigan Class - Major Roads	202		4.00%	20,044.96	20,044.96			
Michigan Class - Local Roads	203		4.00%	282,736.49	282,736.49	282,736.49	11,308.89	942.41
Michigan Class - Schultz Park Launch	213		4.00%	35,411.39	35,411.39	35,411.39	1,416.38	118.03
Michigan Class - Brownfield	243		4.00%	101,080.04	101,080.04	101,080.04	4,043.00	336.92
Michigan Class - Tri-Harbor Authority	245		4.00%	4,043.20	4,043.20	4,043.20	161.72	13.48
Michigan Class - Blue Star Corridor	403		4.00%	404,320.16	404,320.16	404,320.16	16,172.00	1,347.67
Michigan Class - Water & Sewer	450		4.00%	606,480.22	606,480.22	606,480.22	24,258.00	2,021.50
Michigan Class - Wades Bayou	594		4.00%	150,110.07	150,110.07	150,110.07	6,004.10	500.34
Michigan Class - Equipment	660		4.00%	747,347.28	747,347.28	747,347.28	29,892.40	2,491.03
Total Cash & Equivalents					**8,536,498.10**	**21,479,232.94**	**753,838.21**	**62,819.85**
				Market Value				
Bonds								
D.A. Davidson:								
Fedl Farm Credit Bank Bond	3133ELEN0	12/18/2029	2.46%	146,232.16		157,976.30	3,886.22	323.85
					146,232.16	157,976.30	3,886.22	323.85
MBS:								
Pinckney mich commnity schools	722205NW7	5/1/2028	1.91%	96,181.00		100,983.00	1,928.78	160.73
					96,181.00	100,983.00	1,928.78	160.73
Total Investments					**242,413.16**	**258,959.30**	**5,814.99**	**484.58**
Total Cash & Investments					**8,778,911.26**	**21,738,192.24**	**759,653.20**	**63,304.43**

Fund	Cash & Investments 10/31/2026
101 - General Fund	4,468,985.13
202 - Major Street	46,901.91
203 - Local Streets	302,271.01
213 - Schultz Park Launch Ramp	37,411.52
243 - Brownfield Redevelopment Authority	124,450.03
244 - Harbor Authority	4,617.03
248 - DDA	194,054.34
403 - Blue Star Corridor Improvement Fund	443,111.22
450 - Water & Sewer Fund	770,594.36
470 - Municipal Building Fund	1,363,189.95
594 - Douglas Marina	166,691.40
660 - Equipment Rental Fund	799,953.42
703 - Current Tax Receiving	16,288.67
	8,738,519.99

	Prior Month	8,897,119.58
	Prior Year	8,455,539.63

Petty Cash	275.05
	8,738,795.04
	0.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Revenues							
Dept 000.000							
101-000.000-402.000	CURRENT REAL PROPERTY TAX	3,497,235.00	3,292,567.31	75,245.37	204,667.69	94.15	3,232,683.03
101-000.000-414.000	ALLOWANCE FOR REFUNDS (BOR, MTT)	0.00	0.00	0.00	0.00	0.00	(71.73)
101-000.000-434.000	MOBILE HOME TAX	500.00	138.50	46.50	361.50	27.70	138.00
101-000.000-445.000	INTEREST & PENALTIES: DELQ TAX	5,000.00	962.31	906.48	4,037.69	19.25	0.00
101-000.000-447.000	TAX COLLECTION FEES	115,000.00	96,314.05	2,243.99	18,685.95	83.75	93,882.32
101-000.000-453.000	SPECIAL ASSESSMENT REVENUE	6,000.00	0.00	0.00	6,000.00	0.00	0.00
101-000.000-474.000	INTEREST ON SPECIAL ASSESSMENTS	850.00	0.00	0.00	850.00	0.00	0.00
101-000.000-476.000	BUSINESS LICENSE FEES	2,500.00	5,225.00	175.00	(2,725.00)	209.00	230.00
101-000.000-477.000	FRANCHISE FEES	12,000.00	0.00	0.00	12,000.00	0.00	0.00
101-000.000-528.000	OTHER FEDERAL GRANTS	0.00	0.00	0.00	0.00	0.00	760.00
101-000.000-543.001	LAW ENFORCEMENT TRAINING	6,000.00	1,281.84	1,281.84	4,718.16	21.36	1,048.00
101-000.000-543.100	STATE REVENUE: LIQUOR LICENSE	6,000.00	5,509.90	0.00	490.10	91.83	6,483.95
101-000.000-569.000	STATE GRANT: OTHER	1,500.00	333.58	0.00	1,166.42	22.24	567.24
101-000.000-573.000	LOCAL COMMUNITY STABILIZATION SHARE	45,000.00	30,015.35	30,015.35	14,984.65	66.70	30,944.55
101-000.000-573.001	METRO ACT	7,000.00	0.00	0.00	7,000.00	0.00	500.00
101-000.000-574.000	STATE REVENUE: SALES TAX	150,600.00	26,928.00	26,928.00	123,672.00	17.88	28,137.00
101-000.000-603.000	POLICE ADMINISTRATION FEE	300.00	166.65	5.00	133.35	55.55	100.00
101-000.000-626.001	ROAD CUT FEES	2,000.00	1,500.00	450.00	500.00	75.00	2,625.00
101-000.000-627.000	BUILDING FEES	65,000.00	37,364.00	22,420.00	27,636.00	57.48	16,632.25
101-000.000-627.001	RENTAL INSPECTION FEE	20,000.00	6,000.00	1,500.00	14,000.00	30.00	4,625.00
101-000.000-628.000	PLANNING & ZONING FEES	18,000.00	9,875.00	1,025.00	8,125.00	54.86	14,981.45
101-000.000-651.000	LAUNCH FEES	7,250.00	5,775.05	581.00	1,474.95	79.66	6,748.02
101-000.000-657.000	ORDINANCE FINES - POLICE	9,500.00	2,808.85	208.40	6,691.15	29.57	5,546.65
101-000.000-665.000	INTEREST INCOME	45,000.00	9,279.53	6,498.76	35,720.47	20.62	18,572.93
101-000.000-667.000	RENT	60,000.00	0.00	0.00	60,000.00	0.00	0.00
101-000.000-674.000	DONATIONS	5,000.00	769.32	500.00	4,230.68	15.39	120.00
101-000.000-675.000	OTHER REVENUE	7,000.00	17,204.78	10,830.98	(10,204.78)	245.78	3,931.72
101-000.000-675.001	REIMBURSEMENTS LOCAL GOV	15,000.00	6,783.13	0.00	8,216.87	45.22	13,015.83
101-000.000-675.003	REIMBURSE FROM DDA FOR ADMIN	9,000.00	3,000.00	750.00	6,000.00	33.33	0.00
101-000.000-698.000	INSURANCE REIMBURSEMENTS	5,000.00	1,691.00	0.00	3,309.00	33.82	10,036.81
101-000.000-699.213	TRANSFER IN SCHULTZ PARK LAUNCH	6,000.00	2,000.00	500.00	4,000.00	33.33	2,000.00
101-000.000-699.660	TRANSFER IN EQUIPMENT FUND	130,000.00	0.00	0.00	130,000.00	0.00	0.00
Total Dept 000.000		4,259,235.00	3,563,493.15	182,111.67	695,741.85	83.67	3,494,238.02
TOTAL REVENUES		4,259,235.00	3,563,493.15	182,111.67	695,741.85	83.67	3,494,238.02
Expenditures							
Dept 101.000 - LEGISLATIVE							
101-101.000-703.000	WAGES	9,000.00	1,950.00	1,950.00	7,050.00	21.67	1,975.00
101-101.000-718.000	TRAINING FUNDS	5,000.00	0.00	0.00	5,000.00	0.00	1,300.00
101-101.000-718.002	MISC TRAVEL EXPENSES-TRAINING	4,000.00	0.00	0.00	4,000.00	0.00	239.02
101-101.000-722.000	WORKERS COMPENSATION	200.00	13.73	0.00	186.27	6.87	78.44
101-101.000-740.000	SUPPLIES	400.00	15.96	0.00	384.04	3.99	230.59
101-101.000-900.000	PRINTING & PUBLISHING	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-101.000-908.000	DUES/FEES/PUBLICATIONS	1,500.00	1,107.00	0.00	393.00	73.80	1,152.00
101-101.000-958.000	MISCELLANEOUS	1,000.00	101.94	33.98	898.06	10.19	101.94
Total Dept 101.000 - LEGISLATIVE		22,100.00	3,188.63	1,983.98	18,911.37	14.43	5,076.99
Dept 172.000 - MANAGER							
101-172.000-702.000	SALARIES	122,000.00	39,077.96	9,384.90	82,922.04	32.03	47,1
101-172.000-702.001	WAGES - PROJECT MANAGER	14,090.00	4,360.64	1,090.15	9,729.36	30.95	0.00

