

Torch Lake Township

Board Meeting
FEBRUARY 17, 2026



Street Address:
2355 N US-31
Kewadin, MI 49648

Mailing Address:
P.O. Box 713
Eastport, MI 49627

AGENDA

Community Services Building
2355 North US 31, Kewadin, Michigan 49648
www.torchlaketownship.org

Board Meeting
TUESDAY FEBRUARY 17, 2026 at 7:00 PM

FINAL 02.13.2026

(See Township website for YouTube information)

(Please turn off all cell phones.)

A. REPEATING AGENDA

1. Call to order and Pledge of Allegiance Flag of the United State of America
2. Approval of the minutes of Regular Board meeting on January 20,2026
3. Correspondence and Announcements
4. Approval of Agenda Content (motion required)* **(see website February 14 - after 2 PM)**
5. Citizen Comment - (limit 4 minutes per person)

B. CONSENT AGENDA (Department Reports)

Possible Action; Motion to approve all the Consent Agenda, or to remove a report(s) for discussion, then to approve, by consensus, the remaining reports. If a report(s) is removed, it will be discussed and clarified, then voted on by motion to accept or to not accept.

Reports from the following: **(see website for details February 14 – after 3 PM)**

- | | |
|-------------------------|-------------------------|
| 1. Clerk | 4. Ambulance |
| 2. Treasurer | 5. Fire Department |
| 3. Zoning Administrator | 6. Central Dispatch 911 |

C. SPECIAL REPORTS AGENDA

1. Planning Commission – Andrew Graves
2. FOIA Update – Mary Merchant
3. Financial Overview – Supervisor **(see website for details February 14 – after 3 PM)**

D. AGENDA FOR BOARD ACTION*

Board member in () leads discussion and provides attachments as required.

Old Business

NO OLD BUSINESS

New Business (see website for related documents February 14 – after 3 PM)

1. Motion to approve contract with Mike Bertram, Ambulance Director (Bob)
2. Approve Lawns Unlimited contract for TLT lawn care FYR 2026-2027 (Bob)
3. Motions to approve Day Park cleaning contract (Bob)
4. Resolution 2026-5 Short Term Rental definition

E. AGENDA FOR BOARD DISCUSSION

1. Final review of FYR 2026-2027 TLT Budget (Bob)

F. AGENDA ITEM FOR INFORMATIONAL PURPOSE ONLY

1. ADA requirements for the Township Website

G. CITIZEN COMMENT - (Limit 4 minutes per person)

H. BOARD COMMENT

I. ADJOURNMENT

J. FUTURE MEETING AND HEARINGS:

1. Zoning Board of Appeals: February 18, 2026 – new case to review
2. Planning Commission Monday, March 16, 2026 @ 7 PM: Check Website for Details
3. **Torch Lake Township Annual & Budget Meetings, March 10, 2026 @6:00 PM**
4. Regular Board Meeting – Tuesday, March 17, 2025, at 7 PM
5. Zoning Board of Appeals: Wednesday, March 18, 2026 @ 7 PM: Check Website for Details

ALL MEETINGS STREAMED LIVE AND RECORDED ON YOUTUBE – CHECK WEBSITE FOR DETAILS

*Any member of the board may ask for a roll call vote on any motion.

MINUTES

TORCH LAKE TOWNSHIP
ANTRIM COUNTY, MICHIGAN

DRAFT MINUTES OF TOWNSHIP BOARD MEETING
JANUARY 20, 2026
COMMUNITY SERVICES BUILDING
TORCH LAKE TOWNSHIP

Present: Cook, Schultz, M. Merchant, J. Merchant, Graves

Absent:

Audience: 6

A. REPEATING AGENDA:

1. Meeting called to order by Cook at 7:00 pm. Pledge recited.
2. Prior meeting minutes were approved
3. Correspondence and Announcements:
4. Approval of Agenda Content: Cook requests removal of New Business #9 for further review.
Motion by Cook/J. Merchant to accept agenda as presented with changes. Passes 5-0.
5. Citizen Comment: none

B. CONSENT AGENDA: Accepted by consent.

C. SPECIAL REPORTS

1. No PC Meeting this month.
2. FOIA Update-FOIA request for assessment roll.
3. Financial Overview-General fund unfavorable to budget. See specific details online.

D. BOARD ACTION

NO OLD BUSINESS

NEW BUSINESS

1. Motion by Schultz/Cook to approve Resolution 2026-01 related to the adoption for poverty exemption income guidelines and asset test for 2026. Passes 5-0.
2. Motion by Cook/ J. Merchant to approve Resolution 2026-02 related to the 2026-2027 pay schedule with a rate increase over the 2025-2026 schedule of 4% as presented. Passes 3-2.
3. Motion M. Merchant/J. Merchant to approve Resolution 2026-03 increasing the Supervisor's salary from \$35,190.00 to \$36, 600.00 per the new pay schedule. Passes 4-1.
4. Motion by J.Merchant/Cook to approve Resolution 2026-04 increasing the Clerk salary from \$35,190.00 to \$36,600.00 per the new pay schedule. Passes 4-1.
5. Motion by Cook/Graves to approve Resolution 2026-05 increasing the Treasurer salary from \$35,190.00 to \$36,600.00 per the new pay schedule. Passes 4-1.
6. Motion by M. Merchant/J.Merchant to approve Resolution 2026-06 increasing the Trustee salary from \$6210.00 to \$6460.00 per the new pay schedule. Passes 4-1.
7. Motion by M. Merchant/Graves to approve hiring of Zebulan Bucca as Firefighter Probationary for Torch Lake Township Fire Department, effective January 21, 2026, at the rate of \$16.05. Passes 5-0

8. Motion by Cook/Schultz to accept offer to purchase TLT 2008 Ambulance by Lark Medical Transport, Elk Rapids for \$25,000.00 contingent on final negotiations between the parties. Passes 5-0.
9. Approval of Antrim County 2026 Road Work Proposal

E. AGENDA FOR BOARD DISCUSSION

F. AGENDA FOR INFORMATIONAL PURPOSE ONLY

1. NAKWEMA discussion on Thursday, January 29th @ 6 PM at the TLT CSB. Public Welcome

G. CITIZEN COMMENT: Antrim County Commissioner, Jarris Rubingh, gives report. Jemima Rubingh reads a poem.

H. BOARD COMMENT: none

I. FUTURE MEETING AND HEARINGS:

L. ADJOURNMENT: 7:55 PM

I. FUTURE MEETING AND HEARINGS:

1. ZBA-Wednesday, February 18, 2026 @ 6 PM: Check Website for Details.
2. PC-Monday, February 11, 2026 @ 7 PM: Check Website for Details.
3. Regular Board Meeting-Tuesday, February 17, 2026, @ 7 PM
4. BOARD Budget working session: January 27, 2026 @ 5 PM—No live streaming-Final review of General fund, Fire Fund, Ambulance Fund, Road Fund, and Torch Bay Nature Preserve.

These minutes are respectfully submitted and subject to approval at the next regularly scheduled meeting.

Mary Merchant, Township Clerk

Torch Lake Township
Community Services Building
2355 North US 31, Kewadin, Michigan 49648
www.torchlaketownship.org

**DRAFT SPECIAL BOARD MEETING
PUBLIC MEETING**

TUESDAY, JANUARY 20, 2026 AT 4:00 PM

THERE WILL BE NO YOUTUBE STREAMING

(Please turn off all cell phones.)

The primary purpose of this meeting is to discuss the agenda items listed below. Any additional business must be approved by a vote if all members of the board are present.

AGENDA

- 1. Call to order:** 4:05 PM
- 2. Public Comments:** none
- 3. Motion by Cook/J. Merchant to add Road and Cemetery Budgets to discussion.**
Passes 5-1. Reviewed and discussed proposed budget for liquor enforcement, Traverse Bay Nature Preserve, Road and Cemetery.
- 4. Reviewed and discussed proposed budget for TLT General Fund.**
- 5. Public Comment:**
- 6. Board Comment:**
- 7. Adjournment:** 5:32 PM

These minutes are respectfully submitted and subject to approval at the next regularly scheduled meeting.

Mary Merchant, Township Clerk

AGENDA
ITEMS FOR
BOARD
DISCUSSION

BD

DISCUSSION

#1

01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP						
PERIOD ENDING 03/31/2026						
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
					2026-2027 BUDGET	
Fund 101 - GENERAL FUND					ASSESSED VALUE	\$ 404,110,096 \$404,110
Dept 101 - GOVERNING BODY						
Account Type: Revenue						
402.000	TAX COLLECTION	\$145,024	\$371,920	(\$226,896)	\$349,569	(\$234,545) \$389,110
412.000	DELINQUENT TAX COLL.	\$12,313	\$15,000	(\$2,687)	\$0	\$12,313 \$15,000
424.000	METRO-AUTHORITY PA 48	\$0	\$0	\$0	\$0	\$0
445.000	TAX PENALTIES/INTERE	\$0	\$300	(\$300)	\$2,286	(\$2,286) \$2,000
447.000	PTAF ON TAXES	\$97,712	\$95,000	\$2,712	\$107,348	(\$9,636) \$100,000
451.000	LICENSES & PERMITS	\$8,050	\$7,500	\$550	\$10,425	(\$2,375) \$10,700
501.000	FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0
528.000	OTHER FEDERAL GRANTS	\$0	\$0	\$0	\$0	\$0
565.000	METRO ACT	\$0	\$0	\$0	\$0	\$0
566.000	STATE GRANTS-PARKS	\$0	\$0	\$0	\$66	(\$66) \$0
574.000	STATE REV. SHARING	\$110,754	\$130,100	(\$19,346)	\$129,849	(\$19,095) \$100,000
607.000	FEES FOR SERVICES	\$300	\$500	(\$200)	\$414	(\$114) \$500
609.000	SCHOOL TAX COLL. FEE	\$5,840	\$5,800	\$40	\$5,820	\$20 \$6,000
610.000	STATE SET FEE	\$0	\$0	\$0	\$0	\$0
642.000	CEMETERY LOT SALES	\$10,880	\$7,500	\$3,380	\$8,160	\$2,720 \$12,500
643.000	MISC. SALES	\$0	\$0	\$0	\$16	(\$16) \$0
655.000	FINES AND FORFEITS	\$474	\$200	\$274	\$0	\$474 \$500
665.000	INTEREST EARNED	\$28,560	\$30,500	(\$1,940)	\$41,738	(\$13,178) \$20,000
665.010	PRE PENALTY INTEREST	\$390	\$990	(\$600)	\$801	(\$411) \$500
665.020	TAX ACCT INTEREST	\$0	\$15,000	(\$15,000)	\$19,068	(\$19,068) \$15,000
668.000	RENTS/ROYALTIES	\$670	\$1,030	(\$360)	\$725	(\$55) \$1,000
671.000	OTHER/MISC REVENUE	\$0	\$0	\$0	\$0	\$0
676.000	REIMBURSEMENTS	\$93	\$0	\$93	\$13,485	(\$13,392) \$250
687.000	REFUNDS/REBATES	\$21	\$620	(\$599)	\$459	(\$437) \$250
687.010	SCHOOL ELECTIONS REIMBURSEMENT	\$1,879	\$0	\$1,879	\$0	\$1,879 \$2,000
687.020	PRESIDENTIAL PRIMARY REMBT	\$1,766	\$0	\$1,766	\$0	\$1,766 \$0
Total Revenue:		\$424,726	\$682,460	(\$257,734)	\$690,229	(\$265,504) \$675,310
Dept 756 - PARKS/RECREATION						
Account Type: Revenue						
608.000	BOAT RAMP FEE	\$9,635	\$10,000	(\$366)	\$10,234	(\$600) \$10,000
608.010	MARINE LAUNCH CONTRACT	\$5,000	\$5,000	\$0	\$4,500	\$500 \$5,000
608.030	PAVILLION RENTAL FEE	\$420	\$500	(\$80)	\$440	(\$20) \$500
655.000	FINES AND FORFEITS	\$133	\$250	(\$117)	\$200	(\$67) \$200
665.000	INTEREST EARNED	\$1	\$5	(\$4)	\$4	(\$3) \$0
675.000	DONATIONS	\$0	\$0	\$0	\$0	\$0
Total Revenue:		\$15,189	\$15,755	(\$566)	\$15,378	(\$190) \$15,700
TOTAL REVENUE GENERAL FUND		\$439,914	\$698,215	(\$258,301)	\$705,608	(\$265,693) \$691,010
Account Type: Expenditure						
702.000	WAGES-TRUSTEES	\$9,315	\$12,420	(\$3,105)	\$12,509	(\$3,194) \$12,920
702.010	MEETING PER DIEM	\$0	\$0	\$0	\$0	\$0
703.010	CLERICAL ASST	\$0	\$1,000	(\$1,000)	\$22	(\$22) \$0
703.020	WAGES-SCANNING	\$186	\$2,000	(\$1,814)	\$2,429	(\$2,244) \$2,000
715.000	PENSION	\$279	\$750	(\$471)	\$360	(\$81) \$780
715.010	SOC. SEC./MEDICARE	\$727	\$1,240	(\$513)	\$1,898	(\$1,171) \$1,285
715.020	HEALTH CARE SAVINGS	\$2,000	\$2,400	(\$400)	\$2,400	\$0 \$2,400
715.030	TERM INSURANCE	\$1,896	\$2,500	(\$604)	\$2,082	(\$186) \$2,590
727.000	OFFICE SUPPLIES	\$770	\$2,600	(\$1,830)	\$2,133	(\$1,363) \$1,000
801.000	AUDIT SERVICES	\$6,500	\$7,500	(\$1,000)	\$6,200	\$300 \$9,000
802.010	ATTORNEY-TWP. BOARD	\$9,427	\$15,000	(\$5,573)	\$16,750	(\$7,323) \$12,500
803.000	CONTRACT SERVICES	\$614	\$1,500	(\$886)	\$1,650	(\$1,037) \$1,100
803.010	BS&A MAINTENANCE	\$1,980	\$1,980	\$0	\$1,920	\$60 \$2,034
803.040	RECORD SCAN PROJECT	\$0	\$5,250	(\$5,250)	\$833	(\$833) \$0
803.050	POLICY'S & PRODEDURES	\$0	\$0	\$0	\$0	\$0
805.000	OTHER SVCS. & CHARGE	\$514	\$1,820	(\$1,306)	\$1,437	(\$923) \$1,000
808.000	SUBSCRIPTIONS	\$0	\$0	\$0	\$0	\$0
809.000	MEMBERSHIP DUES	\$9,458	\$10,000	(\$542)	\$9,438	\$20 \$10,000
850.000	TELEPHONE CHARGES	\$1,458	\$1,400	\$58	\$1,331	\$126 \$1,500
851.000	INTERNET SERVICE	\$844	\$850	(\$7)	\$842	\$2 \$1,130
851.010	INFORMATION TECHNOLOGY SUPPORT	\$25,771	\$25,000	\$771	\$21,961	\$3,810 \$15,000
851.020	WEB PAGE MAINTENANCE	\$0	\$2,500	(\$2,500)	\$0	\$0 \$0
860.000	MILEAGE/PARKING	\$0	\$520	(\$520)	\$0	\$0 \$0
900.000	PRINTING/PUBLISHING	\$9,240	\$13,000	(\$3,760)	\$12,859	(\$3,619) \$12,000
910.010	AFLAC	(\$618)	\$0	(\$618)	\$32	(\$649) \$0
930.000	REPAIRS/MAINTENANCE	\$0	\$250	(\$250)	\$393	(\$393) \$500
930.010	CSB-MAINTENANCE/REPAIRS	\$7,252	\$2,000	\$5,252	\$3,746	\$3,505 \$10,000
956.000	CONFERENCE/EDUCATION	\$0	\$1,000	(\$1,000)	\$0	\$0 \$0
957.000	MISCELLANEOUS EXPENS	\$8,645	\$6,000	\$2,645	\$8,893	(\$247) \$7,500
964.000	REFUNDS/REBATES	\$0	\$0	\$0	\$0	\$0
Total Expenditure:		\$96,257	\$120,480	(\$24,223)	\$112,117	(\$15,861) \$106,239
Net - Dept 101 - GOVERNING BODY		\$96,257	\$120,480	(\$24,223)	\$112,117	(\$15,861) \$106,239