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Expenditures							
101-172.000-719.000	INSURANCE BENEFITS	19,780.00	6,579.29	1,643.36	13,200.71	33.26	6,008.58
101-172.000-720.000	PAYROLL TAXES	10,700.00	3,298.89	794.77	7,401.11	30.83	3,583.99
101-172.000-721.000	MERS BENEFITS	16,390.00	5,227.70	1,260.61	11,162.30	31.90	6,476.83
101-172.000-721.001	457 CONTRIBUTION	12,200.00	3,891.91	938.50	8,308.09	31.90	4,274.45
101-172.000-722.000	WORKERS COMPENSATION	2,500.00	121.46	0.00	2,378.54	4.86	1,239.70
101-172.000-740.000	SUPPLIES	500.00	0.00	0.00	500.00	0.00	500.00
101-172.000-813.000	MEETINGS	500.00	0.00	0.00	500.00	0.00	500.00
101-172.000-851.000	CELL PHONES	650.00	133.70	44.88	516.30	20.57	132.89
101-172.000-900.000	PRINTING & PUBLISHING	100.00	0.00	0.00	100.00	0.00	100.00
Total Dept 172.000 - MANAGER		199,410.00	62,691.55	15,157.17	136,718.45	31.44	69,982.00
Dept 215.000 - CLERK							
101-215.000-702.000	SALARIES	131,080.00	35,787.09	9,955.80	95,292.91	27.30	39,711.90
101-215.000-718.000	TRAINING FUNDS	2,500.00	30.00	0.00	2,470.00	1.20	625.57
101-215.000-718.002	MISC TRAVEL EXPENSES-TRAINING	750.00	0.00	0.00	750.00	0.00	230.65
101-215.000-719.000	INSURANCE BENEFITS	25,380.00	8,929.01	2,491.07	16,450.99	35.18	7,977.16
101-215.000-720.000	PAYROLL TAXES	10,500.00	3,160.88	831.99	7,339.12	30.10	3,137.58
101-215.000-721.000	MERS BENEFITS	23,840.00	7,229.68	1,942.10	16,610.32	30.33	7,521.27
101-215.000-722.000	WORKERS COMPENSATION	1,500.00	154.62	0.00	1,345.38	10.31	543.20
101-215.000-851.000	CELL PHONES	1,000.00	193.70	74.88	806.30	19.37	252.89
101-215.000-861.000	MILEAGE REIMBURSEMENT	700.00	0.00	0.00	700.00	0.00	225.40
101-215.000-900.000	PRINTING & PUBLISHING	1,000.00	200.00	0.00	800.00	20.00	147.00
101-215.000-901.000	POSTAGE	1,500.00	709.35	0.00	790.65	47.29	307.30
101-215.000-908.000	DUES/FEES/PUBLICATIONS	1,100.00	0.00	0.00	1,100.00	0.00	0.00
Total Dept 215.000 - CLERK		200,850.00	56,394.33	15,295.84	144,455.67	28.08	60,679.92
Dept 223.000 - AUDITOR							
101-223.000-802.000	CONTRACTUAL	11,000.00	0.00	0.00	11,000.00	0.00	0.00
Total Dept 223.000 - AUDITOR		11,000.00	0.00	0.00	11,000.00	0.00	0.00
Dept 253.000 - TREASURER							
101-253.000-702.000	SALARIES	78,540.00	25,053.18	6,041.36	53,486.82	31.90	24,296.93
101-253.000-718.000	TRAINING FUNDS	2,500.00	399.00	0.00	2,101.00	15.96	912.00
101-253.000-718.002	MISC TRAVEL EXPENSES-TRAINING	900.00	643.26	0.00	256.74	71.47	287.00
101-253.000-719.000	INSURANCE BENEFITS	14,520.00	4,032.89	1,185.98	10,487.11	27.77	4,328.65
101-253.000-720.000	PAYROLL TAXES	6,250.00	2,169.02	538.66	4,080.98	34.70	2,110.39
101-253.000-721.000	MERS BENEFITS	17,760.00	6,410.67	1,592.04	11,349.33	36.10	6,733.97
101-253.000-722.000	WORKERS COMPENSATION	1,350.00	87.98	0.00	1,262.02	6.52	543.20
101-253.000-802.000	CONTRACTUAL	4,600.00	1,364.10	469.06	3,235.90	29.65	1,754.11
101-253.000-802.009	CONTRACTUAL FINANCIAL CONSULT	62,000.00	7,303.25	4,314.25	54,696.75	11.78	28,649.50
101-253.000-851.000	CELL PHONES	480.00	160.00	40.00	320.00	33.33	160.00
101-253.000-861.000	MILEAGE REIMBURSEMENT	250.00	86.33	0.00	163.67	34.53	0.00
101-253.000-900.000	PRINTING & PUBLISHING	2,500.00	0.00	0.00	2,500.00	0.00	0.00
101-253.000-901.000	POSTAGE	2,500.00	1,012.77	6.37	1,487.23	40.51	804.70
101-253.000-908.000	DUES/FEES/PUBLICATIONS	500.00	99.00	99.00	401.00	19.80	99.00
Total Dept 253.000 - TREASURER		194,650.00	48,821.45	14,286.72	145,828.55	25.08	70,6
Dept 257.000 - ASSESSING							

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Expenditures							
101-257.000-703.000	WAGES	41,080.00	13,693.32	3,423.33	27,386.68	33.33	13,523.05
101-257.000-720.000	PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	14.52
101-257.000-722.000	WORKERS COMPENSATION	1,500.00	23.05	0.00	1,476.95	1.54	673.22
101-257.000-802.000	CONTRACTUAL	2,500.00	0.00	0.00	2,500.00	0.00	553.00
101-257.000-807.000	BOARD OF REVIEW	750.00	27.46	0.00	722.54	3.66	0.00
101-257.000-813.000	MEETINGS	100.00	0.00	0.00	100.00	0.00	0.00
101-257.000-900.000	PRINTING & PUBLISHING	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-257.000-901.000	POSTAGE	800.00	0.00	0.00	800.00	0.00	0.00
101-257.000-979.000	CAPITAL OUTLAY	500.00	0.00	0.00	500.00	0.00	602.50
Total Dept 257.000 - ASSESSING		48,230.00	13,743.83	3,423.33	34,486.17	28.50	15,366.29
Dept 262.000 - ELECTION							
101-262.000-703.000	WAGES	7,000.00	3,718.00	0.00	3,282.00	53.11	0.00
101-262.000-718.000	TRAINING FUNDS	500.00	350.00	350.00	150.00	70.00	0.00
101-262.000-718.002	MISC TRAVEL EXPENSES-TRAINING	400.00	0.00	0.00	400.00	0.00	186.90
101-262.000-720.000	PAYROLL TAXES	350.00	0.00	0.00	350.00	0.00	0.00
101-262.000-740.000	SUPPLIES	4,500.00	1,333.68	366.95	3,166.32	29.64	155.94
101-262.000-900.000	PRINTING & PUBLISHING	500.00	154.00	0.00	346.00	30.80	49.00
101-262.000-901.000	POSTAGE	4,500.00	0.00	0.00	4,500.00	0.00	0.00
101-262.000-930.000	REPAIRS & MAINTENANCE: GENERAL	700.00	0.00	0.00	700.00	0.00	0.00
101-262.000-979.000		25,000.00	0.00	0.00	25,000.00	0.00	0.00
Total Dept 262.000 - ELECTION		43,450.00	5,555.68	716.95	37,894.32	12.79	391.84
Dept 265.000 - BUILDING & GROUNDS							
101-265.000-703.000	WAGES	71,900.00	15,625.59	4,053.01	56,274.41	21.73	26,856.12
101-265.000-704.000	WAGES - PARTTIME	0.00	3,632.00	976.00	(3,632.00)	100.00	0.00
101-265.000-705.000	WAGES - SEASONAL	8,400.00	884.69	0.00	7,515.31	10.53	467.33
101-265.000-708.000	SPECIAL EVENTS WAGES	5,000.00	0.00	0.00	5,000.00	0.00	0.00
101-265.000-719.000	INSURANCE BENEFITS	21,330.00	2,211.10	747.49	19,118.90	10.37	10,112.32
101-265.000-720.000	PAYROLL TAXES	6,480.00	1,652.48	404.71	4,827.52	25.50	2,063.59
101-265.000-721.000	MERS BENEFITS	8,920.00	2,264.81	608.61	6,655.19	25.39	3,637.61
101-265.000-722.000	WORKERS COMPENSATION	1,050.00	487.52	0.00	562.48	46.43	525.12
101-265.000-740.000	SUPPLIES	20,000.00	3,150.97	805.97	16,849.03	15.75	4,629.82
101-265.000-740.100	OFFICE SUPPLIES	4,000.00	1,670.60	496.06	2,329.40	41.77	827.82
101-265.000-802.000	CONTRACTUAL	53,000.00	26,230.19	5,729.96	26,769.81	49.49	25,588.41
101-265.000-806.006	WEBSITE	5,000.00	0.00	0.00	5,000.00	0.00	0.00
101-265.000-851.000	CELL PHONES	0.00	0.00	0.00	0.00	0.00	1,648.49
101-265.000-851.001	INTERNET AND LANDLINES	5,000.00	4,411.10	1,987.51	588.90	88.22	0.00
101-265.000-922.000	UTILITIES	40,200.00	10,493.27	2,193.48	29,706.73	26.10	8,385.47
101-265.000-930.000	REPAIRS & MAINTENANCE: GENERAL	25,000.00	1,203.47	0.00	23,796.53	4.81	2,767.73
101-265.000-941.001	EQUIPMENT UTILIZATION	65,000.00	4,293.16	282.51	60,706.84	6.60	30,345.25
101-265.000-979.000	CAPITAL OUTLAY	280,400.00	49,958.38	20,730.00	230,441.62	17.82	3,500.00
Total Dept 265.000 - BUILDING & GROUNDS		620,680.00	128,169.33	39,015.31	492,510.67	20.65	121,355.08
Dept 266.000 - ATTORNEY							
101-266.000-801.000	CONTRACTUAL ATTORNEY	50,000.00	8,247.00	210.00	41,753.00	16.49	6,718.98
Total Dept 266.000 - ATTORNEY		50,000.00	8,247.00	210.00	41,753.00	16.49	6,7

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Expenditures							
Dept 301.000 - POLICE							
101-301.000-702.000	SALARIES	108,920.00	39,715.22	10,158.76	69,204.78	36.46	32,411.07
101-301.000-703.000	WAGES	428,110.00	110,006.72	26,815.18	318,103.28	25.70	114,016.23
101-301.000-704.000	WAGES - PARTTIME	42,400.00	11,745.09	1,936.40	30,654.91	27.70	8,072.79
101-301.000-706.000	WAGES - OVERTIME	14,120.00	5,784.62	1,094.23	8,335.38	40.97	9,522.49
101-301.000-707.000	SICK PAYOUT	7,000.00	0.00	0.00	7,000.00	0.00	0.00
101-301.000-708.000	SPECIAL EVENTS WAGES	10,000.00	2,075.12	448.09	7,924.88	20.75	2,565.48
101-301.000-709.000	WAGES - OFFICE	57,840.00	18,035.58	4,449.60	39,804.42	31.18	13,395.87
101-301.000-718.000	TRAINING FUNDS	3,000.00	0.00	0.00	3,000.00	0.00	721.69
101-301.000-718.001	TRAINING FUNDS ACT 302	2,000.00	1,281.10	0.00	718.90	64.06	1,129.60
101-301.000-718.002	MISC TRAVEL EXPENSES-TRAINING	500.00	0.00	0.00	500.00	0.00	351.93
101-301.000-719.000	INSURANCE BENEFITS	159,530.00	50,591.12	13,349.66	108,938.88	31.71	55,059.38
101-301.000-720.000	PAYROLL TAXES	54,880.00	14,434.63	3,435.19	40,445.37	26.30	14,082.03
101-301.000-721.000	MERS BENEFITS	108,210.00	33,488.74	8,245.74	74,721.26	30.95	32,226.58
101-301.000-722.000	WORKERS COMPENSATION	7,000.00	3,620.13	0.00	3,379.87	51.72	4,215.90
101-301.000-740.000	SUPPLIES	5,000.00	952.54	212.74	4,047.46	19.05	2,886.34
101-301.000-750.000	UNIFORMS	9,750.00	2,750.56	714.84	6,999.44	28.21	1,407.41
101-301.000-801.003	CONTRACTUAL ATTORNEY PROSECUTER	17,000.00	2,340.00	0.00	14,660.00	13.76	600.00
101-301.000-802.000	CONTRACTUAL	2,500.00	580.20	0.00	1,919.80	23.21	2,228.66
101-301.000-851.000	CELL PHONES	4,500.00	2,143.81	576.78	2,356.19	47.64	3,146.48
101-301.000-860.000	GAS & OIL	17,000.00	7,476.88	1,846.45	9,523.12	43.98	5,814.03
101-301.000-908.000	DUES/FEES/PUBLICATIONS	250.00	0.00	0.00	250.00	0.00	0.00
101-301.000-922.000	UTILITIES	0.00	0.00	0.00	0.00	0.00	1,458.18
101-301.000-930.000	REPAIRS & MAINTENANCE: GENERAL	0.00	0.00	0.00	0.00	0.00	393.00
101-301.000-930.004	VEHICLE MAINTENANCE & REPAIRS	25,000.00	5,446.16	236.00	19,553.84	21.78	878.90
101-301.000-941.001	EQUIPMENT UTILIZATION	30,000.00	58,651.32	52,401.33	(28,651.32)	195.50	8,333.32
101-301.000-977.000	EQUIPMENT	5,000.00	0.00	0.00	5,000.00	0.00	0.00
101-301.000-979.000	CAPITAL OUTLAY	18,000.00	0.00	0.00	18,000.00	0.00	0.00
Total Dept 301.000 - POLICE		1,137,510.00	371,119.54	125,920.99	766,390.46	32.63	314,917.36
Dept 463.000 - GENERAL STREETS & ROW							
101-463.000-702.001	WAGES - PROJECT MANAGER	42,280.00	13,081.77	3,270.42	29,198.23	30.94	0.00
101-463.000-703.000	WAGES	53,810.00	13,288.26	2,828.64	40,521.74	24.69	25,842.02
101-463.000-705.000	WAGES - SEASONAL	8,400.00	6,611.39	0.00	1,788.61	78.71	981.58
101-463.000-708.000	SPECIAL EVENTS WAGES	15,000.00	4,907.38	870.51	10,092.62	32.72	2,120.16
101-463.000-718.000	TRAINING FUNDS	6,000.00	2,301.25	2,301.25	3,698.75	38.35	1,396.14
101-463.000-718.002	MISC TRAVEL EXPENSES-TRAINING	1,250.00	0.00	0.00	1,250.00	0.00	174.30
101-463.000-719.000	INSURANCE BENEFITS	38,470.00	12,657.87	3,448.45	25,812.13	32.90	10,937.00
101-463.000-720.000	PAYROLL TAXES	8,220.00	3,315.86	606.87	4,904.14	40.34	2,192.99
101-463.000-721.000	MERS BENEFITS	11,920.00	4,545.49	1,068.57	7,374.51	38.13	3,821.56
101-463.000-722.000	WORKERS COMPENSATION	1,300.00	1,526.64	0.00	(226.64)	117.43	662.34
101-463.000-740.000	SUPPLIES	15,000.00	3,787.34	1,986.63	11,212.66	25.25	2,743.91
101-463.000-740.003	BANNERS	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-463.000-740.004	BENCHES	1,000.00	350.00	0.00	650.00	35.00	0.00
101-463.000-750.000	UNIFORMS	6,000.00	1,118.38	742.16	4,881.62	18.64	2,474.96
101-463.000-802.000	CONTRACTUAL	26,500.00	1,936.00	533.00	24,564.00	7.31	4,323.00
101-463.000-802.003	CONTRACTUAL- REFUSE	8,000.00	0.00	0.00	8,000.00	0.00	2,597.41
101-463.000-802.007	LANDSCAPING SERVICES	8,000.00	210.58	0.00	7,789.42	2.63	38.54
101-463.000-802.010	CONTRACTUAL FORESTRY	27,500.00	10,450.00	0.00	17,050.00	38.00	4,600.00
101-463.000-806.000	CONTRACTUAL ENGINEERING	25,000.00	4,797.50	3,258.25	20,202.50	19.19	5,734.30
101-463.000-851.000	CELL PHONES	5,000.00	1,076.61	294.51	3,923.39	21.53	3,925.68
101-463.000-900.000	PRINTING & PUBLISHING	500.00	98.00	0.00	402.00	19.60	
101-463.000-908.000	DUES/FEES/PUBLICATIONS	2,000.00	0.00	0.00	2,000.00	0.00	
101-463.000-922.000	UTILITIES	7,500.00	3,877.63	770.05	3,622.37	51.70	3,1