sharon wants 9000

sharon wants 300- NM

bob missed was 0

ITEMS <\$3000 TOO SMALL

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01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP							
PERIOD ENDING 03/31/2026							
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
Dept 171 - SUPERVISOR							
Account Type: Expenditure							
702.000	WAGES	\$26,393	\$35,190	(\$8,798)	\$36,095	(\$9,702)	\$36,600
702.010	MEETING PER DIEM	\$0	\$270	(\$270)	\$0	\$0	\$0
715.000	PENSION	\$0	\$0	\$0	\$0	\$0	\$0
715.010	SOC. SEC./MEDICARE	\$2,019	\$2,460	(\$441)	\$2,601	(\$582)	\$2,800
715.020	HEALTH CARE SAVINGS	\$2,000	\$2,400	(\$400)	\$2,400	(\$400)	\$2,400
860.000	MILEAGE/PARKING	\$0	\$130	(\$130)	\$0	\$0	\$0
956.000	CONFERENCE/EDUCATION	\$0	\$570	(\$570)	\$0	\$0	\$0
957.000	MISCELLANEOUS EXPENS	\$0	\$130	(\$130)	\$0	\$0	\$0
Total Expenditure:		\$30,412	\$41,150	(\$10,738)	\$41,096	(\$10,684)	\$41,800
Net - Dept 171 - SUPERVISOR		(\$30,412)	(\$41,150)	(\$10,738)	(\$41,096)	(\$10,684)	\$41,800
Dept 215 - CLERK							
Account Type: Expenditure							
702.000	WAGES	\$28,469	\$35,190	(\$6,721)	\$32,161	(\$3,692)	\$36,600
702.010	MEETING PER DIEM	\$584	\$1,000	(\$416)	\$451	\$133	\$1,000
703.000	WAGES-DEPUTY	\$1,167	\$1,620	(\$453)	\$5,100	(\$3,933)	\$5,000
703.010	CLERICAL ASST	\$3,969	\$0	\$3,969	\$3,573	\$396	\$4,500
703.040	ACCOUNTANT ASSISTANT	\$0	\$5,000	(\$5,000)	\$0	\$0	\$5,500
715.000	PENSION	\$2,014	\$2,950	(\$936)	\$2,205	(\$191)	\$3,200
715.010	SOC. SEC./MEDICARE	\$2,565	\$2,246	\$319	\$2,960	(\$395)	\$3,000
715.020	HEALTH CARE SAVINGS	\$2,000	\$2,550	(\$550)	\$2,400	(\$400)	\$2,400
727.000	OFFICE SUPPLIES	\$857	\$2,000	(\$1,143)	\$1,299	(\$443)	\$2,000
803.000	CONTRACT SERVICES	\$0	\$1,500	(\$1,500)	\$350	(\$350)	\$1,500
803.010	BS&A MAINTENANCE	\$781	\$780	\$1	\$758	\$23	\$802
809.000	MEMBERSHIP DUES	\$0	\$0	\$0	\$0	\$0	\$150
860.000	MILEAGE/PARKING	\$633	\$500	\$133	\$291	\$341	\$1,000
900.000	PRINTING/PUBLISHING	\$0	\$0	\$0	\$0	\$0	\$0
956.000	CONFERENCE/EDUCATION	\$1,410	\$1,030	\$380	\$1,668	(\$258)	\$2,000
957.000	MISCELLANEOUS EXPENS	\$106	\$310	(\$204)	\$300	(\$194)	\$500
Total Expenditure:		\$44,554	\$56,676	(\$12,123)	\$53,516	(\$8,963)	\$69,152
Net - Dept 215 - CLERK		(\$44,554)	(\$56,676)	(\$12,123)	(\$53,516)	(\$8,963)	\$69,152
Dept 247 - BOARD OF REVIEW							
Account Type: Expenditure							
702.000	WAGES	\$202	\$2,000	(\$1,798)	\$1,585	(\$1,383)	\$2,100
702.010	MEETING PER DIEM	\$0	\$130	(\$130)	\$40	(\$40)	\$140
715.010	SOC. SEC./MEDICARE	\$15	\$140	(\$125)	\$121	(\$106)	\$140
727.000	OFFICE SUPPLIES	\$0	\$20	(\$20)	\$0	\$0	\$0
860.000	MILEAGE/PARKING	\$0	\$50	(\$50)	\$24	(\$24)	\$50
900.000	PRINTING/PUBLISHING	\$0	\$230	(\$230)	\$198	(\$198)	\$230
956.000	CONFERENCE/EDUCATION	\$0	\$180	(\$180)	\$0	\$0	\$180
957.000	MISCELLANEOUS EXPENS	\$0	\$160	(\$160)	\$141	(\$141)	\$160
Total Expenditure:		\$217	\$2,910	(\$2,693)	\$2,109	(\$1,891)	\$3,000
Net - Dept 247 - BOARD OF REVIEW		(\$217)	(\$2,910)	(\$2,693)	(\$2,109)	(\$1,891)	\$3,000
Dept 253 - TREASURER							
Account Type: Expenditure							
702.000	WAGES	\$28,423	\$35,190	(\$6,767)	\$35,013	(\$6,590)	\$36,600
702.010	MEETING PER DIEM	\$250	\$570	(\$320)	\$559	(\$309)	\$500
703.000	WAGES-DEPUTY	\$91	\$1,070	(\$979)	\$50	\$41	\$1,050
715.000	PENSION	\$1,705	\$2,040	(\$335)	\$2,040	(\$335)	\$2,200
715.010	SOC. SEC./MEDICARE	\$2,140	\$2,540	(\$400)	\$2,551	(\$410)	\$2,775
715.020	HEALTH CARE SAVINGS	\$2,000	\$2,400	(\$400)	\$2,400	(\$400)	\$2,400
727.000	OFFICE SUPPLIES	\$5,815	\$6,000	(\$185)	\$4,967	\$848	\$6,300
803.000	CONTRACT SERVICES	\$837	\$1,180	(\$343)	\$1,140	(\$303)	\$1,200
803.010	BS&A MAINTENANCE	\$1,652	\$1,650	\$2	\$1,603	\$49	\$1,697
809.000	MEMBERSHIP DUES	\$99	\$120	(\$21)	\$99	\$0	\$110
860.000	MILEAGE/PARKING	\$954	\$1,550	(\$596)	\$1,230	(\$276)	\$1,600
900.000	PRINTING/PUBLISHING	\$0	\$0	\$0	\$0	\$0	\$0
956.000	CONFERENCE/EDUCATION	\$685	\$1,550	(\$865)	\$1,707	(\$1,022)	\$1,600
957.000	MISCELLANEOUS EXPENS	\$175	\$520	(\$345)	\$500	(\$325)	\$530
Total Expenditure:		\$44,826	\$56,380	(\$11,554)	\$53,858	(\$9,032)	\$58,562
Net - Dept 253 - TREASURER		(\$44,826)	(\$56,380)	(\$11,554)	(\$53,858)	(\$9,032)	\$58,562

01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP								
PERIOD ENDING 03/31/2026								
ACCOUNT DESCRIPTION		YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET	
Dept 257 - ASSESSOR								
Account Type: Expenditure								
702.000	WAGES	\$1,875	\$2,500	(\$625)	\$2,649	(\$774)	\$2,500	PAYROLL RELATED
702.010	MEETING PER DIEM	\$0	\$0	\$0	\$0	\$0	\$0	
715.000	PENSION	\$113	\$160	(\$48)	\$150	(\$38)	\$150	PAYROLL RELATED
715.010	SOC. SEC./MEDICARE	\$143	\$175	(\$32)	\$191	(\$48)	\$185	PAYROLL RELATED
727.000	OFFICE SUPPLIES	\$1,560	\$3,090	(\$1,530)	\$2,260	(\$700)	\$3,100	
803.000	CONTRACT SERVICES	\$26,600	\$31,920	(\$5,320)	\$30,360	(\$3,760)	\$33,480	
803.010	BS&A MAINTENANCE	\$871	\$870	\$1	\$845	\$26	\$895	TOO SMALL
803.020	CONTRACT- COUNTY	\$776	\$1,240	(\$464)	\$1,034	(\$259)	\$1,035	TOO SMALL
860.000	MILEAGE/PARKING	\$0	\$110	(\$110)	\$0	\$0	\$100	TOO SMALL
957.000	MISCELLANEOUS EXPENS	\$0	\$210	(\$210)	\$0	\$0	\$250	TOO SMALL
Total Expenditure:		\$31,937	\$40,275	(\$8,338)	\$37,489	(\$5,552)	\$41,695	
Net - Dept 257 - ASSESSOR		(\$31,937)	(\$40,275)	(\$8,338)	(\$37,489)	(\$5,552)	\$41,695	
Dept 262 - ELECTIONS								
Account Type: Expenditure								
702.000	WAGES	\$5,346	\$2,500	\$2,846	\$10,635	(\$5,289)	\$15,000	PAYROLL RELATED
715.010	SOC. SEC./MEDICARE	\$59	\$200	(\$141)	\$96	(\$37)	\$1,050	PAYROLL RELATED
727.000	OFFICE SUPPLIES	\$1,373	\$100	\$1,273	\$3,161	(\$1,788)	\$2,000	
803.000	CONTRACT SERVICES	\$0	\$0	\$0	\$3,765	(\$3,765)	\$0	
860.000	MILEAGE/PARKING	\$42	\$100	(\$58)	\$434	(\$392)	\$500	TOO SMALL
900.000	PRINTING/PUBLISHING	\$99	\$100	(\$1)	\$178	(\$79)	\$200	TOO SMALL
931.000	SAFETY/CONTROL	\$0	\$0	\$0	\$0	\$0	\$0	
956.000	CONFERENCE/EDUCATION	\$0	\$0	\$0	\$0	\$0	\$500	TOO SMALL
957.000	MISCELLANEOUS EXPENS	\$777	\$200	\$577	\$1,002	(\$225)	\$1,000	TOO SMALL
Total Expenditure:		\$7,695	\$3,200	\$4,495	\$19,271	(\$11,576)	\$20,250	
Net - Dept 262 - ELECTIONS		(\$7,695)	(\$3,200)	\$4,495	(\$19,271)	(\$11,576)	\$20,250	
Dept 265 - BUILDING AND GROUNDS								
Account Type: Expenditure								
702.000	WAGES	\$0	\$0	\$0	\$9,278	(\$9,278)	\$0	
715.000	PENSION	\$0	\$0	\$0	\$557	(\$557)	\$0	
715.010	SOC. SEC./MEDICARE	\$0	\$0	\$0	\$710	(\$710)	\$0	
727.000	OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0	
742.000	GAS/OIL	\$0	\$0	\$0	\$637	(\$637)	\$0	
803.000	CONTRACT SERVICES	\$11,408	\$7,200	\$4,208	\$3,453	\$7,954	\$12,500	
805.000	OTHER SVCS. & CHARGE	\$1,354	\$2,370	(\$1,016)	\$0	\$1,354	\$1,750	
807.000	LAWN/SNOW CARE	\$382	\$6,590	(\$6,208)	\$6,015	(\$5,632)	\$500	TOO SMALL
812.000	JANITORIAL SERVICE/CLEANING SUPPLIES	\$16,567	\$22,800	(\$6,233)	\$16,399	\$168	\$22,800	
860.000	MILEAGE/PARKING	\$0	\$320	(\$320)	\$245	(\$245)	\$0	
920.000	HEAT	\$2,182	\$2,270	(\$88)	\$2,906	(\$724)	\$3,000	
921.000	ELECTRIC	\$3,269	\$3,920	(\$651)	\$3,457	(\$188)	\$4,500	
930.000	REPAIRS/MAINTENANCE	\$20,721	\$1,670	\$19,051	\$1,343	\$19,378	\$20,000	
957.000	MISCELLANEOUS EXPENS	\$76	\$110	(\$34)	\$0	\$76	\$100	TOO SMALL
Total Expenditure:		\$55,959	\$47,360	\$8,599	\$44,999	\$10,960	\$65,150	
Net - Dept 265 - BUILDING AND GROUNDS		(\$55,959)	(\$47,360)	\$8,599	(\$44,999)	\$10,960	\$65,150	
Dept 301 - ORDINANCE ENFORCEMENT OFFICER								
Account Type: Expenditure								
702.000	WAGES	\$1,412	\$2,250	(\$838)	\$1,618	(\$205)	\$2,000	PAYROLL RELATED
715.000	PENSION	\$0	\$0	\$0	\$0	\$0	\$0	PAYROLL RELATED
715.010	SOC. SEC./MEDICARE	\$108	\$570	(\$462)	\$111	(\$3)	\$300	PAYROLL RELATED
740.000	OPERATING SUPPLIES	\$0	\$110	(\$110)	\$0	\$0	\$100	TOO SMALL
740.010	UNIFORMS, ETC.	\$0	\$110	(\$110)	\$0	\$0	\$100	TOO SMALL
850.000	TELEPHONE CHARGES-CELL	\$446	\$620	(\$174)	\$534	(\$88)	\$600	TOO SMALL
860.000	MILEAGE/PARKING	\$76	\$260	(\$184)	\$85	(\$9)	\$200	TOO SMALL
957.000	MISCELLANEOUS EXPENS	\$0	\$210	(\$210)	\$6	(\$6)	\$0	
Total Expenditure:		\$2,042	\$4,130	(\$2,088)	\$2,354	(\$312)	\$3,300	
Net - Dept 301 - ORDINANCE ENFORCEMENT OFFICER		(\$2,042)	(\$4,130)	(\$2,088)	(\$2,354)	(\$312)	\$3,300	
Dept 446 - ROADS								
Account Type: Expenditure								
957.000	MISC EXPENSE/SIGNS	\$102	\$1,520	(\$1,418)	\$0	\$102	\$500	TOO SMALL
Total Expenditure:		\$102	\$1,520	(\$1,418)	\$0	\$102	\$500	
Net - Dept 446 - ROADS		(\$102)	(\$1,520)	(\$1,418)	\$0	\$102	\$500	
Dept 448 - STREET LIGHTING								
Account Type: Expenditure								
921.000	ELECTRIC	\$3,634	\$4,700	(\$1,066)	\$4,506	(\$872)	\$5,000	
Total Expenditure:		\$3,634	\$4,700	(\$1,066)	\$4,506	(\$872)	\$5,000	
Net - Dept 448 - STREET LIGHTING		(\$3,634)	(\$4,700)	(\$1,066)	(\$4,506)	(\$872)	\$5,000	

01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP							
PERIOD ENDING 03/31/2026							
ACCOUNT DESCRIPTION		YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
Dept 567 - CEMETERY							
Account Type: Expenditure							
803.000	CONTRACT SERVICES	\$18,340	\$16,800	\$1,540	\$11,895	\$6,445	\$25,000
804.000	SERVICES/CHARGES	\$0	\$0	\$0	\$430	(\$430)	\$0
921.000	ELECTRIC	\$540	\$0	\$540	\$599	(\$59)	\$700
930.000	REPAIRS/MAINTENANCE	\$2	\$10,000	(\$9,998)	\$1,522	(\$1,520)	\$10,000
957.000	MISCELLANEOUS EXPENS	\$489	\$0	\$489	\$0	\$489	\$750
Total Expenditure:		\$19,371	\$26,800	(\$7,429)	\$14,446	\$4,926	\$36,450
Net - Dept 567 - CEMETERY		(\$19,371)	(\$26,800)	(\$7,429)	(\$14,446)	\$4,926	\$36,450
Dept 701 - PLANNING							
Account Type: Expenditure							
702.000	WAGES	\$4,141	\$20,000	(\$15,860)	\$4,272	(\$131)	\$15,000
715.000	PENSION	\$0	\$90	(\$90)	\$30	(\$30)	\$0
715.010	SOC. SEC./MEDICARE	\$366	\$1,800	(\$1,434)	\$378	(\$13)	\$1,350
727.000	OFFICE SUPPLIES	\$1,759	\$340	\$1,419	\$0	\$1,759	\$2,000
802.000	ATTORNEY FEES-PC	\$0	\$3,720	(\$3,720)	\$1,048	(\$1,048)	\$3,000
803.000	CONTRACT SERVICES	\$28,432	\$60,000	(\$31,568)	\$14,860	\$13,572	\$25,000
860.000	MILEAGE/PARKING	\$70	\$110	(\$40)	\$47	\$23	\$0
900.000	PRINTING/PUBLISHING	\$288	\$1,030	(\$743)	\$673	(\$386)	\$0
956.000	CONFERENCE/EDUCATION	\$200	\$1,030	(\$830)	\$250	(\$50)	\$0
957.000	MISCELLANEOUS EXPENS	\$0	\$460	(\$460)	\$22	(\$22)	\$0
Total Expenditure:		\$35,255	\$88,580	(\$53,325)	\$21,579	\$13,676	\$46,350
Net - Dept 701 - PLANNING		(\$35,255)	(\$88,580)	(\$53,325)	(\$21,579)	\$13,676	\$46,350
Dept 702 - ZONING							
Account Type: Expenditure							
702.000	WAGES	\$2,976	\$7,650	(\$4,674)	\$2,250	\$726	\$7,650
715.000	PENSION	\$0	\$0	\$0	\$0	\$0	\$0
715.010	SOC. SEC./MEDICARE	\$277	\$810	(\$533)	\$186	\$391	\$810
727.000	OFFICE SUPPLIES	\$0	\$0	\$0	\$0	\$0	\$0
802.020	ATTORNEY-ZBA	\$0	\$2,000	(\$2,000)	\$0	\$0	\$2,000
803.000	CONTRACT SERVICES	\$2,077	\$5,000	(\$2,923)	\$4,039	(\$1,962)	\$5,000
860.000	MILEAGE/PARKING	\$0	\$0	\$0	\$0	\$0	\$0
900.000	PRINTING/PUBLISHING	\$503	\$630	(\$127)	\$107	\$396	\$600
956.000	CONFERENCE/EDUCATION	\$500	\$1,070	(\$570)	\$0	\$500	\$1,000
957.000	MISCELLANEOUS EXPENS	\$0	\$600	(\$600)	\$113	(\$113)	\$600
Total Expenditure:		\$6,333	\$17,760	(\$11,427)	\$6,695	(\$362)	\$17,660
Net - Dept 702 - ZONING		(\$6,333)	(\$17,760)	(\$11,427)	(\$6,695)	(\$362)	\$17,660
Dept 703 - ZONING ADMINISTRATION							
Account Type: Expenditure							
727.000	OFFICE SUPPLIES	\$78	\$110	(\$32)	\$60	\$18	\$200
802.040	ATTORNEY FEES	\$14,143	\$12,500	\$1,643	\$26,119	(\$11,976)	\$12,500
803.000	CONTRACT SERVICES	\$26,440	\$15,000	\$11,440	\$27,900	(\$1,460)	\$35,000
860.000	MILEAGE/PARKING	\$780	\$570	\$210	\$725	\$54	\$1,000
900.000	PRINTING/PUBLISHING	\$0	\$0	\$0	\$0	\$0	\$0
956.000	CONFERENCE/EDUCATION	\$0	\$1,070	(\$1,070)	\$0	\$0	\$1,000
957.000	MISCELLANEOUS EXPENS	\$0	\$80	(\$80)	\$47	(\$47)	\$100
Total Expenditure:		\$41,441	\$29,330	\$12,111	\$60,948	(\$19,507)	\$49,800
Net - Dept 703 - ZONING ADMINISTRATION		(\$41,441)	(\$29,330)	\$12,111	(\$60,948)	(\$19,507)	\$49,800

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01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP						
PERIOD ENDING 03/31/2026						
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
Net - Dept 756 - PARKS/RECREATION						
Account Type: Expenditure						
702.000	WAGES	\$15,089	\$15,000	\$89	\$14,692	\$397
715.000	PENSION	\$0	\$0	\$0	\$10	(\$10)
715.010	SOC. SEC./MEDICARE	\$1,154	\$1,250	(\$96)	\$1,134	\$20
803.000	CONTRACT SERVICES	\$12,736	\$10,410	\$2,326	\$4,354	\$8,382
805.000	OTHER SVCS. & CHARGE	\$0	\$600	(\$600)	\$0	\$0
812.000	JANITORIAL SERVICE/CLEANING SUPPLIES	\$15,319	\$17,000	(\$1,681)	\$16,174	(\$854)
860.000	MILEAGE/PARKING	\$380	\$420	(\$120)	\$119	\$181
900.000	PRINTING/PUBLISHING	\$350	\$500	(\$150)	\$0	\$350
921.000	ELECTRIC	\$2,071	\$2,000	\$71	\$2,420	(\$349)
930.000	REPAIRS/MAINTENANCE	\$2,964	\$3,800	(\$836)	\$5,123	(\$2,159)
931.000	SAFETY/CONTROL	\$144	\$3,500	(\$3,356)	\$2,321	(\$2,177)
931.020	GROUNDS MAINTENANCE	\$760	\$3,000	(\$2,240)	\$3,289	(\$2,529)
957.000	MISCELLANEOUS EXPENSE	\$2,529	\$3,000	(\$471)	\$253	\$2,276
975.010	DAY PARK-BLDGS/IMPROVEMENTS	\$16,795	\$5,000	\$11,795	\$9,510	\$7,285
Total Expenditure:		\$70,211	\$65,480	\$4,731	\$59,895	\$10,315
Net - Dept 756 - PARKS/RECREATION		(\$55,022)	(\$49,725)	\$5,297	(\$44,517)	\$10,585
Dept 790 - AREA COMMUNITY SUPPORT						
Account Type: Expenditure						
805.010	ER COMMUNITY LIBRARY	\$0	\$0	\$0	\$3,500	(\$3,500)
805.020	MILTON TWP PARK COMPLEX	\$0	\$0	\$0	\$0	\$0
Total Expenditure:		\$0	\$0	\$0	\$3,500	(\$3,500)
Net - Dept 790 - AREA COMMUNITY SUPPORT		\$0	\$0	\$0	(\$3,500)	(\$3,500)
Dept 851 - INSURANCE						
Account Type: Expenditure						
910.000	INSURANCE & BONDS	\$19,650	\$20,000	(\$350)	\$16,845	\$2,805
Total Expenditure:		\$19,650	\$20,000	(\$350)	\$16,845	\$2,805
Net - Dept 851 - INSURANCE		(\$19,650)	(\$20,000)	(\$350)	(\$16,845)	\$2,805
Dept 861 - PENSIONS						
Account Type: Expenditure						
715.000	PENSION-EE 457	(\$2,410)	\$0	(\$2,410)	\$0	(\$2,410)
Total Expenditure:		(\$2,410)	\$0	(\$2,410)	\$0	(\$2,410)
Net - Dept 861 - PENSIONS		(\$2,410)	\$0	(\$2,410)	\$0	(\$2,410)
Dept 901 - CAPITAL OUTLAY						
Account Type: Expenditure						
975.000	BLDGS./IMPROVEMENT	\$30,253	\$15,000	\$15,253	\$0	\$30,253
975.020	TBNP-BLDGS/IMPROVEMENTS	\$0	\$0	\$0	\$0	\$0
975.030	CEMETERY-BLDGS/IMPROVEMENTS	\$0	\$25,000	(\$25,000)	\$0	\$0
975.040	CSB IMPROVEMENTS/UPGRADES	\$0	\$5,000	(\$5,000)	\$0	\$0
980.000	EQ.-OFFICE & COMP. ACC.	\$42,241	\$25,000	\$17,241	\$0	\$42,241
Total Expenditure:		\$72,495	\$70,000	\$2,495	\$0	\$72,495
Net - Dept 901 - CAPITAL OUTLAY		(\$72,495)	(\$70,000)	\$2,495	\$0	\$72,495
Fund 101 - GENERAL FUND:						
TOTAL REVENUES		\$439,914	\$698,215	(\$258,301)	\$705,608	(\$265,693)
TOTAL EXPENDITURES		(\$377,098)	(\$440,016)	(\$116,184)	(\$315,610)	\$24,947
NET OF REVENUES & EXPENDITURES		\$62,816	\$258,199	(\$374,484)	\$389,997	(\$240,746)