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Expenditures							
101-463.000-925.000	STREET LIGHTS	25,000.00	6,294.80	2,530.66	18,705.20	25.18	6,718.30
101-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL	15,000.00	8,299.84	1,533.73	6,700.16	55.33	7,707.79
101-463.000-941.001	EQUIPMENT UTILIZATION	80,000.00	43,667.95	5,671.34	36,332.05	54.58	15,951.85
101-463.000-979.000	CAPITAL OUTLAY	14,750.00	119,680.74	89.00	(104,930.74)	811.39	2,883.00
101-463.000-979.011	CAPITAL OUTLAY-DRAINS	222,000.00	0.00	0.00	222,000.00	0.00	123,750.00
Total Dept 463.000 - GENERAL STREETS & ROW		676,400.00	267,881.28	31,804.04	408,518.72	39.60	234,717.25
Dept 701.000 - PLANNING & ZONING							
101-701.000-702.000	SALARIES	72,120.00	23,164.71	5,547.56	48,955.29	32.12	26,732.78
101-701.000-702.001	WAGES - PROJECT MANAGER	14,090.00	4,360.79	1,090.23	9,729.21	30.95	0.00
101-701.000-703.000	WAGES	6,000.00	1,250.00	1,250.00	4,750.00	20.83	1,000.00
101-701.000-718.000	TRAINING FUNDS	4,500.00	0.00	0.00	4,500.00	0.00	0.00
101-701.000-718.002	MISC TRAVEL EXPENSES-TRAINING	1,250.00	0.00	0.00	1,250.00	0.00	0.00
101-701.000-719.000	INSURANCE BENEFITS	16,370.00	5,190.75	1,296.23	11,179.25	31.71	4,754.00
101-701.000-720.000	PAYROLL TAXES	6,880.00	2,081.57	501.24	4,798.43	30.26	2,020.93
101-701.000-721.000	MERS BENEFITS	18,050.00	5,759.03	1,388.75	12,290.97	31.91	5,948.15
101-701.000-722.000	WORKERS COMPENSATION	1,500.00	108.55	0.00	1,391.45	7.24	893.18
101-701.000-740.000	SUPPLIES	2,100.00	294.00	294.00	1,806.00	14.00	0.00
101-701.000-801.000	CONTRACTUAL ATTORNEY	30,000.00	3,785.00	0.00	26,215.00	12.62	1,414.50
101-701.000-801.006	CONTRACTUAL ATTORNEY ORDINANCE ENFORCE	12,000.00	2,325.00	1,155.00	9,675.00	19.38	0.00
101-701.000-802.000	CONTRACTUAL	20,000.00	2,350.00	1,150.00	17,650.00	11.75	3,475.00
101-701.000-803.000	CONTRACTUAL CONSULTANT	45,000.00	3,926.75	1,871.75	41,073.25	8.73	6,555.00
101-701.000-804.000	CONTRACTUAL BUILDING INSPECTIO	55,000.00	11,484.60	0.00	43,515.40	20.88	5,064.30
101-701.000-806.000	CONTRACTUAL ENGINEERING	40,000.00	3,739.00	897.00	36,261.00	9.35	12,212.20
101-701.000-806.006	WEBSITE	1,000.00	0.00	0.00	1,000.00	0.00	0.00
101-701.000-851.000	CELL PHONES	700.00	133.70	44.88	566.30	19.10	216.05
101-701.000-861.000	MILEAGE REIMBURSEMENT	1,350.00	0.00	0.00	1,350.00	0.00	0.00
101-701.000-900.000	PRINTING & PUBLISHING	2,000.00	937.08	659.36	1,062.92	46.85	299.29
101-701.000-901.000	POSTAGE	650.00	33.95	0.00	616.05	5.22	0.00
101-701.000-908.000	DUES/FEES/PUBLICATIONS	500.00	0.00	0.00	500.00	0.00	0.00
Total Dept 701.000 - PLANNING & ZONING		351,060.00	70,924.48	17,146.00	280,135.52	20.20	70,585.38
Dept 751.000 - PARKS & RECREATION							
101-751.000-703.000	WAGES	36,900.00	18,792.11	1,956.48	18,107.89	50.93	23,770.33
101-751.000-705.000	WAGES - SEASONAL	8,400.00	3,417.28	0.00	4,982.72	40.68	3,743.57
101-751.000-719.000	INSURANCE BENEFITS	10,950.00	2,121.19	246.52	8,828.81	19.37	7,309.05
101-751.000-720.000	PAYROLL TAXES	3,320.00	1,861.10	150.94	1,458.90	56.06	2,142.95
101-751.000-721.000	MERS BENEFITS	4,580.00	2,408.95	265.03	2,171.05	52.60	3,334.00
101-751.000-722.000	WORKERS COMPENSATION	1,000.00	385.48	0.00	614.52	38.55	464.50
101-751.000-740.000	SUPPLIES	15,000.00	4,535.45	986.49	10,464.55	30.24	6,319.35
101-751.000-802.000	CONTRACTUAL	20,650.00	3,505.00	985.00	17,145.00	16.97	4,754.93
101-751.000-802.007	LANDSCAPING SERVICES	5,000.00	1,022.04	0.00	3,977.96	20.44	1,634.50
101-751.000-809.000	SAUGATUCK TWP CEMETERY MAINT	10,500.00	0.00	0.00	10,500.00	0.00	0.00
101-751.000-922.000	UTILITIES	24,000.00	8,115.99	536.92	15,884.01	33.82	7,699.40
101-751.000-930.000	REPAIRS & MAINTENANCE: GENERAL	23,500.00	5,822.18	0.00	17,677.82	24.78	3,135.87
101-751.000-930.006	UNIONS REPAIRS AND MAINT	2,000.00	0.00	0.00	2,000.00	0.00	1,227.61
101-751.000-941.001	EQUIPMENT UTILIZATION	48,000.00	20,934.10	1,664.64	27,065.90	43.61	32,831.73
101-751.000-977.000	EQUIPMENT	10,000.00	499.03	0.00	9,500.97	4.99	3,591.69
101-751.000-979.000	CAPITAL OUTLAY	71,500.00	19,388.73	0.00	52,111.27	27.12	102.00
Total Dept 751.000 - PARKS & RECREATION		295,300.00	92,808.63	6,792.02	202,491.37	31.43	102,0

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 101 - GENERAL FUND							
Expenditures							
Dept 802.000 - COMMUNITY PROMOTIONS							
101-802.000-802.000	CONTRACTUAL	6,500.00	3,221.07	0.00	3,278.93	49.55	0.00
101-802.000-958.000	MISCELLANEOUS	22,500.00	83.33	21.96	22,416.67	0.37	6,069.64
Total Dept 802.000 - COMMUNITY PROMOTIONS		29,000.00	3,304.40	21.96	25,695.60	11.39	6,069.64
Dept 850.000 - INSURANCE & BONDS							
101-850.000-814.000	INSURANCE (LIABILITY/AUTO)	62,508.00	46,881.00	0.00	15,627.00	75.00	40,848.50
Total Dept 850.000 - INSURANCE & BONDS		62,508.00	46,881.00	0.00	15,627.00	75.00	40,848.50
Dept 966.000 - TRANSFERS OUT							
101-966.000-995.202	TRANSFER OUT MAJOR ST	40,520.00	13,506.68	3,376.67	27,013.32	33.33	13,506.68
101-966.000-995.203	TRANSFER OUT LOCAL ST	200,000.00	66,666.68	16,666.67	133,333.32	33.33	66,666.68
101-966.000-995.243	TRANSFER OUT BROWNFIELD	0.00	20,000.00	5,000.00	(20,000.00)	100.00	20,000.00
101-966.000-995.450	TRANSFER OUT WATER/SEWER FUND	50,000.00	16,666.68	4,166.67	33,333.32	33.33	16,666.68
101-966.000-995.594	TRANSFER OUT DOUGLAS MARINA	15,000.00	5,000.00	1,250.00	10,000.00	33.33	5,000.00
Total Dept 966.000 - TRANSFERS OUT		305,520.00	121,840.04	30,460.01	183,679.96	39.88	121,840.04
TOTAL EXPENDITURES		4,247,668.00	1,301,571.17	302,234.32	2,946,096.83	30.64	1,241,290.20
Fund 101 - GENERAL FUND:							
TOTAL REVENUES		4,259,235.00	3,563,493.15	182,111.67	695,741.85	83.67	3,494,238.02
TOTAL EXPENDITURES		4,247,668.00	1,301,571.17	302,234.32	2,946,096.83	30.64	1,241,290.20
NET OF REVENUES & EXPENDITURES		11,567.00	2,261,921.98	(120,122.65)	(2,250,354.98)	9,554.96	2,252,947.82

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 202 - MAJOR STREET FUND							
Revenues							
Dept 000.000							
202-000.000-402.000	CURRENT REAL PROPERTY TAX	269,500.00	0.00	0.00	269,500.00	0.00	0.00
202-000.000-546.000	STATE GRANT: ACT 51	207,375.00	40,538.46	18,613.92	166,836.54	19.55	35,796.69
202-000.000-546.001	SNOW REMOVAL	42,000.00	0.00	0.00	42,000.00	0.00	0.00
202-000.000-556.000	NEIGHBORHOOD ROAD FUND	0.00	26,346.33	10,444.52	(26,346.33)	100.00	0.00
202-000.000-581.000	GRANTS: HWYS & STREETS(CO.)	90,000.00	0.00	0.00	90,000.00	0.00	0.00
202-000.000-665.000	INTEREST INCOME	1,500.00	274.26	91.81	1,225.74	18.28	600.94
202-000.000-675.000	OTHER REVENUE	0.00	6,300.00	6,300.00	(6,300.00)	100.00	0.00
202-000.000-699.101	TRANSFER IN - GENERAL FUND	40,520.00	13,506.68	3,376.67	27,013.32	33.33	13,506.68
Total Dept 000.000		650,895.00	86,965.73	38,826.92	563,929.27	13.36	49,904.31
TOTAL REVENUES		650,895.00	86,965.73	38,826.92	563,929.27	13.36	49,904.31
Expenditures							
Dept 463.000 - GENERAL STREETS & ROW							
202-463.000-703.000	WAGES	73,220.00	27,656.03	6,530.26	45,563.97	37.77	28,342.93
202-463.000-719.000	INSURANCE BENEFITS	21,720.00	4,263.14	992.71	17,456.86	19.63	7,841.67
202-463.000-720.000	PAYROLL TAXES	6,590.00	2,115.55	495.85	4,474.45	32.10	2,136.63
202-463.000-721.000	MERS BENEFITS	9,080.00	4,411.43	1,025.66	4,668.57	48.58	4,041.28
202-463.000-722.000	WORKERS COMPENSATION	1,350.00	1,428.76	0.00	(78.76)	105.83	675.40
202-463.000-740.000	SUPPLIES	5,500.00	654.00	0.00	4,846.00	11.89	1,055.84
202-463.000-746.000	TRAFFIC SIGNS & SERVICES	9,615.00	1,108.39	0.00	8,506.61	11.53	2,845.12
202-463.000-802.000	CONTRACTUAL	65,000.00	0.00	0.00	65,000.00	0.00	2,751.52
202-463.000-806.000	CONTRACTUAL ENGINEERING	13,500.00	3,697.25	0.00	9,802.75	27.39	1,768.88
202-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL	20,000.00	0.00	0.00	20,000.00	0.00	6,580.45
202-463.000-941.001	EQUIPMENT UTILIZATION	65,000.00	15,884.45	3,462.46	49,115.55	24.44	38,301.95
202-463.000-979.000	CAPITAL OUTLAY	220,000.00	(4,877.83)	0.00	224,877.83	(2.22)	30,459.15
Total Dept 463.000 - GENERAL STREETS & ROW		510,575.00	56,341.17	12,506.94	454,233.83	11.03	126,800.82
Dept 464.000 - GENERAL STREETS WINTER & ROW							
202-464.000-703.000	WAGES	20,810.00	2,018.02	976.17	18,791.98	9.70	1,406.34
202-464.000-719.000	INSURANCE BENEFITS	6,170.00	294.19	127.81	5,875.81	4.77	409.69
202-464.000-720.000	PAYROLL TAXES	1,870.00	152.90	73.78	1,717.10	8.18	105.82
202-464.000-721.000	MERS BENEFITS	2,580.00	289.80	133.69	2,290.20	11.23	190.60
202-464.000-722.000	WORKERS COMPENSATION	575.00	574.45	0.00	0.55	99.90	287.24
202-464.000-740.001	SNOW AND ICE REMOVAL SUPPLIES	20,000.00	0.00	0.00	20,000.00	0.00	79.20
202-464.000-802.002	CONTRACTUAL-SIDEWALK PLOWING	40,000.00	0.00	0.00	40,000.00	0.00	0.00
202-464.000-941.001	EQUIPMENT UTILIZATION	60,000.00	1,269.96	872.39	58,730.04	2.12	0.00
Total Dept 464.000 - GENERAL STREETS WINTER & ROW		152,005.00	4,599.32	2,183.84	147,405.68	3.03	2,478.89
TOTAL EXPENDITURES		662,580.00	60,940.49	14,690.78	601,639.51	9.20	129,279.71
Fund 202 - MAJOR STREET FUND:							
TOTAL REVENUES		650,895.00	86,965.73	38,826.92	563,929.27	13.36	49,904.31
TOTAL EXPENDITURES		662,580.00	60,940.49	14,690.78	601,639.51	9.20	129,2
NET OF REVENUES & EXPENDITURES		(11,685.00)	26,025.24	24,136.14	(37,710.24)	222.72	(79,3

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 203 - LOCAL STREETS FUND							
Revenues							
Dept 000.000							
203-000.000-402.000	CURRENT REAL PROPERTY TAX	115,500.00	0.00	0.00	115,500.00	0.00	0.00
203-000.000-546.000	STATE GRANT: ACT 51	87,400.00	17,126.83	7,863.88	70,273.17	19.60	15,111.20
203-000.000-546.001	SNOW REMOVAL	18,900.00	0.00	0.00	18,900.00	0.00	0.00
203-000.000-556.000	NEIGHBORHOOD ROAD FUND	0.00	11,130.92	4,412.53	(11,130.92)	100.00	0.00
203-000.000-581.000	GRANTS: HWYS & STREETS(CO.)	141,100.00	0.00	0.00	141,100.00	0.00	0.00
203-000.000-665.000	INTEREST INCOME	2,000.00	3,641.93	1,321.70	(1,641.93)	182.10	724.02
203-000.000-699.101	TRANSFER IN - GENERAL FUND	200,000.00	66,666.68	16,666.67	133,333.32	33.33	66,666.68
Total Dept 000.000		564,900.00	98,566.36	30,264.78	466,333.64	17.45	82,501.90
TOTAL REVENUES		564,900.00	98,566.36	30,264.78	466,333.64	17.45	82,501.90
Expenditures							
Dept 463.000 - GENERAL STREETS & ROW							
203-463.000-703.000	WAGES	73,830.00	30,358.01	9,203.13	43,471.99	41.12	29,790.70
203-463.000-719.000	INSURANCE BENEFITS	21,900.00	4,589.07	1,450.88	17,310.93	20.95	8,891.20
203-463.000-720.000	PAYROLL TAXES	6,650.00	2,312.93	697.97	4,337.07	34.78	2,243.44
203-463.000-721.000	MERS BENEFITS	9,150.00	4,735.39	1,353.31	4,414.61	51.75	4,093.47
203-463.000-722.000	WORKERS COMPENSATION	1,350.00	1,396.69	0.00	(46.69)	103.46	675.40
203-463.000-740.000	SUPPLIES	5,500.00	0.00	0.00	5,500.00	0.00	939.88
203-463.000-746.000	TRAFFIC SIGNS & SERVICES	9,615.00	1,628.25	0.00	7,986.75	16.93	2,845.11
203-463.000-802.000	CONTRACTUAL	55,000.00	0.00	0.00	55,000.00	0.00	2,751.52
203-463.000-806.000	CONTRACTUAL ENGINEERING	14,000.00	0.00	0.00	14,000.00	0.00	719.37
203-463.000-930.000	REPAIRS & MAINTENANCE: GENERAL	50,000.00	8.99	8.99	49,991.01	0.02	22,482.72
203-463.000-941.001	EQUIPMENT UTILIZATION	65,000.00	22,778.75	7,441.77	42,221.25	35.04	44,012.06
203-463.000-979.000	CAPITAL OUTLAY	190,500.00	0.00	0.00	190,500.00	0.00	(1,207.10)
Total Dept 463.000 - GENERAL STREETS & ROW		502,495.00	67,808.08	20,156.05	434,686.92	13.49	118,237.77
Dept 464.000 - GENERAL STREETS WINTER & ROW							
203-464.000-703.000	WAGES	21,690.00	2,073.00	1,269.93	19,617.00	9.56	1,083.65
203-464.000-719.000	INSURANCE BENEFITS	6,430.00	286.71	162.75	6,143.29	4.46	305.54
203-464.000-720.000	PAYROLL TAXES	1,950.00	156.96	95.89	1,793.04	8.05	81.67
203-464.000-721.000	MERS BENEFITS	2,690.00	297.83	170.64	2,392.17	11.07	145.31
203-464.000-722.000	WORKERS COMPENSATION	425.00	406.94	0.00	18.06	95.75	209.16
203-464.000-740.001	SNOW AND ICE REMOVAL SUPPLIES	20,000.00	0.00	0.00	20,000.00	0.00	79.20
203-464.000-802.002	CONTRACTUAL-SIDEWALK PLOWING	35,000.00	0.00	0.00	35,000.00	0.00	0.00
203-464.000-941.001	EQUIPMENT UTILIZATION	52,000.00	847.96	646.90	51,152.04	1.63	71.46
Total Dept 464.000 - GENERAL STREETS WINTER & ROW		140,185.00	4,069.40	2,346.11	136,115.60	2.90	1,975.99
TOTAL EXPENDITURES		642,680.00	71,877.48	22,502.16	570,802.52	11.18	120,213.76
Fund 203 - LOCAL STREETS FUND:							
TOTAL REVENUES		564,900.00	98,566.36	30,264.78	466,333.64	17.45	82,501.90
TOTAL EXPENDITURES		642,680.00	71,877.48	22,502.16	570,802.52	11.18	120,213.76
NET OF REVENUES & EXPENDITURES		(77,780.00)	26,688.88	7,762.62	(104,468.88)	34.31	(37,7