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01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP PERIOD ENDING 03/31/2026							
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET

Fund 151 - CEMETERY TRUST FUND

Dept 567 - CEMETERY		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
Account Type: Revenue							
642.000	CEMETERY LOT SALES	\$320	\$2,000	(\$1,680)	\$2,040	(\$1,720)	\$1,000
665.000	INTEREST EARNED	\$1,426	\$1,300	\$126	\$2,002	(\$575)	\$1,500
Total Revenue:		\$1,746	\$3,300	(\$1,554)	\$4,042	(\$2,295)	\$2,500
Account Type: Expenditure							
977.000	EQUIPMENT	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditure:		\$0	\$0	\$0	\$0	\$0	\$0
Fund 151 - CEMETERY TRUST FUND:							
TOTAL REVENUES		\$1,746	\$3,300	(\$1,554)	\$4,042	(\$2,295)	\$2,500
TOTAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0	\$0
NET OF REVENUES & EXPENDITURES		\$1,746	\$3,300	(\$1,554)	\$4,042	(\$2,295)	\$2,500

Fund 204 - TWP. ROAD FUND

Dept 446 - ROADS		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
Account Type: Revenue							
					ASSESSED VALUE	\$ 404,119,395	\$404,110
402.000	TAX COLLECTION	\$143,659	\$372,918	(\$229,259)	\$359,700	(\$216,042)	\$404,110
412.000	DELINQUENT TAX COLL.	\$10,689	\$14,000	(\$3,311)	\$0	\$10,689	\$13,000
424.000	METRO-AUTHORITY PA 48	\$3,826	\$3,600	\$326	\$2,754	\$1,073	\$3,500
665.000	INTEREST EARNED	\$689	\$1,750	(\$1,061)	\$1,482	(\$792)	\$1,500
672.000	SPECIAL ASSESSMENTS	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue:		\$158,863	\$392,168	(\$233,305)	\$363,935	(\$205,072)	\$422,110
Account Type: Expenditure							
957.000	MISCELLANEOUS EXPENSE	\$0	\$0	\$0	\$0	\$0	\$0
976.000	ROAD IMPROVEMENTS	\$338,400	\$405,516	(\$67,116)	\$277,618	\$60,781	\$50,000
995.000	INTEREST PAYMENTS	\$0	\$0	\$0	\$0	\$0	\$0
Total Expenditure:		\$338,400	\$405,516	(\$67,116)	\$277,618	\$60,781	\$50,000
Net - Dept 446 - ROADS		(\$179,537)	(\$13,348)	\$166,189	\$86,317	\$265,854	\$372,110
Fund 204 - TWP. ROAD FUND:							
TOTAL REVENUES		\$158,863	\$392,168	(\$233,305)	\$363,935	(\$205,072)	\$422,110
TOTAL EXPENDITURES		\$338,400	\$405,516	(\$67,116)	\$277,618	\$60,781	\$50,000
NET OF REVENUES & EXPENDITURES		(\$179,537)	(\$13,348)	(\$166,189)	\$86,317	(\$265,854)	\$372,110

01/09/2026		REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP					
		PERIOD ENDING 03/31/2026					
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
Fund 206 - FIRE FUND							
Dept 336 - FIRE		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$	2026-2027 BUDGET
					ASSESSED VALUE	\$ 398,740,896	\$697,797
					OPERATIONS	\$ 397,744	57%
					CAPITAL	\$ 300,053	43%
Account Type: Revenue							
402.000	TAX COLLECTION	\$148,296	\$228,850	(\$80,554)	\$365,398	(\$217,102)	\$385,744
402.010	CAPITAL ALLOCATION	\$111,222	\$418,630	(\$307,408)	\$259,886	(\$148,664)	\$300,053
412.000	DELINQUENT TAX COLL.	\$18,883	\$20,000	(\$1,117)	\$0	\$18,883	\$12,000
424.000	METRO-AUTHORITY PA 48	\$0	\$0	\$0	\$0	\$0	\$0
539.000	GRANTS-STATE	\$4,800	\$10,000	(\$6,000)	\$151,532	(\$147,532)	25% OF EQUIP. BUY target \$10,000
665.000	INTEREST EARNED	\$10,564	\$20,000	(\$9,436)	\$24,683	(\$14,119)	\$14,085
671.000	OTHER/MISC REVENUE	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue:		\$294,510	\$762,480	(\$467,970)	\$803,812	(\$509,301)	\$711,882
Account Type: Expenditure							
702.000	WAGES	\$52,583	\$72,253	(\$19,670)	\$53,123	(\$540)	\$72,600 PAYROLL RELATED
702.020	SALARY-OFFICERS	\$22,350	\$26,972	(\$4,622)	\$27,697	(\$5,347)	\$31,000 PAYROLL RELATED
702.030	SALARY-SECRETARY	\$861	\$1,061	(\$200)	\$1,100	(\$239)	\$1,200 PAYROLL RELATED
710.000	MED. INSURANCE	\$4,829	\$7,379	(\$2,550)	\$5,332	(\$504)	\$6,800 PAYROLL RELATED
715.000	PENSION	\$3,274	\$4,237	(\$963)	\$3,305	(\$31)	\$4,600 PAYROLL RELATED
715.010	SOC. SEC./MEDICARE	\$5,741	\$8,070	(\$2,329)	\$6,209	(\$467)	\$8,000 PAYROLL RELATED
715.020	HEALTH CARE SAVINGS	\$1,500	\$2,277	(\$777)	\$1,800	(\$300)	\$1,830 PAYROLL RELATED
727.000	OFFICE SUPPLIES	\$326	\$500	(\$174)	\$306	\$20	\$500 TOO SMALL
740.000	OPERATING SUPPLIES	\$432	\$2,110	(\$1,678)	\$1,601	(\$1,169)	\$2,110 TOO SMALL
740.010	UNIFORMS, ETC.	\$5,917	\$12,000	(\$6,083)	\$7,507	(\$1,591)	\$12,000
741.000	BLDG. SUPPLIES	\$0	\$1,500	(\$1,500)	\$1,402	(\$1,402)	\$1,500 TOO SMALL
742.000	GAS/OIL	\$1,392	\$3,500	(\$2,108)	\$2,519	(\$1,127)	\$3,500
803.000	CONTRACT SERVICES	\$10,185	\$11,006	(\$811)	\$8,027	\$2,168	\$11,000
807.000	SNOW CARE	\$699	\$0	\$699	\$1,182	(\$483)	\$1,000 TOO SMALL
808.000	SUBSCRIPTIONS	\$39	\$0	\$39	\$0	\$39	\$100 TOO SMALL
809.000	MEMBERSHIP DUES	\$0	\$300	(\$300)	\$260	(\$260)	\$100 TOO SMALL
850.000	TELEPHONE CHARGES	\$525	\$802	(\$277)	\$634	(\$109)	\$1,000 TOO SMALL
850.010	TELEPHONE - STA. 2	\$400	\$711	(\$311)	\$561	(\$161)	\$1,000 TOO SMALL
851.000	INTERNET SERVICE	\$1,127	\$1,511	(\$384)	\$1,179	(\$53)	\$1,500 TOO SMALL
860.000	MILEAGE/PARKING	\$323	\$425	(\$102)	\$328	(\$5)	\$500 TOO SMALL
910.000	INSURANCE & BONDS	\$43,728	\$33,000	\$10,728	\$39,957	\$3,770	\$60,000
920.000	HEAT	\$3,775	\$4,116	(\$341)	\$3,669	\$105	\$5,000
920.010	FUEL (HEAT) STA. 2	\$464	\$1,479	(\$1,015)	\$1,071	(\$606)	\$750 TOO SMALL
921.000	ELECTRIC	\$8,421	\$10,940	(\$2,519)	\$8,701	(\$281)	\$11,500
930.000	REPAIRS/MAINTENANCE	\$19,675	\$25,000	(\$5,325)	\$27,198	(\$7,523)	\$26,000
930.010	CSB-MAINTENANCE/REPAIR	\$5,042	\$8,000	(\$2,958)	\$7,296	(\$2,254)	\$8,000
932.000	RADIO REPAIR	\$0	\$2,000	(\$2,000)	\$358	(\$358)	\$2,000 TOO SMALL
956.000	CONFERENCE/EDUCATION	\$3,055	\$3,000	\$55	\$700	\$2,355	\$3,000 TOO SMALL
957.000	MISCELLANEOUS EXPENS	\$2,281	\$1,500	\$781	\$1,687	\$594	\$1,500 TOO SMALL
960.000	TRAINING MATERIALS	\$143	\$1,500	(\$1,357)	\$181	(\$38)	\$250 TOO SMALL
977.000	EQUIPMENT	\$38,277	\$56,000	(\$17,723)	\$59,678	(\$21,401)	\$63,000
981.000	CAPITAL OUTLAY/VEHICLES	\$150,000	\$176,000	(\$26,000)	\$476,814	(\$326,814)	\$350,000
Total Expenditure:		\$418,949	\$522,449	(\$103,500)	\$770,968	(\$352,020)	\$692,840
Fund 206 - FIRE FUND:							
TOTAL REVENUES		\$294,510	\$762,480	(\$467,970)	\$803,812	(\$509,301)	\$711,882
TOTAL EXPENDITURES		\$418,949	\$522,449	(\$103,500)	\$770,968	(\$352,020)	\$692,840
NET OF REVENUES & EXPENDITURES		(\$124,438)	\$240,031	(\$364,469)	\$32,844	(\$157,282)	\$19,042

01/09/2026		REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP					
		PERIOD ENDING 03/31/2026					
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD VPR YTD\$	2026-2027 BUDGET

TORCH BAY NATURE PRESERVE

Fund 208 - PARK/RECREATION FUND		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD VPR YTD\$	2026-2027 BUDGET
Dept 756 - PARKS/RECREATION							
Account Type: Revenue							
566.000	STATE GRANTS-PARKS	\$0	\$0	\$0	\$0	\$0	\$0
655.000	FINES AND FORFEITS	\$0	\$0	\$0	\$0	\$0	\$0
665.000	INTEREST EARNED	\$140	\$250	(\$110)	\$270	(\$130)	\$200
675.000	DONATIONS	\$0	\$0	\$0	\$0	\$0	\$0
677.000	RUN FEES	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue:		\$140	\$250	(\$110)	\$270	(\$130)	\$200
Account Type: Expenditure							
702.000	WAGES	\$0	\$0	\$0	\$0	\$0	\$0
971.020	TBNP IMPROVEMENTS	\$3,427	\$1,500	\$1,927	\$1,460	\$1,967	\$4,000
Total Expenditure:		\$3,427	\$1,500	\$1,927	\$1,460	\$1,967	\$4,000
Net - Dept 756 - PARKS/RECREATION		(\$3,287)	(\$1,250)	\$2,037	(\$1,190)	\$2,097	(\$3,800)
Fund 208 - PARK/RECREATION FUND:							
TOTAL REVENUES		\$140	\$250	(\$110)	\$270	(\$130)	\$200
TOTAL EXPENDITURES		\$3,427	\$1,500	\$1,927	\$1,460	\$1,967	\$4,000
NET OF REVENUES & EXPENDITURES		(\$3,287)	(\$1,250)	(\$2,037)	(\$1,190)	(\$2,097)	(\$3,800)

01/09/2026 REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP						
PERIOD ENDING 03/31/2026						
ACCOUNT	DESCRIPTION	YTD BALANCE 12/31/2025	BUDGET YTD THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
Dept 330 - LIQUOR LAW ENFORCEMENT						
		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
Account Type: Revenue						
574.000	STATE REV. SHARING	\$2,015	\$2,270	(\$255)	\$2,044	(\$30)
Total Revenue:		\$2,015	\$2,270	(\$255)	\$2,044	(\$30)
Account Type: Expenditure						
702.000	WAGES	\$688	\$850	(\$163)	\$732	(\$45)
715.010	SOC. SEC./MEDICARE	\$53	\$70	(\$17)	\$56	(\$3)
727.000	OFFICE SUPPLIES	\$0	\$110	(\$110)	\$83	(\$93)
860.000	MILEAGE/PARKING	\$142	\$210	(\$68)	\$179	(\$37)
Total Expenditure:		\$882	\$1,240	(\$358)	\$1,060	(\$178)
Net - Dept 330 - LIQUOR LAW ENFORCEMENT		\$1,132	\$1,030	(\$102)	\$985	(\$148)
Fund 212 - LIQUOR ENFORCEMENT:						
TOTAL REVENUES		\$2,015	\$2,270	(\$255)	\$2,044	(\$30)
TOTAL EXPENDITURES		\$882	\$1,240	(\$358)	\$1,060	(\$178)
NET OF REVENUES & EXPENDITURES		\$1,132	\$1,030	\$102	\$985	\$148
Fund 701 - TRUST & AGENCY FUND						
Dept 000						
		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
Account Type: Revenue						
665.000	INTEREST EARNED	\$2	\$1	\$1	\$7	(\$5)
Total Revenue:		\$2	\$1	\$1	\$7	(\$5)
Net - Dept 000		\$2	\$1	\$1	\$7	(\$5)
Fund 703 - TAX COLLECTION FUND						
Dept 000						
		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
Account Type: Revenue						
665.000	INTEREST EARNED	\$13,696	\$0	\$13,696	\$0	\$13,696
Total Revenue:		\$13,696	\$0	\$13,696	\$0	\$13,696
Net - Dept 000		\$13,696	\$0	\$13,696	\$0	\$13,696
Fund 703 - TAX COLLECTION FUND:						
TOTAL REVENUES		\$13,696	\$0	\$13,696	\$0	\$13,696
TOTAL EXPENDITURES		\$0	\$0	\$0	\$0	\$0
NET OF REVENUES & EXPENDITURES		\$13,696	\$0	\$13,696	\$0	\$13,696
TORCH LAKE TOWNSHIP TOTALS						
		YTD BALANCE 12/31/2025	BUDGET YEAR-TO-DATE THRU 03/31/26	YTD ACT VS BUDGET	YTD BALANCE 03/31/2025	ACT YTD V PR YTD\$
						2026-2027 BUDGET
TOTAL REVENUES - ALL FUNDS		\$1,333,858	\$2,847,211	(\$1,513,353)	\$2,823,558	(\$1,489,699)
TOTAL EXPENDITURES - ALL FUNDS		(\$1,096,620)	(\$1,439,117)	\$522,477	(\$1,539,382)	\$356,121
NET OF REVENUES & EXPENDITURES		\$237,238	\$1,408,094	(\$990,876)	\$1,284,196	(\$1,133,579)

PAYROLL RELATED
PAYROLL RELATED
TOO SMALL
TOO SMALL

payroll related 49%
too small 4%

BD

DISCUSSION

#2

Cc: Mary Merchant <clerk@torchlaketownship.org>; Bob Cook <supervisorcook@torchlaketownship.org>
Subject: RE: TOWNSHIP WEBSITE

CAUTION: This email originated from outside the Township of Torch Lake. Maintain caution when opening external links/attachments

Sharon,

I have had a look and there are some things that are not compliant... tabbing, color contrast, and titling for screen readers to name a few. I guess I need to know to what extent you need the site compliant. Per WCAG, there are three levels: A, AA, and AAA. Do you know what you are required to achieve?

I have attached a copy of the "quick" scan of the main page of the site for you to review. It looks like most fixes, and perhaps all, are going to be a change in the code of how the site was designed. Keep in mind this is a report from just the main "home" page of the site.

Let me know what next steps you would like to take.

Thank you,

Michael Strange, CJEH
Strange Security, LLC
231.350.3148

michael@strangesecurity.com
www.strangesecurity.com

From: Sharon Schultz <treasurer@torchlaketownship.org>
Sent: Saturday, January 31, 2026 11:49 AM
To: Michael Strange <michael@strangesecurity.com>
Cc: Mary Merchant <clerk@torchlaketownship.org>; Bob Cook <supervisorcook@torchlaketownship.org>
Subject: TOWNSHIP WEBSITE

Hello Michael,
Can you confirm with me if the township website is ADA Compliant? By April 2026?
New laws and regulations.
Thank you.

Sharon Schultz
Torch Lake Township Treasurer
treasurer@torchlaketownship.org
PH: 231-599-2036 x107

Bob Cook

From: Michael Strange <michael@strangesecurity.com>
Sent: Wednesday, February 4, 2026 8:43 AM
To: Bob Cook; Sharon Schultz
Cc: Mary Merchant
Subject: RE: TOWNSHIP WEBSITE

CAUTION: This email originated from outside the Township of Torch Lake. Maintain caution when opening external links/attachments

Good morning,

Below is what I found on ADA compliance levels. I assume, based on the first small chart, that we should try to be AA compliant as this is the target standard, covers lawsuit issues, and does not require major adjustments like sign language for audio. (although any audio/video we have should be covered under YouTube's umbrella)

Based on this assumption, I believe this will take me approximately 67.5 hours to complete. I am figuring 1.5 hours per page, and there are 45 pages on the TLT site. Although, I will have a more accurate idea of time once I fix one page.

WCAG Conformance Levels Summary

Level	Definition	Scope of Access	Legal Context (ADA)
A	Minimum	Basic, essential accessibility (e.g., keyboard navigation).	Rarely sufficient for full ADA compliance.
AA	Mid-Range	Addresses common barriers; works with most assistive tech.	Target standard for legal compliance and lawsuits.
AAA	Highest	Highest level; often not achievable for all content.	Best practice; not typically required for legal compliance.

Exhaustive Breakdown of Compliance Levels

Level A (Minimum Accessibility)

- **Purpose:** The most basic web accessibility features.
- **Key Criteria:**
 - **Text Alternatives:** Captions for prerecorded audio/video.
 - **Keyboard Accessible:** All functionality is usable via keyboard.
 - **No Keyboard Trap:** Users can navigate in and out of all elements.
 - **Info & Relationships:** Structure, order, and meaning are programmatically determined.
 - **Color Usage:** Information is not conveyed *solely* by color.
 - **Pause/Stop/Hide:** Moving content can be paused.