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 213 - SCHULTZ PARK LAUNCH RAMP							
Revenues							
Dept 000.000							
213-000.000-651.000	LAUNCH FEES	28,000.00	13,211.91	993.00	14,788.09	47.19	14,135.01
213-000.000-665.000	INTEREST INCOME	1,500.00	567.27	178.70	932.73	37.82	534.04
Total Dept 000.000		29,500.00	13,779.18	1,171.70	15,720.82	46.71	14,669.05
TOTAL REVENUES		29,500.00	13,779.18	1,171.70	15,720.82	46.71	14,669.05
Expenditures							
Dept 753.000 - LAUNCH RAMPS							
213-753.000-922.000	UTILITIES	800.00	179.66	48.41	620.34	22.46	168.05
213-753.000-930.000	REPAIRS & MAINTENANCE: GENERAL	2,700.00	109.98	109.98	2,590.02	4.07	2,695.45
213-753.000-958.000	MISCELLANEOUS	2,000.00	460.00	115.00	1,540.00	23.00	575.00
Total Dept 753.000 - LAUNCH RAMPS		5,500.00	749.64	273.39	4,750.36	13.63	3,438.50
Dept 966.000 - TRANSFERS OUT							
213-966.000-995.101	TRANSFER OUT GF	6,000.00	2,000.00	500.00	4,000.00	33.33	2,000.00
213-966.000-995.594	TRANSFER OUT DOUGLAS MARINA	64,750.00	21,583.32	5,395.83	43,166.68	33.33	21,583.32
Total Dept 966.000 - TRANSFERS OUT		70,750.00	23,583.32	5,895.83	47,166.68	33.33	23,583.32
TOTAL EXPENDITURES		76,250.00	24,332.96	6,169.22	51,917.04	31.91	27,021.82
Fund 213 - SCHULTZ PARK LAUNCH RAMP:							
TOTAL REVENUES		29,500.00	13,779.18	1,171.70	15,720.82	46.71	14,669.05
TOTAL EXPENDITURES		76,250.00	24,332.96	6,169.22	51,917.04	31.91	27,021.82
NET OF REVENUES & EXPENDITURES		(46,750.00)	(10,553.78)	(4,997.52)	(36,196.22)	22.57	(12,352.77)

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND							
Revenues							
Dept 000.000							
243-000.000-528.000	OTHER FEDERAL GRANTS	450,000.00	6,423.75	0.00	443,576.25	1.43	2,477.50
243-000.000-665.000	INTEREST INCOME	2,000.00	1,556.63	528.51	443.37	77.83	891.92
243-000.000-699.101	TRANSFER IN - GENERAL FUND	0.00	20,000.00	5,000.00	(20,000.00)	100.00	20,000.00
Total Dept 000.000		452,000.00	27,980.38	5,528.51	424,019.62	6.19	23,369.42
TOTAL REVENUES		452,000.00	27,980.38	5,528.51	424,019.62	6.19	23,369.42
Expenditures							
Dept 000.000							
243-000.000-802.243	BLIGHT REMOVAL	450,000.00	17,632.25	15,354.75	432,367.75	3.92	732.50
Total Dept 000.000		450,000.00	17,632.25	15,354.75	432,367.75	3.92	732.50
TOTAL EXPENDITURES		450,000.00	17,632.25	15,354.75	432,367.75	3.92	732.50
Fund 243 - BROWNFIELD REDEVELOPMENT AUTHORITY FUND:							
TOTAL REVENUES		452,000.00	27,980.38	5,528.51	424,019.62	6.19	23,369.42
TOTAL EXPENDITURES		450,000.00	17,632.25	15,354.75	432,367.75	3.92	732.50
NET OF REVENUES & EXPENDITURES		2,000.00	10,348.13	(9,826.24)	(8,348.13)	517.41	22,636.92

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 245 - TRI-COMMUNITY HARBOR AUTHORITY							
Revenues							
Dept 000.000							
245-000.000-665.000	INTEREST INCOME	75.00	58.65	20.33	16.35	78.20	25.61
Total Dept 000.000		75.00	58.65	20.33	16.35	78.20	25.61
TOTAL REVENUES		75.00	58.65	20.33	16.35	78.20	25.61
Fund 245 - TRI-COMMUNITY HARBOR AUTHORITY:							
TOTAL REVENUES		75.00	58.65	20.33	16.35	78.20	25.61
TOTAL EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00
NET OF REVENUES & EXPENDITURES		75.00	58.65	20.33	16.35	78.20	25.61

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY							
Revenues							
Dept 000.000							
248-000.000-417.000	TAX INCREMENT RECAPTURE	79,265.00	90,477.99	0.00	(11,212.99)	114.15	47,833.60
248-000.000-665.000	INTEREST INCOME	1,500.00	1,189.99	284.48	310.01	79.33	571.68
248-000.000-674.000	DONATIONS	0.00	2,052.00	2,052.00	(2,052.00)	100.00	0.00
248-000.000-675.000	OTHER REVENUE	1,500.00	35.00	35.00	1,465.00	2.33	1,510.32
248-000.000-675.002	EV CHARGING REVENUE	2,000.00	1,303.55	335.79	696.45	65.18	1,281.99
Total Dept 000.000		84,265.00	95,058.53	2,707.27	(10,793.53)	112.81	51,197.59
TOTAL REVENUES		84,265.00	95,058.53	2,707.27	(10,793.53)	112.81	51,197.59
Expenditures							
Dept 728.000 - DOWNTOWN DEVELOPMENT AUTHORITY							
248-728.000-703.001	DDA ADMINISTRATION	9,000.00	3,000.00	750.00	6,000.00	33.33	2,250.00
248-728.000-718.000	TRAINING FUNDS	10,000.00	0.00	0.00	10,000.00	0.00	390.00
248-728.000-880.000	COMMUNITY PROMOTION	29,925.00	10,163.86	8,785.00	19,761.14	33.96	4,196.03
248-728.000-880.100	MARKETING	22,155.00	5,206.19	1,081.19	16,948.81	23.50	0.00
248-728.000-881.022	EVENTS	9,500.00	360.77	342.79	9,139.23	3.80	0.00
248-728.000-979.000	CAPITAL OUTLAY	17,225.00	0.00	0.00	17,225.00	0.00	13,865.90
Total Dept 728.000 - DOWNTOWN DEVELOPMENT AUTHORITY		97,805.00	18,730.82	10,958.98	79,074.18	19.15	20,701.93
TOTAL EXPENDITURES		97,805.00	18,730.82	10,958.98	79,074.18	19.15	20,701.93
Fund 248 - DOWNTOWN DEVELOPMENT AUTHORITY:							
TOTAL REVENUES		84,265.00	95,058.53	2,707.27	(10,793.53)	112.81	51,197.59
TOTAL EXPENDITURES		97,805.00	18,730.82	10,958.98	79,074.18	19.15	20,701.93
NET OF REVENUES & EXPENDITURES		(13,540.00)	76,327.71	(8,251.71)	(89,867.71)	563.72	30,495.66

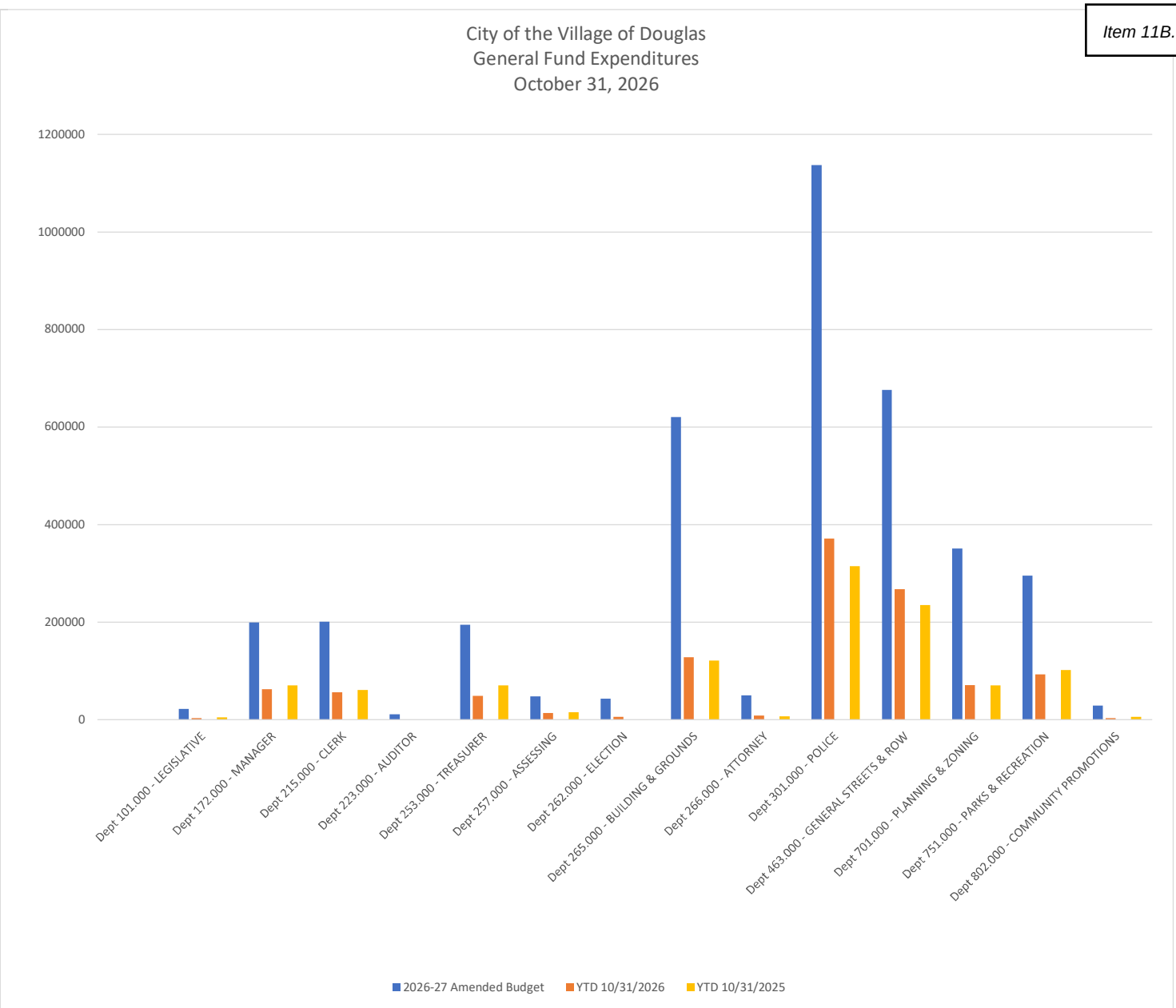
GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 403 - BLUE STAR CORRIDOR IMPROVEMENT FUND							
Revenues							
Dept 000.000							
403-000.000-439.000	MRE TAX	100,000.00	0.00	0.00	100,000.00	0.00	5,000.00
403-000.000-665.000	INTEREST INCOME	4,000.00	5,791.79	2,008.38	(1,791.79)	144.79	2,073.65
Total Dept 000.000		104,000.00	5,791.79	2,008.38	98,208.21	5.57	7,073.65
TOTAL REVENUES		104,000.00	5,791.79	2,008.38	98,208.21	5.57	7,073.65
Expenditures							
Dept 463.000 - GENERAL STREETS & ROW							
403-463.000-806.000	CONTRACTUAL ENGINEERING	98,015.00	12,941.35	3,666.25	85,073.65	13.20	0.00
403-463.000-979.000	CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	1,464.20
Total Dept 463.000 - GENERAL STREETS & ROW		98,015.00	12,941.35	3,666.25	85,073.65	13.20	1,464.20
TOTAL EXPENDITURES		98,015.00	12,941.35	3,666.25	85,073.65	13.20	1,464.20
Fund 403 - BLUE STAR CORRIDOR IMPROVEMENT FUND:							
TOTAL REVENUES		104,000.00	5,791.79	2,008.38	98,208.21	5.57	7,073.65
TOTAL EXPENDITURES		98,015.00	12,941.35	3,666.25	85,073.65	13.20	1,464.20
NET OF REVENUES & EXPENDITURES		5,985.00	(7,149.56)	(1,657.87)	13,134.56	119.46	5,609.45

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 450 - WATER SEWER FUND							
Revenues							
Dept 000.000							
450-000.000-569.000	STATE GRANT: OTHER	1,200,000.00	0.00	0.00	1,200,000.00	0.00	438.50
450-000.000-602.000	CONNECTION FEES, WATER	20,000.00	11,000.00	2,200.00	9,000.00	55.00	6,600.00
450-000.000-602.001	CONNECTION FEES, SEWER	20,000.00	11,500.00	2,300.00	8,500.00	57.50	9,200.00
450-000.000-604.000	CAPITAL CHARGE	250,000.00	115,619.30	115,619.30	134,380.70	46.25	114,851.98
450-000.000-665.000	INTEREST INCOME	5,000.00	8,268.57	3,071.72	(3,268.57)	165.37	1,677.82
450-000.000-679.001	REIMBURSE FROM STATE	0.00	0.00	0.00	0.00	0.00	10,028.70
450-000.000-699.101	TRANSFER IN - GENERAL FUND	50,000.00	16,666.68	4,166.67	33,333.32	33.33	16,666.68
Total Dept 000.000		1,545,000.00	163,054.55	127,357.69	1,381,945.45	10.55	159,463.68
TOTAL REVENUES		1,545,000.00	163,054.55	127,357.69	1,381,945.45	10.55	159,463.68
Expenditures							
Dept 536.000 - WATER SYSTEM							
450-536.000-703.000	WAGES	0.00	0.00	0.00	0.00	0.00	2,804.98
450-536.000-719.000	INSURANCE BENEFITS	0.00	0.00	0.00	0.00	0.00	724.54
450-536.000-720.000	PAYROLL TAXES	0.00	0.00	0.00	0.00	0.00	210.62
450-536.000-721.000	MERS BENEFITS	0.00	0.00	0.00	0.00	0.00	319.84
450-536.000-806.000	CONTRACTUAL ENGINEERING	0.00	0.00	0.00	0.00	0.00	1,683.25
450-536.000-806.003	CONTRACTURAL ENGINEERING LEAD LINE REPLA	1,200,000.00	2,038.00	423.00	1,197,962.00	0.17	0.00
450-536.000-930.000	REPAIRS & MAINTENANCE: GENERAL	25,000.00	20,048.00	0.00	4,952.00	80.19	0.00
450-536.000-941.001	EQUIPMENT UTILIZATION	8,000.00	0.00	0.00	8,000.00	0.00	3,375.37
450-536.000-974.000	CONSTRUCTION	0.00	(990.88)	0.00	990.88	100.00	20,274.00
Total Dept 536.000 - WATER SYSTEM		1,233,000.00	21,095.12	423.00	1,211,904.88	1.71	29,392.60
Dept 537.000 - SEWER SYSTEM							
450-537.000-806.000	CONTRACTUAL ENGINEERING	0.00	0.00	0.00	0.00	0.00	178.50
Total Dept 537.000 - SEWER SYSTEM		0.00	0.00	0.00	0.00	0.00	178.50
TOTAL EXPENDITURES		1,233,000.00	21,095.12	423.00	1,211,904.88	1.71	29,571.10
Fund 450 - WATER SEWER FUND:							
TOTAL REVENUES		1,545,000.00	163,054.55	127,357.69	1,381,945.45	10.55	159,463.68
TOTAL EXPENDITURES		1,233,000.00	21,095.12	423.00	1,211,904.88	1.71	29,571.10
NET OF REVENUES & EXPENDITURES		312,000.00	141,959.43	126,934.69	170,040.57	45.50	129,892.58

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 470 - MUNICIPAL BUILDING FUND							
Revenues							
Dept 000.000							
470-000.000-665.000	INTEREST INCOME	45,000.00	8,813.76	3,140.91	36,186.24	19.59	23,510.55
470-000.000-691.000	SALE OF CAPITAL ASSETS	2,050,000.00	0.00	0.00	2,050,000.00	0.00	422,462.00
Total Dept 000.000		2,095,000.00	8,813.76	3,140.91	2,086,186.24	0.42	445,972.55
TOTAL REVENUES		2,095,000.00	8,813.76	3,140.91	2,086,186.24	0.42	445,972.55
Expenditures							
Dept 265.000 - BUILDING & GROUNDS							
470-265.000-974.000	CONSTRUCTION	0.00	0.00	0.00	0.00	0.00	608,869.40
Total Dept 265.000 - BUILDING & GROUNDS		0.00	0.00	0.00	0.00	0.00	608,869.40
Dept 906.000 - DEBT SERVICE							
470-906.000-991.000	PRINCIPAL	102,000.00	0.00	0.00	102,000.00	0.00	0.00
470-906.000-993.000	INTEREST	169,809.00	0.00	0.00	169,809.00	0.00	0.00
Total Dept 906.000 - DEBT SERVICE		271,809.00	0.00	0.00	271,809.00	0.00	0.00
TOTAL EXPENDITURES		271,809.00	0.00	0.00	271,809.00	0.00	608,869.40
Fund 470 - MUNICIPAL BUILDING FUND:							
TOTAL REVENUES		2,095,000.00	8,813.76	3,140.91	2,086,186.24	0.42	445,972.55
TOTAL EXPENDITURES		271,809.00	0.00	0.00	271,809.00	0.00	608,869.40
NET OF REVENUES & EXPENDITURES		1,823,191.00	8,813.76	3,140.91	1,814,377.24	0.48	(162,896.85)