Level AA (Target Compliance)

- **Purpose:** Removes the most significant barriers for users with disabilities.
- **Key Criteria (Includes all Level A):**

- **Contrast Ratio:** Text and images of text have a contrast ratio of at least 4.5:1 (or 3:1 for large text).
- **Captions (Live):** Live captions are provided for live audio.
- **Audio Description:** Provided for recorded video content.
- **Resize Text:** Text can be resized up to 200% without loss of content/functionality.
- **Navigation:** Multiple ways exist to locate a webpage (e.g., search, sitemap).
- **Errors:** Suggestions for fixing input errors are provided.

Level AAA (Highest Accessibility)

- **Purpose:** Highest, most stringent level of compliance.
- **Key Criteria (Includes all Level A & AA):**
 - **Sign Language:** Interpretation is provided for all recorded audio.
 - **Extended Audio Description:** Provided if standard description is insufficient.
 - **Contrast (Enhanced):** Enhanced contrast ratio of 7:1.
 - **No Background Audio:** Audio is not allowed to play automatically.
 - **Context:** Users are warned before using a time-sensitive feature.

Thank you,

Michael Strange, C|EH
 Strange Security, LLC
 231.350.3148

michael@strangesecurity.com
www.strangesecurity.com

CONSENT AGENDA

Check Date	Bank	Check	App	Vendor	Vendor Name	Amount
Bank NOW ASB - GENERAL NOW						
01/21/2026	NOW	40389	AP	10551	EMERGENCY VEHICLES PLUS	339,049.00
01/21/2026	NOW	DD8243 (A)	PR	235	AMOS, DIETER	63.20
01/21/2026	NOW	DD8244 (A)	PR	0128	BRANDING, SHANNA	254.24
01/21/2026	NOW	DD8245 (A)	PR	108	COOK, ROBERT	2,451.11
01/21/2026	NOW	DD8246 (A)	PR	0108	DAVIDSON, ALLEN	431.39
01/21/2026	NOW	DD8247 (A)	PR	5418	GRAVES, ANDREW	455.92
01/21/2026	NOW	DD8248 (A)	PR	681	GRAVES, GAVIN	555.87
01/21/2026	NOW	DD8249 (A)	PR	87	HAWKINS, ROBERT	144.13
01/21/2026	NOW	DD8250 (A)	PR	64	JENEMA, AMY	121.57
01/21/2026	NOW	DD8251 (A)	PR	113	LALONE, VERNON	63.20
01/21/2026	NOW	DD8252 (A)	PR	9011	MCCALL, JOHNNY	1,763.78
01/21/2026	NOW	DD8253 (A)	PR	2233	MERCHANT, JASON	426.19
01/21/2026	NOW	DD8254 (A)	PR	2876	MERCHANT, MARY	906.12
01/21/2026	NOW	DD8255 (A)	PR	96	MICKLATCHER, CHRISTOPHER	2,207.73
01/21/2026	NOW	DD8256 (A)	PR	3662	PETERSEN, JACQUELINE	40.00
01/21/2026	NOW	DD8257 (A)	PR	78	SCHROEDER, THEODORE	2,278.38
01/21/2026	NOW	DD8258 (A)	PR	0068	SCHULTZ, SHARON	873.37
01/21/2026	NOW	DD8259 (A)	PR	0112	SEHL, JENNA	416.58
01/21/2026	NOW	DD8260 (A)	PR	1507	SIMUNDIC, MATTHEW	1,828.78
01/21/2026	NOW	DD8261 (A)	PR	899	SNOWDEN, HEATHER	555.69
01/21/2026	NOW	DD8262 (A)	PR	0217	SOPHA, BRITTANY	622.82
01/21/2026	NOW	DD8263 (A)	PR	077	SOPHA, JASON	2,770.94
01/21/2026	NOW	DD8264 (A)	PR	230	TOWNSLEY, MOLLY	1,226.42
01/21/2026	NOW	DD8265 (A)	PR	0092	VINCENT, LISA	1,827.83
01/21/2026	NOW	EFT573 (E)	PR	IRS	IRS	7,522.64
01/21/2026	NOW	EFT574 (E)	PR	STATE	STATE OF MICHIGAN	2,790.90
01/30/2026	NOW	40390	PR	PENSION	ALERUS FINANCIAL	7,290.46
01/30/2026	NOW	40391	AP	10228	ALERUS FINANCIAL	950.00
02/01/2026	NOW	40392	AP	0213	MCCARDEL CULLIGAN WATER COND.	42.50
02/01/2026	NOW	40393	AP	0278	CHARTER COMMUNICATIONS	140.00
02/01/2026	NOW	40394	AP	0563	ALFIE EMBROIDERY	665.60
02/01/2026	NOW	40395	AP	0654	PRIORITY HEALTH	6,259.07
02/01/2026	NOW	40396	AP	0660	BECKETT & RAEDER, INC	2,904.50
02/01/2026	NOW	40397	AP	10043	AD ASSESSING INC	2,660.00
02/01/2026	NOW	40398	AP	10161	AT&T MOBILITY	144.82
02/01/2026	NOW	40399	AP	10195	NORTH COUNTRY POWER GENERATION	584.95
02/01/2026	NOW	40400	AP	10306	STANDARD INSURANCE COMPANY	193.80
02/01/2026	NOW	40401	AP	10387	HEALTH DEPT OF NW MICHIGAN	250.00
02/01/2026	NOW	40402	AP	10513	SALOON CREEK FARMS	1,770.00
02/01/2026	NOW	40403	AP	10569	ULINE	2,043.30
02/01/2026	NOW	40404	AP	10582	TRUESTREAM	124.99
02/01/2026	NOW	40405	AP	10633	EMS MANAGEMENT & CONSULTANTS,	407.74
02/01/2026	NOW	40406	AP	10644	AXES & IRONS	2,614.75
02/01/2026	NOW	40407	AP	10660	TWEET/GAROT MECHANICAL, INC	1,975.00
02/04/2026	NOW	40408	AP	0051	US POSTAL SERVICE	419.00
02/04/2026	NOW	40409	AP	0006	EASTPORT MARKET	55.93
02/04/2026	NOW	40410	AP	0026	GREAT LAKES ENERGY	2,346.51
02/04/2026	NOW	40411	AP	0213	MCCARDEL CULLIGAN WATER COND.	200.00
02/04/2026	NOW	40412	AP	0354	BOUND TREE MEDICAL, LLC	168.10
02/04/2026	NOW	40413	AP	10225	THEODORE SCHROEDER	25.00
02/04/2026	NOW	40414	AP	10390	DROGT EXCAVATING, INC	1,184.00
02/04/2026	NOW	40415	AP	10500	AMERITAS INSURANCE CORP.	94.16
02/04/2026	NOW	40416	AP	10561	ANAVON TECHNOLOGY GROUP	262.28
02/04/2026	NOW	40417	AP	10569	ULINE	2,043.30
02/04/2026	NOW	40418	AP	10575	VISA	36.99
02/04/2026	NOW	40419	AP	0604	JANINE'S COTTAGE CARE	1,900.00
02/04/2026	NOW	40420	AP	10328	DTE ENERGY	2,034.67
02/04/2026	NOW	DD8266 (A)	PR	0128	BRANDING, SHANNA	388.39
02/04/2026	NOW	DD8267 (A)	PR	0108	DAVIDSON, ALLEN	528.35
02/04/2026	NOW	DD8268 (A)	PR	0075	DAVIDSON, WENDY	114.82
02/04/2026	NOW	DD8269 (A)	PR	0163	DAWSON, JEFFERY	110.09
02/04/2026	NOW	DD8270 (A)	PR	681	GRAVES, GAVIN	447.68

Check Date	Bank	Check	App	Vendor	Vendor Name	Amount
02/04/2026	NOW	DD8271 (A)	PR	87	HAWKINS, ROBERT	364.87
02/04/2026	NOW	DD8272 (A)	PR	80	LANE, KEVIN	1,292.18
02/04/2026	NOW	DD8273 (A)	PR	152	MAYER, AUSTIN	92.53
02/04/2026	NOW	DD8274 (A)	PR	9011	MCCALL, JOHNNY	1,830.38
02/04/2026	NOW	DD8275 (A)	PR	2876	MERCHANT, MARY	906.12
02/04/2026	NOW	DD8276 (A)	PR	96	MICKLATCHER, CHRISTOPHER	2,017.70
02/04/2026	NOW	DD8277 (A)	PR	62	PAULOSKY, RONALD	210.30
02/04/2026	NOW	DD8278 (A)	PR	78	SCHROEDER, THEODORE	2,403.45
02/04/2026	NOW	DD8279 (A)	PR	0068	SCHULTZ, SHARON	1,006.73
02/04/2026	NOW	DD8280 (A)	PR	0112	SEHL, JENNA	416.58
02/04/2026	NOW	DD8281 (A)	PR	1507	SIMUNDIC, MATTHEW	1,696.42
02/04/2026	NOW	DD8282 (A)	PR	899	SNOWDEN, HEATHER	483.15
02/04/2026	NOW	DD8283 (A)	PR	0217	SOPHA, BRITTANY	661.15
02/04/2026	NOW	DD8284 (A)	PR	077	SOPHA, JASON	2,705.47
02/04/2026	NOW	DD8285 (A)	PR	69	SUMERIX, GREGORY	60.04
02/04/2026	NOW	DD8286 (A)	PR	230	TOWNSLEY, MOLLY	1,191.64
02/04/2026	NOW	DD8287 (A)	PR	135	VANDERVENNET, FREDERICK	71.38
02/04/2026	NOW	DD8288 (A)	PR	0092	VINCENT, LISA	1,781.76
02/04/2026	NOW	DD8289 (A)	PR	0216	WYNKOOP, JEFFERY	59.28
02/04/2026	NOW	EFT575 (E)	PR	IRS	IRS	7,432.24
02/09/2026	NOW	40421	AP	10523	ICC CDS, LLC	5,000.00
02/11/2026	NOW	40422	PR	AFLAC	AFLAC WWWQ	397.39
02/17/2026	NOW	40423	AP	0001	CONSUMERS ENERGY	109.44
02/17/2026	NOW	40424	AP	0021	ANTRIM COUNTY TREASURER	86.17
02/17/2026	NOW	40425	AP	0290	SAM'S CLUB/GECF	79.39
02/17/2026	NOW	40426	AP	0354	BOUND TREE MEDICAL, LLC	29.88
02/17/2026	NOW	40427	AP	0627	ELK RAPIDS NEWS	587.00
02/17/2026	NOW	40428	AP	0660	BECKETT & RAEDER, INC	2,289.90
02/17/2026	NOW	40429	AP	0703	VC3 INC.	856.40
02/17/2026	NOW	40430	AP	10176	BLARNEY CASTLE OIL CO.	668.70
02/17/2026	NOW	40431	AP	10477	STRANGE SECURITY, LLC	720.00
02/17/2026	NOW	40432	AP	10494	GFL ENVIRONMENTAL	221.31
02/17/2026	NOW	40433	AP	10562	AMERICAN EXPRESS	726.90
02/17/2026	NOW	40434	AP	10582	TRUESTREAM	124.99
02/17/2026	NOW	40435	AP	10620	CHRISTOPHER MICKLATCHER	41.95
02/17/2026	NOW	40436	AP	10635	BLARNEY CASTLE FLEET	38.76
02/17/2026	NOW	40437	AP	10636	MATTS LLC MATTS UNDERGROUND UT	755.00
Total of 99 Checks:						454,445.10
Less 1 Void Checks:						2,043.30
Total of 98 Disbursements:						452,401.80

CASH SUMMARY BY ACCOUNT FOR TORCH LAKE TOWNSHIP
 FROM 01/31/2026 TO 01/31/2026
 FUND: 101 151 204 206 208 210 212 701
 CASH AND INVESTMENT ACCOUNTS

Fund Account	Description	Beginning Balance 01/31/2026	Total Debits	Total Credits	Ending Balance 01/31/2026
Fund 101	GENERAL FUND				
001.000		150.00	0.00	0.00	150.00
002.000	MONEY MKT. ACCT	480,093.17	256.52	0.00	480,349.69
002.004	MI CLASS	456,756.99	2,127.55	0.00	458,884.54
002.011	ASB-PARK SAV	301.52	0.00	0.00	301.52
004.000	CIB-ASB	75,208.33	324.22	0.00	75,532.55
	GENERAL FUND	1,012,510.01	2,708.29	0.00	1,015,218.30
Fund 151	CEMETERY TRUST FUND				
002.000	MONEY MKT. ACCT	85,011.02	162.47	0.00	85,173.49
Fund 204	TWP. ROAD FUND				
002.000	MONEY MKT. ACCT	28,097.35	109.32	0.00	28,206.67
002.004	CIB- MI CLASS	1,809.47	5.90	0.00	1,815.37
	TWP. ROAD FUND	29,906.82	115.22	0.00	30,022.04
Fund 206	FIRE FUND				
002.000	MONEY MKT. ACCT	494,406.80	366.75	0.00	494,773.55
002.005	CIB - MI CLASS	251,782.78	822.84	0.00	252,605.62
	FIRE FUND	746,189.58	1,189.59	0.00	747,379.17
Fund 208	PARK/RECREATION FUND				
002.000	MONEY MKT. ACCT	7,176.28	13.72	0.00	7,190.00
Fund 210	AMBULANCE FUND				
002.000	MONEY MKT. ACCT	270,751.23	199.47	0.00	270,950.70
002.008	CIB - MI CLASS	108,623.26	460.81	0.00	109,084.07
002.010	CIB - 53B DDA	13,207.46	0.00	0.00	13,207.46
	AMBULANCE FUND	392,581.95	660.28	0.00	393,242.23
Fund 212	LIQUOR ENFORCEMENT				
002.000	MONEY MKT. ACCT	42,251.93	80.94	0.00	42,332.87
Fund 701	TRUST & AGENCY FUND				
002.000	MONEY MKT. ACCT	2,026.76	0.00	0.00	2,026.76
	TOTAL - ALL FUNDS	2,317,654.35	4,930.51	0.00	2,322,584.86

**Torch Lake Township
February 2026 Zoning Report**

Complaints/Violations

Name	Date reported	Complainant	Location of Complaint/Violation	Action Taken	Details and Deadlines			
	11-Feb	fence/light	787 Wooden Gate	Investigating				

Zoning Board of Appeals

Permit Number	Date	Tax ID #	Property Address	Type of Development	Water-Front	Mtg. Date	Use	Owner Name	Contractor Name	Fee Paid	ISSUE
ZBA 2026-01	12/19/2025	05-14-335-012-30	567 Yellow Birch Dr	New dwelling, wetlands setback	Yes	18-Feb	Res.	Salloum (authorized agent) / Kuljnski-Masell	Van Koeveing		

Special Use Permits

Permit Number	Date	Tax ID #	Property Address	Type of Development	Water-Front	Zone	Use	Owner Name	Contractor Name	Fee Paid	ISSUE
SUP 2026-01	1/1/2026	05-14-313-004-00	3910 N US 31	Restaurant and boutique hotel	Yes	C	Comm.	Loughrey		\$2500 Review, 2026	

Land Combinations, Divisions and Lot Line Adjustments

Application Number	Date	Tax ID #	Property Address	Type	Water-Front	Zone	Use	Owner Name	STATUS	Fee Paid	Sent to Assessor/Treasurer/ZA

Land Use Permits

Permit / Application Number	Date	Tax ID #	Property Address	Type of Development	Water-Front	Zone	Use	Owner Name	Contractor Name	Fee Paid	Permit Expiration date
2026-01		455-020-00	1842 Birchview	Interior Remodel	Yes	R-1	Res.	Hogikyan	Duell	\$150.00	1/28/2027
2026-02		006-006-00	693 NW Torch Lake	Demo	Yes	R-1	Res.	Houseman		\$50.00	1/28/2027
2026-03		006-006-00	693 NW Torch Lake	SFD	Yes	R-1	Res.	Houseman		\$150.00	1/28/2027
2026-04		006-005-10	725 NW Torch Lake	Addition	Yes		Res.	Chase	Widing Custom	\$150.00	1/28/2027
2026-05		595-032-00	304 Golden Beach	New SFD	Yes	R-1	Res.	Dickson	Ferguson	\$150.00	
2026-06		107-009-00	4407 Trilium Ridge	Shoreline Violation/Correction	Yes	R-1	Res.	Vedder			

From the Desk of the TLTA Director Mike Bertram RN/Ted Schroeder EMS
Administrator TLTA 02/26

Finance

We remain fully staffed
We have sold our old ambulance for \$25,000. Values between 16,500 to 38,000
Jan. run volume - 5 / ytd - 121 / previous ytd - 217 / Pt revenue ytd. \$59,810.60
We are currently completing the annual budget process
Our new Ambulance was delivered, passed inspection and is in service.

People

Medical Control Authority is starting a new audit process for patient care reports on EMS calls in our region. More to follow
All employees received Ice Shoe Grippers
All employees are up to date with chart completion

Service

Monthly narcotic audit sent to MCA
All employee credentials are current and reported to MCA .
We continue to attend the E911 board meeting.
County may be purchasing new mobile data terminals for fire and ems.

Quality

The team continues daily/weekly inspections and brings related needs to our attention. The state reviews this at annual inspection
Equipment expiration dates are checked monthly
Auditing both voice and written EMS run reports.
Appropriate reviews with team members.
TLTA monthly stats attached
The new Life Pak 35 is in service and functioning well
We are starting an in hours education program for staff beginning in April to maintain current didactic and clinical skills

TORCH LAKE EMS			
Month: JANUARY 2026			
Torch Lake Township Calls	5	Medical Calls	4
Mutual Aid to - TAA	0	Medical Alarms	0
Bellaire Village	0	Personal Injury Accidents (PIA)	0
Central Lake Township	0	Lift Assist	0
Central Lake Village	0	Structure Fire	1
Custer Township	0	Non-Emergency Transfers	0
Forest Home Township	0	Water Rescue	0
Kearney Township	0		
Echo Township	0		
Mutual Aid to - MMR	0		
Elk Rapids Village	0	Total Responses in Torch Lake Twp	5
Elk Rapids Township	0	Total Mutual Aid Provided	0
Milton Township	0	Total Mutual Aid Received	0
Mutual Aid to - EJ EMS	0		
Banks Township	0	Total Responses for the Month	5
Mutual Aid to Charlevoix Co	0		
Mutual Aid Received	0		
MMR	0		
TAA	0		
Kalkaska EMS	0		



TORCH LAKE TWP. FIRE DEPARTMENT

2355 US-31 N. - P.O. Box 713, Eastport, MI 49627

Phone (231) 599-2621 - Fax (231) 264-9557

Fire Department Report – January , 2026

Fire Runs for January

- 01/04/26 – Structure Fire / N. US-31
- 01/09/26 – Fire Alarm / Bay Harbor Ln.
- 01/22/26 – PIA-Motor Vehicle Accident US-31

Department Meetings and Training for January

- 01/07/26 – Trucks and Maintenance Checks
- 01/14/26 – Rapid Intervention Training
- 01/21/26 – Ropes and Knots Training
- 01/31 26 – SCBA Training Review
- **Fire Dept. On Duty Medical Assist**
- None to Report

TLT Fire Chief / Kevin Lane

SPECIAL REPORTS: FINANCIALS

TORCH LAKE TOWNSHIP **JANUARY YEAR-TO-DATE**

GENERAL / FIRE / AMBULANCE

GENERAL FUND UNFAVORABLE TO BUDGET BY \$4K
REVENUES +28K EXPENSES +\$32K
8 COST CENTERS ARE BELOW BUDGET \$51K AND
12 COST CENTERS ARE OVER BUDGET \$83K

FIRE FUND UNFAVORABLE TO BUDGET \$179K . .
REVENUE UNFAVORABLE BY \$9K AND EXPENSES
HIGHER BY 170K

DRIVERS ARE: DOWN PAYMENT ON NEW PUMPER
TRUCK (150K), NEW EQUIPMENT (14K) AND
IMPROVEMENTS TO SOUTH STATION AND MAIN FIRE
BLDG (15)

AMBULANCE UNFAVORABLE TO BUDGET BY \$391K
AMBULANCE EXPENSES ARE \$13K BELOW BUDGET
REVENUE LOWER BY \$79K DUE TO TIMING OF
BUDGET REVENUE DOLLARS AND LOWER RUN FEES
OF \$39K. . .
PAYMENT OF SECOND AMBULANCE OF \$339K NOT
BUDGETED FOR TIMING OF DELIVERY.

¹ FY25_26--> 4/1/25-3/31/26

CY = Current Year, PY = Prior Year

TORCH LAKE TOWNSHIP FINANCIAL REVIEW	JANUARY YEAR-TO-DATE				
	2025-'26 CY	'25 - '26 Budget	2024 -'25PY	V\$ '25 - '26 Budget	V\$ 2024 -'25 PY
Fund 101 - GENERAL FUND:					
TOTAL GENERAL FUND REVENUE	\$500,329	\$472,309	\$455,713	\$28,021	\$44,616
TOTAL GENERAL FUND EXPENDITURES	(\$605,149)	(\$572,855)	(\$470,737)	(\$32,294)	(\$134,412)
OPERATING PROFIT / LOSS	(\$104,820)	(\$100,547)	(\$15,024)	(\$4,273)	(\$89,796)
Fund 206 - FIRE FUND:					
TOTAL FIRE FUND REVENUE	\$388,061	\$397,061	\$336,304	(\$9,001)	\$51,756
TOTAL FIRE FUND EXPENDITURES	(\$429,063)	(\$258,951)	(\$588,581)	(\$170,112)	\$159,517
OPERATING PROFIT / LOSS	(\$41,002)	\$138,110	(\$252,276)	(\$179,113)	\$211,274
Fund 210 - AMBULANCE FUND:					
TOTAL AMBULANCE FUND REVENUE	\$544,548	\$623,961	\$484,968	(\$79,413)	\$59,580
TOTAL AMBULANCE FUND EXPENDITURES	(\$1,085,082)	(\$773,106)	(\$708,812)	(\$311,975)	(\$376,269)
OPERATING PROFIT / LOSS	(\$540,533)	(\$149,146)	(\$223,844)	(\$391,388)	(\$316,689)
Fund 204 - TWP. ROAD FUND:					
TOTAL TWP ROAD FUND REVENUE	\$210,076	\$224,706	\$175,865	(\$14,630)	\$34,211
TOTAL TWP ROAD FUND EXPENDITURES	(\$338,400)	(\$405,516)	(\$277,618)	\$67,116	(\$60,781)
OPERATING PROFIT / LOSS	(\$128,323)	(\$180,810)	(\$101,753)	\$52,487	(\$26,570)
ALL OTHER FUNDS (208,212,150,703)					
TOTAL OTHER FUND REVENUE	\$19,337	\$5,217	\$22,488	\$14,121	(\$3,151)
TOTAL OTHER FUND EXPENDITURES	(\$4,309)	(\$2,249)	(\$2,321)	(\$2,060)	(\$1,988)
OPERATING PROFIT / LOSS	\$15,028	\$2,968	\$20,167	\$12,061	(\$5,139)
TORCH LAKE TOWNSHIP TOTAL REVENUE	\$1,662,352	\$1,723,254	\$1,475,340	(\$60,902)	\$187,012
TOTAL EXPENDITURES	(\$2,462,003)	(\$2,012,678)	(\$2,048,069)	(\$449,325)	(\$413,934)
OPERATING PROFIT / LOSS	(\$799,651)	(\$289,424)	(\$572,729)	(\$510,227)	(\$226,922)
TORCH LAKE TOWNSHIP CASH REVIEW					
GENERAL FUND CASH:	\$ 1,012,510	\$ 1,015,218	\$ 1,015,218	\$ 2,708	\$ 2,708
FIRE FUND CASH:	\$ 746,190	\$ 747,379	\$ 747,379	\$ 1,190	\$ 1,190
AMBULANCE FUND CASH:	\$ 392,582	\$ 393,242	\$ 393,242	\$ 660	\$ 660
ROAD FUND CASH:	\$ 29,907	\$ 30,022	\$ 30,022	\$ 115	\$ 115
ALL OTHER FUNDS CASH	\$ 136,466	\$ 136,723	\$ 136,723	\$ 257	\$ 257
TLT CASH BALANCE	\$ 2,317,654	\$ 2,322,585	\$ 2,322,585	\$ 4,931	\$ 4,931

@12/31/2025

@01/31/2026

CHANGE IN
CASH

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP

FUNDS FINANCIAL SUMMARY

ENDING 01/31/2026

PERIOD

GL NUMBER	DESCRIPTION	CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PY	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
		JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Fund 101 - GENERAL FUND:											
	TOTAL REVENUES	151,185	113,931	23,537	37,254	127,649	500,329	472,309	455,713	28,021	44,616
	TOTAL EXPENDITURES	37,389	43,568	56,789	(6,179)	(19,401)	605,149	572,855	470,737	32,294	134,412
	TOTAL NET GENERAL FUND	113,797	70,363	(33,253)	43,433	147,049	(104,820)	(100,547)	(15,024)	(4,273)	(89,796)
Fund 151 - CEMETERY TRUST FUND:											
	TOTAL REVENUES	162	435	184	(272)	(21)	1,909	2,751	3,282	(842)	(1,373)
	TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0	0
	TOTAL CEMETERY FUND	162	435	184	(272)	(21)	1,909	2,751	3,282	(842)	(1,373)
Fund 204 - TWP. ROAD FUND:											
	TOTAL REVENUES	136,070	86,751	19,452	49,318	116,618	210,076	224,706	175,865	(14,630)	34,211
	TOTAL EXPENDITURES	0	0	0	0	0	338,400	405,516	277,618	(67,116)	60,781
	NET ROAD FUND	136,070	86,751	19,452	49,318	116,618	(128,323)	(180,810)	(101,753)	52,487	(26,570)
Fund 206 - FIRE FUND:											
	TOTAL REVENUES	246,783	114,345	34,992	132,437	211,790	388,061	397,061	336,304	(9,001)	51,756
	TOTAL EXPENDITURES	17,900	22,656	32,569	(4,756)	(14,669)	429,063	258,951	588,581	170,112	(159,517)
	NET FIRE FUND	228,883	91,689	2,423	137,193	226,459	(41,002)	138,110	(252,276)	(179,113)	211,274
Fund 208 - PARK/RECREATION FUND:											
	TOTAL REVENUES	14	25	23	(11)	(10)	154	207	230	(53)	(76)
	TOTAL EXPENDITURES	0	95	0	(95)	0	3,427	1,177	1,460	2,250	1,967
	FUND 208 - PARKS/RECREATION	14	(70)	23	84	(10)	(3,273)	(970)	(1,230)	(2,303)	(2,043)
Fund 210 - AMBULANCE FUND:											
	TOTAL REVENUES	318,601	187,986	50,455	130,615	268,146	544,548	623,961	484,968	(79,413)	59,580
	TOTAL EXPENDITURES	401,792	76,633	64,628	325,159	337,164	1,085,082	773,106	708,812	311,975	376,269
	NET AMBULANCE FUND	(83,191)	111,353	(14,173)	(194,544)	(69,018)	(540,533)	(149,146)	(223,844)	(391,388)	(316,689)
Fund 212 - LIQUOR ENFORCEMENT											
	TOTAL REVENUES	0	(0)	0	0	0	2,015	2,259	2,044	(244)	(30)
	TOTAL EXPENDITURES	69	75	66	(6)	3	882	1,072	861	(190)	21
	NET LIQUOR LAW ENFORCEMENT	(69)	(75)	(66)	6	(3)	1,132	1,187	1,184	(434)	(8)
Fund 701 - TRUST & AGENCY FUND											
	TOTAL REVENUES	0	0	0	0	0	2	0	6	2	(4)
Fund 703- TAX COLLECTION FUND:											
	TOTAL REVENUES	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
	TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0	0
	NET TAX COLLECTION FUND	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
TOTAL REVENUES - ALL FUNDS		\$ 854,377	\$ 503,473	\$ 130,285	\$ 350,903	\$ 724,091	\$ 1,662,352	\$ 1,723,254	\$ 1,475,340	\$ (60,902)	\$ 187,012
TOTAL EXPENDITURES - ALL FUNDS		\$ 457,149	\$ 143,026	\$ 154,052	\$ 314,123	\$ 303,097	\$ 2,462,003	\$ 2,012,678	\$ 2,048,069	\$ 449,325	\$ 413,934
NET TLT REVENUES & EXPENSES		397,228	360,447	(23,767)	36,781	420,995	(799,651)	(289,424)	(572,729)	(510,227)	(226,922)

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP

GENERAL FUNDS FINANCIAL SUMMARY

6/15/2026

PERIOD ENDING

GENERAL FUNDS FINANCIAL SUMMARY

GL NUMBER	DESCRIPTION	CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PY	VAR VS '25-'26 BUDGET	VAR VS YTD '24 '25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
		JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Fund 101 - GENERAL FUND											
Revenues											
Total Dept 101 - GOVERNING BODY		151,185	113,931	23,537	37,254	127,649	485,141	459,582	440,396	25,559	44,744
Total Dept 756 - PARKS/RECREATION		0	0	0	0	0	15,189	12,727	15,317	2,461	(128)
TOTAL REVENUES		151,185	113,931	23,537	37,254	127,649	500,329	472,309	455,713	28,021	44,616
Expenditures											
Total Dept 101 - GOVERNING BODY		5,338	6,650	10,571	(1,311)	(5,232)	101,527	98,526	104,134	3,001	(2,607)
Total Dept 171 - SUPERVISOR		3,357	2,765	3,250	592	107	33,768	34,444	32,501	(676)	1,268
Total Dept 215 - CLERK		4,114	4,736	5,177	(621)	(1,063)	46,419	46,366	42,293	54	4,126
Total Dept 247 - BOARD OF REVIEW		166	160	0	6	166	384	798	180	(415)	204
Total Dept 253 - TREASURER		3,880	4,520	3,811	(640)	69	46,562	47,987	44,417	(1,425)	2,145
Total Dept 257 - ASSESSOR		2,983	4,861	4,853	(1,878)	(1,870)	34,920	33,212	31,634	1,709	3,286
Total Dept 262 - ELECTIONS		0	82	635	(82)	(635)	7,695	2,471	18,845	5,224	(11,149)
Total Dept 265 BUILDING AND GROUNDS		11,695	5,101	3,502	6,594	8,194	58,204	38,629	39,401	19,575	18,803
Total Dept 301 - ORD. ENFORCEMENT OFFICER		0	290	45	(290)	(45)	2,042	3,874	2,105	(1,831)	(62)
Total Dept 446 - ROADS		0	0	0	0	0	102	344	0	(242)	102
Total Dept 448 - STREET LIGHTING		219	367	344	(148)	(125)	3,634	3,895	3,685	(262)	(51)
Total Dept 567 - CEMETERY		0	1,271	4,555	(1,271)	(4,555)	19,371	18,231	13,556	1,140	5,816
Total Dept 701 - PLANNING		460	5,122	135	(4,662)	325	35,715	73,898	12,898	(38,183)	22,817
Total Dept 702 - ZONING		558	937	974	(380)	(417)	6,391	14,405	4,457	(8,015)	1,934
Total Dept 703 - ZONING ADMINISTRATION		2,387	1,157	588	1,230	1,799	43,828	23,368	45,301	20,459	(1,473)
Total Dept 756 - PARKS/RECREATION		2,231	2,489	1,557	(258)	674	72,442	62,146	58,185	10,296	14,257
Total Dept 757 - MISC. REC. FACILITIE		0	0	0	0	0	0	0	0	0	0
Total Dept 790 - AREA COMMUNITY SUPPORT		0	0	3,500	0	(3,500)	0	0	3,500	0	(3,500)
Total Dept 851 - INSURANCE		0	3,062	13,701	(3,062)	(13,701)	19,650	18,599	17,899	1,052	1,751
Total Dept 861 - PENSIONS		0	0	(407)	0	407	0	0	(4,251)	0	4,251
Total Dept 901 - CAPITAL OUTLAY		0	0	0	(0)	0	72,495	51,662	0	20,832	72,495
TOTAL EXPENDITURES		37,389	43,568	56,789	(6,179)	(19,401)	605,149	572,855	470,737	32,294	134,412
Fund 101 - GENERAL FUND:											
TOTAL REVENUES		151,185	113,931	23,537	37,254	127,649	500,329	472,309	455,713	28,021	44,616
TOTAL EXPENDITURES		37,389	43,568	56,789	(6,179)	(19,401)	605,149	572,855	470,737	32,294	134,412
TOTAL NET GENERAL FUND		113,797	70,363	(33,253)	43,433	147,049	(104,820)	(100,547)	(15,024)	(4,273)	(89,796)

PERIOD ENDING 01/31/2026

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP										
LINE ITEM DETAILS										
CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	
JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025			
137,247	86,305	18,565	50,942	118,682	196,608	211,323	153,721	(14,716)	42,887	
0	0	0	0	0	12,313	9,000	15,752	3,313	(3,440)	
0	75	0	(75)	0	0	300	0	(300)	0	
10,083	4,737	1,226	5,346	8,856	102,729	85,411	92,005	17,318	10,724	
1,025	207	300	818	725	9,075	6,307	8,575	2,768	500	
0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	
0	18,454	0	(18,454)	0	110,754	107,467	107,559	3,288	3,095	
0	125	50	(125)	(50)	300	500	407	(200)	(107)	
0	0	0	0	0	0	250	60	(250)	(60)	
0	0	0	(0)	0	5,840	5,800	5,820	40	20	
0	0	0	0	0	0	0	(35)	0	35	
0	1,113	0	(1,113)	0	10,880	6,350	6,400	4,530	4,480	
0	0	0	0	0	0	0	0	0	0	
0	50	0	(50)	0	474	200	0	274	474	
2,789	2,678	3,331	112	(541)	31,349	24,927	35,020	6,422	(3,671)	
0	100	0	(100)	0	390	591	801	(201)	(411)	
0	0	0	0	0	0	0	0	0	0	
40	88	65	(48)	(25)	670	879	725	(209)	(55)	
0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	93	0	13,485	93	(13,392)	
1	1	0	1	1	21	277	1	(255)	20	
0	0	0	0	0	1,879	0	0	1,879	1,879	
0	0	0	0	0	1,766	0	0	1,766	1,766	
151,185	113,931	23,537	37,254	127,649	485,141	459,582	440,396	25,559	44,744	
0	0	0	0	0	9,635	8,000	10,234	1,635	(400)	
0	0	0	0	0	5,000	4,000	4,500	1,000	500	
0	0	0	0	0	0	0	0	0	0	
0	(0)	0	0	0	420	473	380	(53)	40	
0	0	0	0	0	133	250	200	(117)	(67)	
0	0	0	(0)	0	1	4	3	(3)	(2)	
0	0	0	0	0	15,189	12,727	15,317	2,461	(128)	
151,185	113,931	23,537	37,254	127,649	500,329	472,309	455,713	28,021	44,616	
1,035	1,023	1,000	12	35	10,350	10,267	10,000	83	350	
0	0	0	0	0	0	0	0	0	0	
0	(0)	0	0	0	0	333	0	(333)	0	
0	101	333	(101)	(333)	186	1,455	2,557	(1,270)	(2,371)	
31	58	30	(27)	1	311	636	300	(325)	11	
79	106	102	(26)	(23)	806	1,019	961	(213)	(155)	
200	240	200	(40)	0	2,200	2,040	2,000	160	200	
194	250	199	(57)	(5)	2,090	2,075	1,720	15	370	
151	36	0	95	151	921	2,183	2,024	(1,262)	(1,103)	
0	0	0	0	0	6,500	7,500	6,200	(1,000)	300	
0	1,250	1,919	(1,250)	(1,919)	9,427	12,900	15,367	(3,073)	(5,940)	
0	42	66	(42)	(66)	614	1,048	842	(434)	(228)	
0	0	0	0	0	1,980	1,980	1,920	0	60	
0	140	0	(140)	0	0	4,200	5,000	(4,200)	(5,000)	
0	0	0	0	0	514	1,680	1,472	(1,167)	(958)	
0	0	0	(0)	0	9,458	10,000	9,438	(542)	20	
146	120	123	25	23	1,458	1,152	1,035	306	423	
83	86	151	(4)	(68)	926	768	766	158	160	
1,284	1,352	630	(68)	654	27,055	17,782	20,701	9,274	6,354	
0	190	0	(190)	0	0	2,131	0	(2,131)	0	
0	0	0	0	0	0	260	0	(260)	0	
1,276	813	908	464	368	10,517	10,489	10,252	28	264	
(0)	0	(0)	(0)	0	(398)	0	(366)	(398)	(32)	
0	79	815	(79)	(815)	0	250	860	(250)	(860)	
717	127	243	589	474	7,968	1,611	1,976	6,357	5,992	
0	0	0	0	0	0	333	0	(333)	0	
143	616	3,853	(473)	(3,710)	8,645	4,834	9,110	3,811	(464)	
5,338	6,650	10,571	(1,311)	(5,232)	101,527	98,526	104,134	3,001	(2,607)	