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 594 - DOUGLAS MARINA							
Revenues							
Dept 000.000							
594-000.000-654.000	SEASONAL SLIP FEES	28,500.00	1,250.00	1,250.00	27,250.00	4.39	7,875.00
594-000.000-654.001	TRANSIENT SLIP	0.00	175.00	0.00	(175.00)	100.00	175.00
594-000.000-665.000	INTEREST INCOME	1,700.00	2,175.24	741.90	(475.24)	127.96	1,122.10
594-000.000-667.001	WADE'S BAYOU PARK RENTAL	7,000.00	5,363.95	0.00	1,636.05	76.63	7,294.23
594-000.000-674.000	DONATIONS	0.00	5,700.00	1,650.00	(5,700.00)	100.00	100,000.00
594-000.000-699.101	TRANSFER IN - GENERAL FUND	15,000.00	5,000.00	1,250.00	10,000.00	33.33	5,000.00
594-000.000-699.213	TRANSFER IN SCHULTZ PARK LAUNCH	64,750.00	21,583.32	5,395.83	43,166.68	33.33	21,583.32
Total Dept 000.000		116,950.00	41,247.51	10,287.73	75,702.49	35.27	143,049.65
TOTAL REVENUES		116,950.00	41,247.51	10,287.73	75,702.49	35.27	143,049.65
Expenditures							
Dept 597.000 - DOUGLAS MARINA							
594-597.000-802.000	CONTRACTUAL	3,500.00	760.00	190.00	2,740.00	21.71	1,013.00
594-597.000-820.000	MARINA OPERATIONS	10,000.00	836.82	0.00	9,163.18	8.37	190.00
594-597.000-922.000	UTILITIES	3,500.00	710.61	54.64	2,789.39	20.30	368.33
594-597.000-979.000	CAPITAL OUTLAY	50,000.00	0.00	0.00	50,000.00	0.00	0.00
Total Dept 597.000 - DOUGLAS MARINA		67,000.00	2,307.43	244.64	64,692.57	3.44	1,571.33
Dept 597.001 - WADES BAYOU							
594-597.001-930.000	REPAIRS & MAINTENANCE: GENERAL	6,000.00	818.99	190.00	5,181.01	13.65	1,719.59
594-597.001-979.000	CAPITAL OUTLAY	4,450.00	0.00	0.00	4,450.00	0.00	0.00
Total Dept 597.001 - WADES BAYOU		10,450.00	818.99	190.00	9,631.01	7.84	1,719.59
Dept 597.002 - DOUGLAS HARBOR AUTHORITY							
594-597.002-740.000	SUPPLIES	5,000.00	0.00	0.00	5,000.00	0.00	0.00
594-597.002-802.000	CONTRACTUAL	73,000.00	35,194.17	925.00	37,805.83	48.21	30,532.50
Total Dept 597.002 - DOUGLAS HARBOR AUTHORITY		78,000.00	35,194.17	925.00	42,805.83	45.12	30,532.50
TOTAL EXPENDITURES		155,450.00	38,320.59	1,359.64	117,129.41	24.65	33,823.42
Fund 594 - DOUGLAS MARINA:							
TOTAL REVENUES		116,950.00	41,247.51	10,287.73	75,702.49	35.27	143,049.65
TOTAL EXPENDITURES		155,450.00	38,320.59	1,359.64	117,129.41	24.65	33,823.42
NET OF REVENUES & EXPENDITURES		(38,500.00)	2,926.92	8,928.09	(41,426.92)	7.60	109,226.23

GL NUMBER	DESCRIPTION	2026-27 AMENDED BUDGET	YTD BALANCE 10/31/2026 NORM (ABNORM)	ACTIVITY FOR MONTH 10/31/26 INCR (DECR)	AVAILABLE BALANCE NORM (ABNORM)	% BDGT USED	YTD BALANCE 10/31/2025 NORM (ABNORM)
Fund 660 - EQUIPMENT RENTAL FUND							
Revenues							
Dept 000.000							
660-000.000-665.000	INTEREST INCOME	9,000.00	10,923.94	3,585.03	(1,923.94)	121.38	4,041.89
660-000.000-676.000	EQUIPMENT CHARGES - NON DPW	30,000.00	8,333.32	2,083.33	21,666.68	27.78	8,333.32
660-000.000-676.001	EQUIPMENT CHARGES -DPW	350,000.00	109,676.33	20,042.01	240,323.67	31.34	164,889.67
Total Dept 000.000		389,000.00	128,933.59	25,710.37	260,066.41	33.14	177,264.88
TOTAL REVENUES		389,000.00	128,933.59	25,710.37	260,066.41	33.14	177,264.88
Expenditures							
Dept 902.000 - DPW EQUIPMENT PURCHASES							
660-902.000-979.000	CAPITAL OUTLAY	186,535.00	133,764.00	0.00	52,771.00	71.71	0.00
660-902.000-995.101	TRANSFER OUT GF	130,000.00	0.00	0.00	130,000.00	0.00	0.00
Total Dept 902.000 - DPW EQUIPMENT PURCHASES		316,535.00	133,764.00	0.00	182,771.00	42.26	0.00
Dept 903.000 - EQUIP. REPAIRS & MAINTENANCE							
660-903.000-860.000	GAS & OIL	30,000.00	8,262.64	1,906.26	21,737.36	27.54	7,674.46
660-903.000-930.004	VEHICLE MAINTENANCE & REPAIRS	100,000.00	32,077.36	9,331.26	67,922.64	32.08	40,112.62
Total Dept 903.000 - EQUIP. REPAIRS & MAINTENANCE		130,000.00	40,340.00	11,237.52	89,660.00	31.03	47,787.08
TOTAL EXPENDITURES		446,535.00	174,104.00	11,237.52	272,431.00	38.99	47,787.08
Fund 660 - EQUIPMENT RENTAL FUND:							
TOTAL REVENUES		389,000.00	128,933.59	25,710.37	260,066.41	33.14	177,264.88
TOTAL EXPENDITURES		446,535.00	174,104.00	11,237.52	272,431.00	38.99	47,787.08
NET OF REVENUES & EXPENDITURES		(57,535.00)	(45,170.41)	14,472.85	(12,364.59)	78.51	129,477.80
TOTAL REVENUES - ALL FUNDS		10,290,820.00	4,233,743.18	429,136.26	6,057,076.82	41.14	4,648,730.31
TOTAL EXPENDITURES - ALL FUNDS		8,381,792.00	1,741,546.23	388,596.62	6,640,245.77	20.78	2,260,755.12
NET OF REVENUES & EXPENDITURES		1,909,028.00	2,492,196.95	40,539.64	(583,168.95)	130.55	2,387,975.19



Department	2026-27 Amended Budget	YTD 10/31/2026	% Budget Used	YTD 10/31/2025
Dept 101.000 - LEGISLATIVE	22,100.00	3,188.63	14.43	5,076.99
Dept 172.000 - MANAGER	199,410.00	62,691.55	31.44	69,982.00
Dept 215.000 - CLERK	200,850.00	56,394.33	28.08	60,679.92
Dept 223.000 - AUDITOR	11,000.00	0.00	0.00	0.00
Dept 253.000 - TREASURER	194,650.00	48,821.45	25.08	70,679.45
Dept 257.000 - ASSESSING	48,230.00	13,743.83	28.50	15,366.29
Dept 262.000 - ELECTION	43,450.00	5,555.68	12.79	391.84
Dept 265.000 - BUILDING & GROUNDS	620,680.00	128,169.33	20.65	121,355.08
Dept 266.000 - ATTORNEY	50,000.00	8,247.00	16.49	6,718.98
Dept 301.000 - POLICE	1,137,510.00	371,119.54	32.63	314,917.36
Dept 463.000 - GENERAL STREETS & ROW	676,400.00	267,881.28	39.60	234,717.25
Dept 701.000 - PLANNING & ZONING	351,060.00	70,924.48	20.20	70,585.38
Dept 751.000 - PARKS & RECREATION	295,300.00	92,808.63	31.43	102,061.48
Dept 802.000 - COMMUNITY PROMOTIONS	29,000.00	3,304.40	11.39	6,069.64
Dept 850.000 - INSURANCE & BONDS	62,508.00	46,881.00	75.00	40,848.50
Dept 966.000 - TRANSFERS OUT	305,520.00	121,840.04	39.88	121,840.04
TOTALS	4,247,668.00	1,301,571.17	30.64	1,241,290.20