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REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP										
LINE ITEM DETAILS										
	CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
	JAN 2026	JAN 2025	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Dept 171 - SUPERVISOR										
101-171-702.000 WAGES	2,933	2,346	2,833	587	99	28,325	29,353	28,333	(28)	992
101-171-702.010 MEETING PER DIEM	0	0	0	0	0	0	270	0	(270)	0
101-171-715.010 SOC. SEC./MEDICARE	224	179	217	46	8	2,243	2,042	2,168	201	76
101-171-715.020 HEALTH CARE SAVINGS	200	240	200	(40)	0	2,200	2,040	2,000	160	200
101-171-860.000 MILEAGE/PARKING	0	0	0	0	0	0	65	0	(65)	0
101-171-956.000 CONFERENCE/EDUCATION	0	0	0	0	0	0	544	0	(544)	0
101-171-957.000 MISCELLANEOUS EXPENSE	0	0	0	0	0	0	130	0	(130)	0
Total Dept 171 - SUPERVISOR	3,357	2,765	3,250	592	107	33,768	34,444	32,501	(676)	1,268
Dept 215 - CLERK										
101-215-702.000 WAGES	2,707	2,767	2,745	(60)	(38)	29,822	29,369	25,510	453	4,312
101-215-702.010 MEETING PER DIEM	0	250	120	(250)	(120)	584	1,000	120	(416)	464
101-215-703.000 WAGES-DEPUTY	0	163	518	(163)	(518)	1,167	1,347	3,887	(180)	(2,720)
101-215-703.010 CLERICAL ASST	(3,789)	0	217	(3,789)	(4,006)	0	0	2,899	0	(2,899)
101-215-703.040 ACCOUNTANT ASSISTANT	4,082	148	0	3,933	4,082	4,082	3,505	0	577	4,082
101-215-715.000 PENSION	180	236	209	(56)	(29)	2,102	2,496	1,763	(394)	338
101-215-715.010 SOC. SEC./MEDICARE	229	180	266	49	(37)	2,677	1,894	2,430	783	247
101-215-715.020 HEALTH CARE SAVINGS	200	253	200	(53)	0	2,200	2,168	2,000	33	200
101-215-727.000 OFFICE SUPPLIES	0	387	0	(387)	0	857	1,711	1,299	(855)	(443)
101-215-803.000 CONTRACT SERVICES	0	68	0	(68)	0	0	904	0	(904)	0
101-215-803.010 BS&A MAINTENANCE	0	0	0	0	0	781	780	758	1	23
101-215-860.000 MILEAGE/PARKING	0	38	67	(38)	(67)	693	380	291	253	341
101-215-956.000 CONFERENCE/EDUCATION	400	244	836	156	(436)	1,410	709	1,336	701	74
101-215-957.000 MISCELLANEOUS EXPENSE	106	0	0	106	106	106	103	0	3	106
Total Dept 215 - CLERK	4,114	4,736	5,177	(621)	(1,063)	46,419	46,366	42,293	54	4,126
Dept 247 - BOARD OF REVIEW										
101-247-702.000 WAGES	0	81	0	(81)	0	202	515	130	(313)	72
101-247-702.010 MEETING PER DIEM	120	0	0	120	120	120	43	40	77	80
101-247-715.010 SOC. SEC./MEDICARE	0	6	0	(6)	0	15	36	10	(21)	6
101-247-727.000 OFFICE SUPPLIES	0	20	0	(20)	0	0	20	0	(20)	0
101-247-860.000 MILEAGE/PARKING	46	0	0	46	46	46	5	0	42	46
101-247-900.000 PRINTING/PUBLISHING	0	0	0	0	0	0	46	0	(46)	0
101-247-956.000 CONFERENCE/EDUCATION	0	53	0	(53)	0	0	76	0	(76)	0
101-247-957.000 MISCELLANEOUS EXPENSE	0	0	0	0	0	0	57	0	(57)	0
Total Dept 247 - BOARD OF REVIEW	166	160	0	6	166	384	798	180	(415)	204
Dept 253 - TREASURER										
101-253-702.000 WAGES	2,707	2,686	2,615	21	92	29,776	29,549	28,769	227	1,007
101-253-702.010 MEETING PER DIEM	0	(8)	0	0	0	250	526	380	(276)	(130)
101-253-703.000 WAGES-DEPUTY	0	49	0	(49)	0	91	1,070	50	(979)	41
101-253-715.000 PENSION	162	155	157	8	6	1,787	1,730	1,726	56	61
101-253-715.010 SOC. SEC./MEDICARE	203	195	196	7	7	2,241	2,152	2,160	89	82
101-253-715.020 HEALTH CARE SAVINGS	200	240	200	(40)	0	2,200	2,040	2,000	160	200
101-253-727.000 OFFICE SUPPLIES	0	370	0	(370)	0	5,815	5,376	4,188	439	1,627
101-253-803.000 CONTRACT SERVICES	0	103	0	(103)	0	837	1,174	1,140	(337)	(303)
101-253-803.010 BS&A MAINTENANCE	0	0	0	0	0	1,652	1,650	1,603	2	49
101-253-809.000 MEMBERSHIP DUES	0	0	0	0	0	99	96	95	3	0
101-253-860.000 MILEAGE/PARKING	108	171	125	(64)	(17)	954	1,154	819	(200)	135
101-253-956.000 CONFERENCE/EDUCATION	500	510	518	(10)	(18)	685	1,106	1,307	(421)	(622)
101-253-957.000 MISCELLANEOUS EXPENSE	0	41	0	(41)	0	175	363	175	(188)	0
Total Dept 253 - TREASURER	3,880	4,520	3,811	(640)	69	46,562	47,987	44,417	(1,425)	2,145
Dept 257 - ASSESSOR										
101-257-702.000 WAGES	208	208	208	0	0	2,083	2,083	2,083	0	0
101-257-715.000 PENSION	13	13	13	(1)	0	125	133	125	(8)	0
101-257-715.010 SOC. SEC./MEDICARE	16	15	16	1	0	159	146	159	14	0
101-257-727.000 OFFICE SUPPLIES	0	1,834	2,000	(1,834)	(2,000)	1,560	2,099	2,000	(539)	(440)
101-257-803.000 CONTRACT SERVICES	2,746	2,660	2,530	86	216	29,346	26,600	25,560	2,746	3,786
101-257-803.010 BS&A MAINTENANCE	0	0	0	0	0	871	870	845	1	26
101-257-803.020 CONTRACT - COUNTY	0	104	86	(104)	(86)	776	1,012	862	(237)	(86)
101-257-860.000 MILEAGE/PARKING	0	28	0	(28)	0	0	110	0	(110)	0
101-257-957.000 MISCELLANEOUS EXPENSE	0	0	0	0	0	0	158	0	(158)	0
Total Dept 257 - ASSESSOR	2,983	4,861	4,853	(1,878)	(1,870)	34,920	33,212	31,634	1,709	3,286

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP

LINE ITEM DETAILS

PERIOD ENDING 01/31/2026

		CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
		JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Dept 262 - ELECTIONS											
101-262-702.000	WAGES	0	23	0	(23)	0	5,346	1,959	10,217	3,387	(4,872)
101-262-715.010	SOC. SEC./MEDICARE	0	0	0	0	0	59	91	87	(32)	(29)
101-262-727.000	OFFICE SUPPLIES	0	1	0	(1)	0	1,373	77	3,161	1,296	(1,788)
101-262-803.000	CONTRACT SERVICES	0	0	0	0	0	0	0	3,765	0	(3,765)
101-262-860.000	MILEAGE/PARKING	0	2	0	(2)	0	42	65	434	(23)	(392)
101-262-900.000	PRINTING/PUBLISHING	0	0	0	(0)	0	99	100	178	(1)	(79)
101-262-956.000	CONFERENCE/EDUCATION	0	0	0	0	0	0	0	0	0	0
101-262-957.000	MISCELLANEOUS EXPENSE	0	56	635	(56)	(635)	777	179	1,002	597	(225)
Total Dept 262 - ELECTIONS		0	82	635	(62)	(635)	7,695	2,471	18,845	5,224	(11,149)
Dept 265 - BUILDING AND GROUND											
101-265-702.000	WAGES	0	0	0	0	0	0	0	9,278	0	(9,278)
101-265-715.000	PENSION	0	0	0	0	0	0	0	557	0	(557)
101-265-715.010	SOC. SEC./MEDICARE	0	0	0	0	0	0	0	710	0	(710)
101-265-742.000	GAS/OIL	0	0	0	0	0	0	0	637	0	(637)
101-265-803.000	CONTRACT SERVICES	345	1,227	1,144	(481)	(799)	11,753	6,298	3,102	5,455	8,651
101-265-805.000	OTHER SVCS. & CHARGE	0	139	0	(139)	0	1,354	2,274	0	(920)	1,354
101-265-807.000	LAWN/SNOW CARE	333	782	99	(449)	234	382	3,904	5,431	(3,522)	(5,049)
101-265-812.000	JANITORIAL SERVICE/ CLEANING SUPPLIES	1,900	2,203	1,350	(303)	550	18,467	19,231	13,699	(764)	4,768
101-265-860.000	MILEAGE/PARKING	0	0	0	0	0	0	120	245	(320)	(245)
101-265-920.000	HEAT	306	361	618	(5)	(312)	2,182	1,474	1,505	708	677
101-265-921.000	ELECTRIC	0	296	290	(296)	(290)	3,269	3,261	2,895	8	375
101-265-930.000	REPAIRS/MAINTENANCE	8,812	38	0	8,773	8,812	20,721	1,648	1,343	19,073	19,378
101-265-931.000	SAFETY/CONTROL	0	55	0	(55)	0	0	110	0	(110)	0
101-265-957.000	MISCELLANEOUS EXPENSE	0	0	0	0	0	76	110	0	(34)	76
Total Dept 265 - BUILDING AND GROUND		11,695	5,101	3,502	6,594	8,194	58,204	38,629	39,401	19,575	18,803
Dept 301 - COMMUNITY CENTER											
101-301-702.000	WAGES	0	91	0	(91)	0	1,412	2,214	1,457	(802)	(45)
101-301-715.010	SOC. SEC./MEDICARE	0	48	0	(48)	0	108	475	111	(367)	(3)
101-301-740.000	OPERATING SUPPLIES	0	9	0	(9)	0	0	92	0	(92)	0
101-301-740.010	UNIFORMS, ETC.	0	85	0	(85)	0	0	110	0	(110)	0
101-301-850.000	TELEPHONE CHARGES- CELL	0	52	45	(52)	(45)	446	517	445	(70)	1
101-301-860.000	MILEAGE/PARKING	0	5	0	(5)	0	76	256	85	(180)	(9)
101-301-957.000	MISCELLANEOUS EXPENSE	0	0	0	0	0	0	219	6	(219)	(6)
Total Dept 301 - COMMUNITY CENTER		0	290	45	(290)	(45)	2,042	3,874	2,105	(1,831)	(62)
Dept 446 - ROADS											
101-446-957.000	MISC EXPENSE/SIGNS	0	0	0	0	0	102	344	0	(242)	302
Total Dept 446 - ROADS		0	0	0	0	0	102	344	0	(242)	102
Dept 448 - STREET LIGHTING											
101-448-921.000	ELECTRIC	219	367	344	(148)	(125)	3,634	3,895	3,685	(262)	(51)
Total Dept 448 - STREET LIGHTING		219	367	344	(148)	(125)	3,634	3,895	3,685	(262)	(51)
Dept 567 - CEMETERY											
101-567-803.000	CONTRACT SERVICES	0	1,271	4,500	(1,271)	(4,500)	18,340	10,812	9,120	7,528	9,220
101-567-804.000	SERVICES/CHARGES	0	0	0	0	0	0	0	430	0	(430)
101-567-921.000	ELECTRIC	0	0	55	0	(55)	540	0	484	540	56
101-567-930.000	REPAIRS/MAINTENANCE	0	0	0	0	0	2	7,419	3,522	(7,417)	(3,520)
101-567-957.000	MISCELLANEOUS EXPENSE	0	0	0	0	0	489	0	0	489	0
Total Dept 567 - CEMETERY		0	1,271	4,555	(1,271)	(4,555)	19,371	18,231	13,556	1,140	5,816
Dept 701 - PLANNING											
101-701-702.000	WAGES	0	1,642	125	(1,642)	(125)	4,141	17,439	4,300	(13,299)	(146)
101-701-702.010	MEETING PER DIEM	0	0	0	0	0	0	0	0	0	0
101-701-727.000	OFFICE SUPPLIES	0	28	0	(28)	0	1,759	283	0	1,476	1,759
101-701-715.000	PENSION	0	6	0	(6)	0	0	85	30	(85)	(30)
101-701-715.010	SOC. SEC./MEDICARE	0	146	10	(146)	(10)	366	1,585	378	(1,219)	(13)
101-701-802.000	ATTORNEY FEES-PC	0	0	0	0	0	0	2,964	1,048	(2,964)	(1,048)
101-701-803.000	CONTRACT SERVICES	460	3,024	0	(2,564)	460	28,892	49,223	6,197	(20,331)	22,695
101-701-860.000	MILEAGE/PARKING	0	9	0	(9)	0	70	92	0	(22)	70
101-701-900.000	PRINTING/PUBLISHING	0	27	0	(27)	0	288	909	673	(621)	(386)
101-701-956.000	CONFERENCE/EDUCATION	0	86	0	(86)	0	200	858	250	(658)	(50)
101-701-957.000	MISCELLANEOUS EXPENSE	0	153	0	(153)	0	0	460	22	(460)	(22)
Total Dept 701 - PLANNING		460	5,122	135	(4,662)	325	35,715	73,898	12,898	(38,183)	22,817

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP

LINE ITEM DETAILS

PERIOD ENDING 01/31/2026

		CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
		JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Dept 702 - ZONING											
101-702-702.000	WAGES	0	567	625	(567)	(625)	2,976	6,659	2,250	(3,683)	726
101-702-715.010	SOC. SEC./MEDICARE	0	71	62	(71)	(62)	277	709	186	(432)	91
101-702-802.020	ATTORNEY-2BA	0	(0)	0	0	0	0	1,283	0	(1,283)	0
101-702-803.000	CONTRACT SERVICES	58	73	180	(16)	(123)	2,135	4,067	1,891	(1,932)	243
101-702-900.000	PRINTING/PUBLISHING	0	226	107	(226)	(107)	503	555	107	(52)	396
101-702-956.000	CONFERENCE/EDUCATION	500	0	0	500	500	500	1,009	0	(509)	500
101-702-957.000	MISCELLANEOUS EXPENSE	0	0	0	0	0	0	122	22	(122)	(22)
Total Dept 702 - ZONING		558	937	974	(380)	(417)	6,391	14,405	4,457	(8,015)	1,934
Dept 703 - ZONING ADMINISTRATION											
101-703-702.010	MEETING PER DIEM	0	0	0	0	0	0	0	0	0	0
101-703-703.030	ZA ASSISTANT	0	0	0	0	0	0	0	5,658	0	(5,658)
101-703-715.000	PENSION	0	0	0	0	0	0	0	339	0	(339)
101-703-715.010	SOC. SEC./MEDICARE	0	0	0	0	0	0	0	433	0	(433)
101-703-727.000	OFFICE SUPPLIES	0	22	0	(22)	0	78	110	60	(32)	18
101-703-802.040	ATTORNEY FEES	0	480	588	(480)	(588)	14,143	9,990	20,851	4,153	(6,708)
101-703-803.000	CONTRACT SERVICES	2,240	652	0	1,588	2,240	28,680	12,015	17,865	16,665	10,815
101-703-860.000	MILEAGE/PARKING	147	3	0	144	147	927	393	94	534	833
101-703-956.000	CONFERENCE/EDUCATION	0	0	0	0	0	0	801	0	(801)	0
101-703-957.000	MISCELLANEOUS EXPENSE	0	0	0	0	0	0	60	0	(60)	0
Total Dept 703 - ZONING ADMINISTRATION		2,387	1,157	588	1,230	1,799	43,828	23,368	45,301	20,459	(1,473)
Dept 756 - PARKS/RECREATION											
101-756-702.000	WAGES	0	145	274	(145)	(274)	15,089	14,834	14,658	255	430
101-756-715.000	PENSION	0	0	0	0	0	0	0	10	0	(10)
101-756-715.010	SOC. SEC./MEDICARE	0	12	21	(12)	(21)	1,154	1,237	1,127	(83)	28
101-756-727.000	OFFICE SUPPLIES	0	0	0	0	0	0	0	0	0	0
101-756-742.000	GAS/OIL	0	0	0	0	0	0	0	35	0	(35)
101-756-803.000	CONTRACT SERVICES	63	883	1,200	(820)	(1,137)	12,799	9,765	4,296	3,034	8,503
101-756-805.000	OTHER SVCS. & CHARGE	0	0	0	0	0	0	438	463	(438)	(463)
101-756-812.000	JANITORIAL SERVICE/ CLEANING SUPPLIES	0	1,041	0	(1,041)	0	15,319	16,985	16,174	(1,666)	(854)
101-756-860.000	MILEAGE/PARKING	0	0	0	0	0	300	420	119	(120)	181
101-756-900.000	PRINTING/PUBLISHING	0	0	0	0	0	350	500	0	(150)	350
101-756-921.000	ELECTRIC	125	121	62	4	63	2,196	1,677	2,039	520	157
101-756-930.000	REPAIRS/MAINTENANCE	0	0	0	(0)	0	2,964	3,707	5,017	(743)	(2,053)
101-756-931.000	SAFETY/CONTROL	0	19	0	(19)	0	144	2,684	135	(2,540)	9
101-756-931.020	GROUNDS MAINTENANCE	0	17	0	(17)	0	760	2,400	3,289	(1,640)	(2,529)
101-756-957.000	MISCELLANEOUS EXPENSE	2,043	250	0	1,793	2,043	4,572	2,500	1,314	2,072	3,258
101-756-975.010	DAY PARK-BLDGS/ IMPROVEMENTS	0	0	0	0	0	15,795	5,000	5,510	11,795	7,285
Total Dept 756 - PARKS/RECREATION		2,231	2,489	1,557	(258)	674	72,442	62,146	58,185	10,296	14,257
Dept 757 - MISC. REC. FACILITIES											
101-757-702.000	WAGES	0	0	0	0	0	0	0	0	0	0
101-757-715.010	SOC. SEC./MEDICARE	0	0	0	0	0	0	0	0	0	0
Total Dept 757 - MISC. REC. FACILITIES		0	0	0	0	0	0	0	0	0	0
Dept 790 - AREA COMMUNITY SUPPORT											
101-790-805.010	ER COMMUNITY LIBRARY	0	0	3,500	0	(3,500)	0	0	3,500	0	(3,500)
Total Dept 790 - AREA COMMUNITY SUPPORT		0	0	3,500	0	(3,500)	0	0	3,500	0	(3,500)
Dept 851 - INSURANCE											
101-851-910.000	INSURANCE & BONDS	0	3,062	13,701	(3,062)	(13,701)	19,650	18,599	17,899	1,052	1,751
Total Dept 851 - INSURANCE		0	3,062	13,701	(3,062)	(13,701)	19,650	18,599	17,899	1,052	1,751
Dept 861 - PENSIONS											
101-861-715.000	PENSION-EE 457	0	0	(407)	0	407	0	0	(4,251)	0	4,251
Total Dept 861 - PENSIONS		0	0	(407)	0	407	0	0	(4,251)	0	4,251
Dept 901 - CAPITAL OUTLAY											
101-901-975.000	BLDG./ IMPROVEMENT	0	0	0	0	0	30,253	10,000	0	20,253	30,253
101-901-975.020	TBNP-BLDGS/IMPROVEMENTS	0	0	0	0	0	0	0	0	0	0
101-901-975.030	CEMETERY-BLDGS/IMPROVEMENTS	0	0	0	0	0	0	13,382	0	(13,382)	0
101-901-975.040	CSB IMPROVEMENTS/ UPGRADES	0	0	0	(0)	0	0	3,280	0	(3,280)	0
101-901-980.000	EQ- OFFICE & COMP. ACC.	0	0	0	0	0	42,241	15,000	0	27,241	42,241
Total Dept 901 - CAPITAL OUTLAY		0	0	0	(0)	0	72,495	51,662	0	20,832	72,495
TOTAL EXPENDITURES		37,389	43,568	56,789	(6,179)	(19,401)	605,149	572,855	470,737	32,294	134,412
Fund 101 - GENERAL FUND:											
TOTAL REVENUES		151,185	113,931	23,537	37,254	127,649	500,329	472,309	455,713	28,021	44,616
TOTAL EXPENDITURES		37,389	43,568	56,789	(6,179)	(19,401)	605,149	572,855	470,737	32,294	134,412
TOTAL NET GENERAL FUND		113,797	70,363	(33,253)	43,433	147,049	(104,820)	(100,547)	(15,024)	(4,273)	(89,796)

PERIOD ENDING 01/31/2026

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP										
LINE ITEM DETAILS										
	CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
	JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Fund 151 - CEMETERY TRUST FUND	error	error	error	error	error	error	error	error	error	error
	39,179	20,708	13,247	18,471	25,932	39,179	20,708	13,247	18,471	25,932
	36,979	27,827	67,542	9,152	(30,563)	36,979	27,827	67,542	9,152	(28,704)
Revenues										
Dept 567 - CEMETERY										
151-567-642.000 CEMETERY LOT SALES	0	297	0	(297)	0	320	1,693	1,600	(1,373)	(1,280)
151-567-665.000 INTEREST EARNED	162	138	184	25	(21)	1,589	1,058	1,682	531	(93)
TOTAL REVENUE	162	435	184	(272)	(21)	1,909	2,751	3,282	(842)	(1,373)
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0	0
Fund 151 - CEMETERY TRUST FUND:										
TOTAL REVENUES	162	435	184	(272)	(21)	1,909	2,751	3,282	(842)	(1,373)
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0	0
TOTAL CEMETERY FUND	162	435	184	(272)	(21)	1,909	2,751	3,282	(842)	(1,373)
Fund 204 - TWP. ROAD FUND										
Revenues										
Dept 446 - ROADS										
204-446-402.000 TAX COLLECTION	135,955	86,504	19,103	49,450	116,852	194,757	211,624	158,176	(16,867)	36,581
204-446-412.000 DELINQUENT TAX COLL.	0	0	0	0	0	10,689	8,400	14,104	2,289	(3,415)
204-446-424.000 METRO-AUTHORITY PA 48	0	0	0	0	0	3,826	3,500	2,754	326	1,073
204-446-665.000 INTEREST EARNED	115	247	349	(112)	(233)	805	1,182	832	(377)	(27)
Total Dept 446 - ROADS	136,070	86,751	19,452	49,318	116,618	210,076	224,706	175,865	(14,630)	34,211
TOTAL REVENUES	136,070	86,751	19,452	49,318	116,618	210,076	224,706	175,865	(14,630)	34,211
Expenditures										
Dept 446 - ROADS										
204-446-976.000 ROAD IMPROVEMENTS	0	0	0	0	0	338,400	405,516	277,618	(67,116)	60,781
Total Dept 446 - ROADS	0	0	0	0	0	338,400	405,516	277,618	(67,116)	60,781
TOTAL EXPENSES	0	0	0	0	0	338,400	405,516	277,618	(67,116)	60,781
Fund 204 - TWP. ROAD FUND:										
TOTAL REVENUES	136,070	86,751	19,452	49,318	116,618	210,076	224,706	175,865	(14,630)	34,211
TOTAL EXPENDITURES	0	0	0	0	0	338,400	405,516	277,618	(67,116)	60,781
NET ROAD FUND	136,070	86,751	19,452	49,318	116,618	(128,323)	(180,810)	(101,753)	52,487	(26,570)

PERIOD ENDING 01/31/2026

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP

LINE ITEM DETAILS

Fund 206 - FIRE FUND

Revenues											
Dept 336 - FIRE											
206-336-402.000	TAX COLLECTION	94,788	52,739	19,285	42,049	75,503	201,073	130,406	159,590	70,668	41,483
206-336-402.010	CAPITAL ALLOCATION	150,805	59,876	14,463	90,929	136,342	150,805	231,459	119,693	(80,654)	31,113
206-336-412.000	DELINQUENT TAX COLL.	0	0	0	0	0	18,883	12,000	24,682	6,883	(5,799)
206-336-539.000	GRANTS-STATE	0	0	0	0	0	4,000	7,500	10,000	(3,500)	(6,000)
206-336-665.000	INTEREST EARNED	1,190	1,730	1,244	(540)	(55)	11,754	15,697	21,979	(3,943)	(10,225)
206-336-676.000	REIMBURSEMENTS	0	0	0	0	0	1,545	0	110	1,545	1,435
206-336-687.000	REFUNDOS/REBATES	0	0	0	0	0	0	0	251	0	(251)
TOTAL REVENUES		246,783	114,345	34,992	132,437	211,790	388,061	397,061	336,304	(9,001)	51,756
Expenditures											
Dept 336 - FIRE											
206-336-702.000	WAGES	4,641	3,907	5,259	(1,266)	(818)	54,154	62,141	48,463	(7,987)	5,691
206-336-702.020	SALARY-OFFICERS	2,216	2,343	2,254	73	(88)	22,540	22,524	21,778	16	762
206-336-702.030	SALARY-SECRETARY	82	82	79	0	3	902	898	872	4	30
206-336-710.000	MED. INSURANCE	502	647	36	(146)	465	5,335	5,979	4,385	(644)	951
206-336-711.000	MEDICAL SERVICE/TESTING	0	0	0	0	0	0	0	0	0	0
206-336-715.000	PENSION	299	323	323	(25)	(24)	3,382	3,600	2,829	(218)	553
206-336-715.010	SOC. SEC./MEDICARE	523	661	575	(136)	(50)	5,878	6,855	5,386	(977)	492
206-336-715.020	HEALTH CARE SAVINGS	150	228	150	(78)	0	1,650	1,935	1,500	(285)	150
206-336-727.000	OFFICE SUPPLIES	0	0	0	0	0	326	306	160	20	166
206-336-740.000	OPERATING SUPPLIES	82	61	0	22	82	514	1,385	1,532	(870)	(1,018)
206-336-740.010	UNIFORMS, ETC.	3,280	0	0	3,280	3,280	9,197	7,328	6,563	1,869	2,634
206-336-741.000	BLOG. SUPPLIES	0	283	0	(289)	0	0	1,232	1,402	(1,232)	(1,402)
206-336-742.000	GAS/OIL	132	875	0	(743)	132	1,524	3,500	2,312	(1,976)	(788)
206-336-803.000	CONTRACT SERVICES	117	324	30	(207)	87	10,252	10,556	7,901	(304)	2,351
206-336-807.000	SNOW CARE	602	0	254	602	347	699	0	254	699	444
206-336-809.000	MEMBERSHIP DUES	0	0	0	0	0	0	261	125	(261)	(125)
206-336-850.000	TELEPHONE CHARGES	52	71	80	(19)	(27)	525	664	531	(139)	(6)
206-336-850.010	TELEPHONE- STA. 2	80	44	40	36	40	440	589	470	(149)	(30)
206-336-851.000	INTERNET SERVICE	214	141	115	73	99	1,240	1,127	998	114	243
206-336-851.010	INFO TECH SUPPORT	0	0	0	0	0	0	0	0	0	0
206-336-860.000	MILEAGE/PARKING	0	9	0	(9)	0	323	358	308	(35)	15
206-336-900.000	PRINTING/PUBLISHING	0	0	0	0	0	0	0	0	0	0
206-336-910.000	INSURANCE & BONDS	0	3,296	17,823	(3,296)	(17,823)	43,728	28,805	41,406	14,923	2,322
206-336-920.000	HEAT	612	619	618	(7)	(6)	3,775	2,629	2,268	1,146	1,506
206-336-920.010	FUEL (HEAT) STA. 2	0	208	0	(208)	0	464	670	497	(206)	(38)
206-336-921.000	ELECTRIC	0	2,733	734	(2,735)	(734)	8,421	10,940	7,208	(2,519)	1,212
206-336-921.010	ELECTRIC - STA. 2	0	0	0	0	0	0	0	0	0	0
206-336-930.000	REPAIRS/MAINTENANCE	805	1,409	2,216	(604)	(1,411)	20,480	20,843	19,244	(363)	1,236
206-336-930.010	CSB-MAINTENANCE/ REPAIR	944	794	1,630	190	(686)	5,964	5,506	4,210	458	1,754
206-336-932.000	RADIO REPAIR	0	333	0	(333)	0	0	2,000	358	(2,000)	(358)
206-336-956.000	CONFERENCE/EDUCATION	0	0	0	0	0	3,055	1,000	700	2,055	2,355
206-336-957.000	MISCELLANEOUS EXPENSE	160	61	260	99	(100)	2,281	1,077	1,324	1,204	957
206-336-960.000	TRAINING MATERIALS	0	615	90	(615)	(90)	143	1,310	181	(1,167)	(38)
206-336-975.000	BLDG./ IMPROVEMENT	0	0	0	0	0	29,986	28,867	19,587	1,119	10,400
206-336-977.000	EQUIPMENT	2,404	821	0	1,583	2,404	40,296	24,066	32,018	16,230	8,277
206-336-980.000	EQ.-OFFICE & COMP. ACC.	0	0	0	0	0	1,589	0	0	1,589	1,589
206-336-981.000	CAPITAL OUTLAY/ VEHICLES	0	0	0	0	0	150,000	0	351,814	150,000	(201,814)
Total Dept 336 - FIRE		17,900	22,656	32,569	(4,756)	(14,669)	429,063	258,951	588,581	170,112	(159,517)
Dept 651 - AMBULANCE											
206-651-710.000	MED. INSURANCE	0	0	0	0	0	0	0	0	0	0
Total Dept 651 - AMBULANCE		0	0	0	0	0	0	0	0	0	0
TOTAL EXPENDITURES		17,900	22,656	32,569	(4,756)	(14,669)	429,063	258,951	588,581	170,112	(159,517)
Fund 206 - FIRE FUND:											
TOTAL REVENUES		246,783	114,345	34,992	132,437	211,790	388,061	397,061	336,304	(9,001)	51,756
TOTAL EXPENDITURES		17,900	22,656	32,569	(4,756)	(14,669)	429,063	258,951	588,581	170,112	(159,517)
NET FIRE FUND		228,883	91,689	2,423	137,193	226,459	(41,002)	138,110	(252,276)	(179,113)	211,274

PERIOD ENDING 01/31/2026

Fund 208 - PARK/RECREATION FUND

Total Dept 756 - PARKS/RECREATION

Total Dept 756 - PARKS/RECREATION**NET PARK/RECREATION**

Table 1

PERIOD ENDING 03/31/2026

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP										
LINE ITEM DETAILS										
CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	
JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2025	JAN 2025			
235,332	170,745	35,677	64,587	199,655	371,985	422,426	295,243	(50,441)	76,743	
80,431	7,946	7,714	72,485	72,718	80,431	79,462	63,836	970	16,595	
0	0	0	0	0	24,279	15,000	31,734	9,279	(7,455)	
660	841	851	(181)	(390)	7,407	8,255	12,281	(848)	(4,874)	
0	0	0	0	0	756	0	214	756	542	
2,178	8,454	6,214	(6,276)	(4,036)	59,690	98,818	81,660	(39,128)	(21,970)	
0	0	0	0	0	0	0	0	0	0	
318,601	187,986	50,455	130,615	268,146	544,548	623,961	484,968	(79,413)	59,580	
318,601	187,986	50,455	130,615	268,146	544,548	623,961	484,968	(79,413)	59,580	
(51)	0	(43)	(51)	(9)	(465)	0	(440)	(465)	(25)	
(51)	0	(43)	(51)	(9)	(465)	0	(440)	(465)	(25)	
31,871	34,580	30,105	(2,710)	1,766	328,299	352,165	318,680	(23,884)	9,619	
3,947	3,640	3,094	307	853	40,453	40,130	41,171	324	(718)	
9,705	10,249	8,577	(544)	1,128	117,271	115,926	113,221	1,345	4,051	
1,160	2,367	2,025	(1,207)	(865)	11,265	13,836	11,393	(2,571)	(128)	
5,150	7,477	(465)	(2,327)	5,615	61,283	64,700	52,447	(9,417)	8,836	
0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	0	0	0	0	0	
0	0	0	0	0	150	315	0	(165)	150	
2,161	2,551	2,022	(390)	139	23,944	26,945	22,044	(3,002)	1,900	
3,482	3,640	3,276	(158)	207	37,137	37,860	36,115	(722)	1,022	
0	(0)	0	0	0	303	349	204	(45)	100	
122	157	235	(35)	(117)	1,342	1,544	1,314	(202)	28	
520	555	528	(35)	(8)	8,203	6,189	5,566	2,014	2,637	
0	28	0	(28)	0	293	528	493	(235)	(200)	
0	3	0	(3)	0	0	203	163	(203)	(163)	
145	205	0	(61)	145	1,905	2,321	1,973	(416)	(69)	
1,770	1,758	1,700	12	70	19,470	18,237	17,000	1,233	2,470	
548	480	891	68	(343)	4,772	6,751	8,500	(1,979)	(3,728)	
250	0	74	250	175	287	300	74	(13)	212	
0	0	0	0	0	0	0	0	0	0	
0	(0)	0	0	0	527	179	148	348	379	
197	158	143	40	54	1,656	1,342	1,305	314	351	
41	62	75	(21)	(34)	421	232	293	189	128	
0	0	0	0	0	0	1,070	0	(1,070)	0	
0	0	0	0	0	0	500	0	(500)	0	
0	2,795	9,872	(2,795)	(9,872)	32,859	26,622	25,229	6,237	7,630	
612	498	309	114	303	2,609	2,394	1,808	215	802	
0	511	580	(511)	(580)	6,539	4,689	5,790	1,850	749	
0	337	0	(337)	0	4,082	6,432	2,308	(2,349)	1,774	
922	398	1,630	924	(708)	4,695	2,602	4,210	2,093	485	
0	0	0	0	0	0	570	0	(570)	0	
150	(0)	0	150	150	1,246	2,189	156	(943)	1,090	
43	59	0	(17)	43	1,065	1,055	1,153	10	(88)	
0	0	0	0	0	0	250	0	(250)	0	
0	4,125	0	(4,125)	0	13,695	16,500	0	(2,805)	13,695	
0	0	0	0	0	861	1,182	1,495	(2,321)	(833)	
0	0	0	0	0	18,275	0	0	18,275	18,275	
0	0	0	0	0	1,589	15,000	0	(13,411)	1,589	
339,049	0	0	339,049	339,049	339,049	0	35,000	339,049	304,049	
401,843	76,633	64,671	325,210	337,172	1,085,547	773,106	709,253	312,441	376,294	
401,792	76,633	64,628	325,159	337,164	1,085,082	773,106	708,812	311,975	376,269	
318,601	187,986	50,455	130,615	268,146	544,548	623,961	484,968	(79,413)	59,580	
401,792	76,633	64,628	325,159	337,164	1,085,082	773,106	708,812	311,975	376,269	
(83,191)	111,353	(14,173)	(194,544)	(69,018)	(540,533)	(149,146)	(223,844)	(391,388)	(316,689)	

PERIOD ENDING 01/31/2026

REVENUE AND EXPENDITURE REPORT FOR TORCH LAKE TOWNSHIP										
LINE ITEM DETAILS										
	CURRENT MONTH	CURRENT BUDGET	CURRENT MONTH PR YR	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL	YTD ACTUAL '25-'26	YTD BUDGET '25-'26	YTD '24-'25 ACTUAL	VAR VS '25-'26 BUDGET	VAR VS YTD '24-'25 ACTUAL
	JAN 2026	JAN 2026	JAN 2025			JAN 2026	JAN 2026	JAN 2025		
Fund 212 - LIQUOR ENFORCEMENT										
Revenues										
Dept 330 - LIQUOR LAW ENFORCEMENT										
212-330-574.000 STATE REV. SHARING	0	(0)	0	0	0	2,015	2,259	2,044	(244)	(30)
Total Dept 330 - LIQUOR LAW ENFORCEMENT	0	(0)	0	0	0	2,015	2,259	2,044	(244)	(30)
TOTAL REVENUES	0	(0)	0	0	0	2,015	2,259	2,044	(244)	(30)
Expenditures										
Dept 330 - LIQUOR LAW ENFORCEMENT										
212-330-702.000 WAGES	50	54	48	(4)	2	688	731	588	(44)	100
212-330-715.010 SOC. SEC./MEDICARE	4	4	4	(1)	0	53	60	45	(8)	8
212-330-727.000 OFFICE SUPPLIES	0	0	0	0	0	0	107	93	(107)	(93)
212-330-860.000 MILEAGE/PARKING	15	17	14	(2)	1	142	173	135	(31)	7
Total Dept 330 - LIQUOR LAW ENFORCEMENT	69	75	66	(6)	3	882	1,072	861	(190)	21
Fund 212 - LIQUOR ENFORCEMENT										
TOTAL REVENUES	0	(0)	0	0	0	2,015	2,259	2,044	(244)	(30)
TOTAL EXPENDITURES	69	75	66	(6)	3	882	1,072	861	(190)	21
NET LIQUOR LAW	(69)	(75)	(66)	6	(3)	1,117	1,187	1,184	(54)	(51)
Fund 701 - TRUST & AGENCY FUND										
Revenues										
Dept 000										
701-000-665.000 INTEREST EARNED	0	0	0	0	0	2	0	6	2	(4)
Total Dept 000	0	0	0	0	0	2	0	6	2	(4)
TOTAL REVENUES	0	0	0	0	0	2	0	6	2	(4)
Fund 703 - TAX COLLECTION FUND										
Revenues										
Dept 000										
703-000-665.000 INTEREST EARNED	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
Total Dept 000	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
Fund 703- TAX COLLECTION FUND:										
TOTAL REVENUES	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
TOTAL EXPENDITURES	0	0	0	0	0	0	0	0	0	0
NET TAX COLLECTION FUND	1,561	0	1,642	1,561	(81)	15,258	0	16,926	15,258	(1,668)
TOTAL REVENUES - ALL FUNDS	854,377	503,473	130,285	350,903	724,091	1,662,352	1,723,254	1,475,340	(60,902)	187,012
TOTAL EXPENDITURES - ALL FUNDS	457,149	143,026	154,052	314,123	303,097	2,462,003	2,012,678	2,048,069	449,325	413,934
NET TLT REVENUES & EXPENSES	397,228	360,447	(23,767)	36,781	420,995	(799,651)	(289,424)	(572,729)	(510,227)	(226,922)

**AGENDA
FOR BOARD
ACTION –**

**NEW
BUSINESS**

NEW BUSINESS #1

**NEW BUSINESS ITEM # 1: AMBLANCE
DIRECTOR CONTRACT**

**MOTION TO APPROVE CONTRACT WITH
MIKE BERTRAM, AMBULANCE DIRECTOR,
WITH AN ANNUAL COMPENSATION OF
\$24,000**

MOTION BY:

SECONDED BY:

JASON

BOB

SHARON

ANDY

Letter of Agreement

February 5 2026

Saloon Creek Farms, Michael G. Bertram
7741 S M-88 HWY
Mancelona, Michigan 49659

Robert Cook, Supervisor, Torch Lake Township
2355 N US-31
Kewadin, Michigan 49648

Dear Mr. Cook, Supervisor, Torch Lake Township:

This letter (the "Agreement") summarizes the agreement reached on February 18, 2025

The Parties hereby agree to the following:

1. Agreement

Saloon Creek Farms shall be paid \$2000.00 monthly for Emergency Management Oversight of the Torch Lake Township Ambulance Service.

2. Term

The term of this Agreement ("Term") will commence as of April 1st 2025 until April 1st 2026 at which point it shall terminate, unless the Term is extended or terminated earlier.

3. Force Majeure

If performance of this Agreement or any obligation under this Agreement is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, without limitation, acts of God, plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm or other similar occurrence, orders or acts of military or civil authority, or by national emergencies, insurrections, riots, or wars, or strikes, lock-outs, work stoppages or other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

4. Notice

Any notices to be given under this Agreement shall be in writing and delivered either in person or by mail, registered or certified, postage prepaid with return receipt requested to the addresses set forth in this Agreement. Any party may change its mailing address for purposes of notice by providing the other in writing, of such a change of address.

5. No Other Agreement

This Letter of Agreement contains the entire agreement between the parties. No part of this Letter of Agreement may be changed, modified, amended or supplemented except in a written document, signed by both Parties which specifically states that the document is being signed for the purposes of modifying this Agreement. Each Party acknowledges and agrees that the other has not made any representations, warranties or agreement of any kind, except as is expressly described in this Agreement.

6. Governing Law

This Agreement shall be interpreted in accordance with the laws of Michigan. In interpreting this contract, each Party hereby acknowledges that they have mutually agreed to the terms of this Agreement and thus waive the protections of any law or statute which provides that in the case of uncertainty not removed by the laws relating to the interpretation of the contracts, the language of a contract should be interpreted against the drafter of the contract. Further, both Parties agree that in the event that any one or more of the provisions of this Agreement shall be found to be invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein shall not be in any way affected or impaired.

7. Attorney's Fees

The Parties agree that if any action is commenced to enforce any claim, demand, debt, action, cause of action, liability, cost, right, duty or obligation provided herein, or if any action is commenced to enforce any of the provisions of this Agreement, the prevailing party in such an action shall be entitled, in addition to any other remedies, to an award of out-of-pocket attorney's fees, including all actual costs incurred by the prevailing party.

8. Remedy of the Parties

Except as otherwise specifically provided for in this Agreement, in the event one party is in default or in breach of any of the material provisions of this Agreement and fails to cure the default or breach within ten (10) days after written notice of such default or breach by the other, the non-breaching party shall have the right to terminate this Agreement.

9. Assignment

This Agreement shall only be assignable or transferable by any party except upon the written approval from the other.

10. Relationship of the Parties

It is understood and agreed that this Agreement does not create a partnership, joint venture or employment relationship of any kind between the Parties; that each party is acting as an independent contractor with respect to each other; and that none of the

employees of either party will be deemed to be employees of the other party for any purpose.

11. Termination

Either party have the right, forthwith and without further notice, to terminate this Agreement by written notice to the other, upon the occurrence of any of the following events:

(a) A breach or default of a provision of this Agreement which is not cured within the period set forth in Paragraph 8 of this Agreement;

(b) A Force Majeure Event that continues for a period of thirty (30) days; or

(c) The death or incapacity of Mr. Bertram.

In the event of a termination, compensation shall be prorated and any moneys due on the date of termination shall be immediately due and payable.

12. Headings

Headings used in this Agreement are provided for convenience only and shall not be used to construe meaning or intent.

Agreed to by:

By: _____ Date: _____
Saloon Creek Farms Michael G. Bertram

By: _____ Date: _____
Robert Cook Supervisor Torch Lake Township

Key responsibilities of this contract as agreed to by the parties:

MIKE WILL SERVE AS CONSULTANT WITH EMERGENCY MANAGEMENT OVERSIGHT, HAVING FULL RESPONSIBILITY FOR MANAGING TED AND ENSURING THAT ALL AMBULANCE OPERATIONS MAINTAIN ALS STATUS. HE WOULD ALSO SERVE AS THE BACK-UP FOR TED DURING HIS ABSENCES, ESPECIALLY AT PAYROLL DUE DATES.

MIKE WOULD ALSO BE RESPONSIBLE AS TED's MANAGER IN THIS ROLE AS AMBULANCE ADMINISTRATION.

NEW BUSINESS #2

**NEW BUSINESS ITEM #2 RENEWAL OF
LAWNS UNLIMITED CONTRACT FOR
FISCAL YR 2026-2027**

MOTION TO APPROVE LAWNS UNLIMITED
CONTRACT WITH TORCH LAKE TOWNSHIP
FOR THE DAY PARK, CENTRAL AND SOUTH
STATION AND THE TWP CEMETERY.

MOTION BY:

SECONDED BY:

JASON

BOB

SHARON

ANDY

MARY

Lawns Unlimited LLC
12303 Arrowhead Ct
Central Lake, MI 49622-9441
USA
mjmerchie@aol.com

Estimate

ADDRESS

Torch Lake Township

ESTIMATE # 245

DATE 04/15/2026

EXPIRATION DATE 12/02/2026

SHIP DATE

02/11/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
mowing	Township Office Building.....\$200/cut per week. Starting May 1st.	25	200.00	5,000.00
fall cleanup	Fall cleanup...5 hrs with 2 guys @75/man hr.....pick up sticks, blow yard and landscaped areas clean, vacuum leaves, mow grass, blow parking lots clean, blow drainfield clean.....Township office building	5	150.00	750.00
spring cleanup	Spring cleanup.....3 hrs with 2 guys @ \$75/man hr.....pick up sticks, blow yard and parking lots clean...Township office building	3	150.00	450.00
				0.00
mowing	Day Park.....\$325/cut per week. Starting May 1st	27	325.00	8,775.00
fall cleanup	Fall cleanup.....12 hrs with 2 guys @ \$75/man hr.....pick up sticks, blow grass clean, vacuum leaves, mow grass, blow pavilions and parking areas clean.	12	150.00	1,800.00
spring cleanup	Spring cleanup.....10 hrs with 2 guys @ \$75/man hr.....pick up sticks, run dethatcher thru irrigated part of lawn, blow yard clean, vacuum up leaves and dead grass.	10	150.00	1,500.00
				0.00
mowing	Cemetery.....\$1200 per cut 2x per month....starting May 1st	12	1,200.00	14,400.00
fall cleanup	Fall cleanup.....15 hrs with 4 guys @ \$75/man hr.....pick up sticks, blow cemetery clean of leaves, vacuum leaves and dump out back.	15	300.00	4,500.00
spring cleanup	Spring cleanup....4 hrs with 2 guys @ \$75/man hr.....pick up sticks and cut up any tress that fell during winter.	4	150.00	600.00
				0.00
mowing	South Fire Station....\$55/cut per week Starting May 1st	25	55.00	1,375.00
fall cleanup	Fall cleanup.....2 hrs with 2 guys @ \$75/man hr.....pick up sticks, blow leaves, vacuum up leaves, mow grass	2	150.00	300.00

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
spring cleanup	Spring cleanup.....2 hr with 2 guys @ \$75/man hr.....pick up sticks, blow yard clean	2	150.00	300.00
				0.00
	Any maintenance done on Township properties is \$60/man hr....examples are : cutting up storm debris, cleaning landscaped beds, putting guards on fence post, putting out flags at cemetery, etc.			0.00
				0.00
	This bid/estimate is for 2025			0.00
TOTAL				\$39,750.00

Accepted By

Accepted Date

NEW BUSINESS #3

MOTION #3: APPROVAL OF DAY PARK
AND NATURE PRESERVE CLEANING
CONTRACT WITH ABOVE AND BEYOND
CLEANING.

MOTION BY:

SECONDED BY:

SHARON

MARY

ANDY

JASON

BOB

2026

Torch Lake Township William Good Day Park and Traverse Bay Nature Preserve

Cleaning Services Contract

The Parties: The Cleaning Service Contract, (Agreement) dated February 4, 2026, made by and between:

Client: Torch Lake Township—2355 N US 31 Hwy, Kewadin, MI 49648. Mailing address: PO Box 713, Eastport MI, 49627

Service Provider: Tiarah Reece, **Above and Beyond Cleaning**, 8315 Cherry Avenue, Rapid City, MI 49676. Reecetriv8@gmail.com 231-735-3669

Service Provider and Client are each referred to herein as “party” and, collectively, as the “parties”, both of whom agree to be bound by this contract.

1. *Service Provider Duties:* Clean and sanitize Day Park’s bathroom facilities. Refill the toilet paper and hand soap. Remove trash from garbage receptacles in the bathrooms as well as the trash receptacles in the park itself. Remove trash from garbage receptacles and empty cigarette receptacles at the Traverse Bay Nature Preserve.
2. *Client Duties:* Torch Lake Township will supply toilet paper, soap for dispensers, garbage bags and “doggie bag”.
3. *Terms:* This contract shall begin upon the opening of the park in May 2026, and end at the close of the park season in October 2026. Exact days of opening and closing may vary.
4. *Schedule:* Service Provider will clean 1x per weekday (Monday-Friday), 2x per day on weekends and holidays (Memorial Day, July 4th, and Labor Day) as needed.
5. *Location:* Torch Lake Township William Good Day Park, Traverse Bay Nature Preserve.
6. *Pay for Services Rendered:*
\$105/once a day cleaning at Day Park.
\$210/twice a day cleaning at Day Park.
\$20/day trash and cigarette butt collection at Traverse Bay Nature Preserve.
7. *Payment Schedule:* Service payments will be paid monthly upon receipt of invoice. Invoices should include specific dates and services performed. Send Invoice to clerk@torchlaketownship.org.
8. *Supervision:* Periodic inspections shall be conducted by the Day Park Coordinator to ensure that all services are being properly performed.
9. *Inability of Service Provider:* If unable to perform a visit as scheduled, service provider must provide a back-up individual or notify the Day Park Coordinator with a 12-hour notice.

10. *Service Provider Insurance:* Above and Beyond Cleaning will provide and maintain Liability Insurance through the terms of this contract. An ACORD certificate will be provided and kept on file for the service year contract.
11. *Contact Persons:* Bob Hawkins 734-231-7145 Ginny Hawkins 734-395-5033
12. *Signatories:* This contract, signed by both parties, Torch Lake Township Supervisor and Tiarah Reece, **Above and Beyond Cleaning**, will be an effective contract.

Robert H. Cook, Torch Lake Township Supervisor

Date:_____

Tiarah Reece, Above and Beyond Cleaning

Date:_____

NEW BUSINESS #4

ITEM #4 SHORT TERM RENTAL
DEFINITION

MOTION TO APPROVE RESOLUTION
2026-05, SHORT TERM DEFINITION AS
PRESENTED,

MOTION BY:

SECONDED BY:

MARY

BOB

JASON

SHARON

ANDY.

project memorandum



*Landscape Architecture
Planning, Engineering &
Environmental Services*

Date: 02.12.2026
From: Sara Kopriva, AICP
To: Torch Lake Township Board
Project: Amendment to Zoning Ordinance- STR Definition

 *initiative*

Possible Motion: Motion to adopt ordinance _____ of 2026, short term rental definition.

Attached is a proposed definitions for short term rentals to be added to the zoning ordinance. The previous zoning ordinance had a definition but in the process of the update the definition was inadvertently left out.

The planning commission started with the old definition and made some updates to help further define and clarify short term rentals as a use. The ordinance currently allows STRs as a special use in the Village zoning districts, this is not proposed to be changed.

Attached are Torch Lake Township Planning Commission minutes and Antrim County Planning Commission minutes.

Beckett & Raeder, Inc.
535 West William
Suite 101
Ann Arbor, MI 48103

734 663 2622 ph
734.663 6759 fx

www.bra2.com

Petoskey Office
113 Howard Street
Petoskey, MI 49770

231.347.2523 ph
231.347.2524 fx

Traverse City Office
148 East Front Street
Suite 207
Traverse City, MI 49684

231 933 8400 ph
231 944 1709 fx

Grand Rapids Office
100 Cesar E. Chavez Ave
SW Suite 300
Grand Rapids, MI 49503

616.585.1295 ph

Torch Lake Township
Ordinance Number _____ of 2026

An Ordinance to amend portions of the Torch Lake Township Zoning Ordinance to add the definition of Short Term Rental to Section 14.20.

Torch Lake Township Ordains:

Section 1. Amendment.

The Torch Lake Township Zoning Ordinance is hereby amended to add the following language to Section 14.20.

Short Term Rental- a commercial use of a dwelling where the dwelling is rented, intended to be rented, or sold for any term less than 30 consecutive days. This includes if the dwelling is sublet for less than 30 consecutive days. This does not include approved bed and breakfast or hotels/motels.

Section 2: Severability.

If any section, clause, or provision of this Ordinance is declared unconstitutional or otherwise invalid by a court of competent jurisdiction, said declaration shall not affect the remainder of the Ordinance. The Township Board hereby declares that it would have passed this Ordinance and each part, section, subsection, phrase, sentence, and clause irrespective of the fact that any one or more parts, sections, subsections, phrases, sentences, or clauses be declared invalid.

Section 3: Effective Date.

This Ordinance shall become effective eight (8) days following publication.

Torch Lake Township

By: _____
_____, Supervisor

By: _____
_____, Clerk

Adoption Date:

Published Date:

Effective Date:

TORCH LAKE TOWNSHIP
ANTRIM COUNTY, MICHIGAN

Torch Lake township
Planning Commission Meeting
Community Service Building
Draft Minutes
August 18, 2025

Present: Clarke, Walker, Ellison-Coats, Graves, Carleton

Absent:

Others: J. Cram

Audience: 3

Recording Secretary: M. Merchant

1. Call to Order Regular Meeting:

Meeting called to order at 7:00pm by Clarke

2. Pledge of Allegiance-*Recited*

3. Consideration of Agenda: Approved by consent

4. Conflict of Interest-*None*

5. Approval of Minutes of June 16, 2025

M/S Graves/Carleton to approve June 16, 2025 meeting minutes as presented. Passes 5-0.

6. Public Comment:

- Casey Wiggins 131 NW Torch Lk Dr-questions if public hearing was appropriately advertised 15 days in advance. Commission confirms that it was published July 29, 2025.

7. Correspondence- none

8. Unfinished Business

- a. **Public Hearing-Zoning Amendment-Short-Term Rental(STR) Definition** updated to help clarify what classifies as such, also helps to make zoning ordinance more legally defensible if legally challenged.

Public Comment:

- Casey Wiggins 131 NW Torch Lake Dr. – asks where to find the definition of STR. Cram directs him to Article 14 of current Zoning Ordinance. Further, Village Zoned District information is under Article 3, specifically 3.6

Board Discussion: Graves comments on enforcement challenges. Cram mentions a possible website monitoring agency option and discusses what is currently being done for enforcement.

Motion by Clarke to accept STR definition. Roll Call: Carleton-yes, Clarke-yes, Ellison-Coats-abstain, Graves-yes, Walker-yes. Motion passes 4-1

- b. Master Plan-Open House Questions- Clarke will be absent for Open House on 9/15/2025 4-6:30 pm. Discussion about what will take place at the open house and the purpose of updating the Master Plan. Zoning Administrator will be present to answer questions. PC members are encouraged to attend.

9. New Business-none

10. On-Going Reports

1. **Zoning Administrator's Report** is given verbally by Cram. Caught up on Zoning Permits, issued 43 to date. Ongoing violations being dealt with. A few land divisions and combinations are also ongoing. Returning around 5 emails, 6 phones calls a day with regards to zoning questions.
2. **PC Representative to ZBA**-application was approved for a property on East Torch Lake Drive. Cram mentions a violation along the shoreline. Violation letter forthcoming.
3. **TLT Board Representative On PC Report**-Graves reports the TLT Board agenda includes discussion about STR's and longer-term staffing and longer-term planning with regards to EMS and Fire Dept.

11. Public Comment-

- Casey Wiggins-not in support of neighbors monitoring neighbors with regards to STR's. Discusses remediation problems and possible alternatives.
- Bob Cook-discusses was to get the notice to the township residents and encourages a second meeting.

12. Concerns of Commission

- A. **Chair**-Would like to reschedule the 9/15/2025 PC meeting because the open house is scheduled for that day and because he will be absent that day.
- B. **Members**-Graves in support of above public comments
- C. **Consultant**-Suggests PC meeting to reschedule for 9/22/2025

13. Adjournment 8:04 pm

M/S to adjourn: Graves/Clark vote: 5-0

These minutes are subject to approval at the next PC Meeting. Please see full meeting online for more details.



County of Antrim Planning Department

P.O. Box 187
Bellaire, Michigan 49615

Phone: (231) 533-6265
Fax: (231) 533-8111
www.antrimcounty.org

Jeremy Scott
Administrator

Janet Koch
Deputy Administrator

Tina Schrader
Administrative Assistant

Margie Boyd
Secretary

December 5, 2025

Ms. Sara Kopriva
Zoning Administrator
Torch Lake Township
Sent via email to: zoningadmin@torchlaketownship.org

Dear Ms. Kopriva:

During their regular meeting of December 2, 2025, the Antrim County Planning Commission reviewed the draft zoning ordinance for Torch Lake Township. The following motion was made and approved:

That the Antrim County Planning Commission finds no inconsistencies finds no inconsistencies between the Antrim County Master Plan and the proposed amendments to Section 14.20 of the Torch Lake Township Zoning Ordinance, and recommends that the Torch Lake Township Board approve the proposed amendment.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Janet Koch
Deputy County Administrator

e-cc: Torch Lake Township Clerk (clerk@torchlaketownship.org)

County of Antrim - Planning Commission

Bryan Graham
Jason Helwig

Leslie Elrod

Jim Gurr
Ron Tschudy

Minutes – December 2, 2025

Members Present: Bryan Graham, Jim Gurr, Jason Helwig, Leslie Elrod, Ron Tschudy
Members Absent: None
Staff and Others: Gary Mayes, Dr. Mitch Distin, Patti Howes, Duane Meyer, additional other members of the public, Janet Koch

1. Meeting called to order at 5:34 p.m. by Jim Gurr

2. Pledge of Allegiance

3. Approval of Agenda

Motion by Bryan Graham, seconded by Ron Tschudy, to approve the December 2, 2025 agenda with the addition of the Banks Township Zoning Ordinance Amendment Ordinance to Repeal Zoning as New Business item number four.

Motion approved unanimously.

4. Declaration of Conflict of Interest

None.

5. Public Comment

Gary Mayes, Helena Township resident, noted his concerns regarding the public noticing of the Helena Township Zoning Ordinance Amendment that was on the evening's agenda.

Dr. Mitch Distin, Banks Township resident, described his research into gravel mining and its impacts. He also mentioned data centers.

Patti Howes, Chair of the Banks Township Planning Commission, noted her appreciation that the Banks Township Zoning Ordinance had been added to the evening's agenda.

Duane Meyer, Milton Township resident, asked about a review of the County's Master Plan; he was told that there is a statutory five-year review.

6. Approval of Minutes

Motion by Jason Helwig, seconded by Bryan Graham, to approve the minutes from July 1, 2025 as presented.

Motion approved unanimously.

7. Old Business

8. New Business

Helena Township Zoning Ordinance

Mr. Graham asked for clarification regarding the Helena Township Board's approval of Ordinance 2025-01; Mr. Gurr noted that the Board had approved already it.

Mr. Graham stated that, by statute, the ordinance was improperly enacted and should be repealed. He asked for additional clarification regarding what was being changed.

Motion by Bryan Graham, seconded by Jason Helwig, that the Antrim County Planning Commission finds no inconsistencies between the Antrim County Master Plan and the amendments in Helena Township Zoning Ordinance 2025-01; provided, however, that the content of the zoning ordinance amendment is clarified.

Motion approved unanimously.

Torch Lake Township ZO Amendment – Short Term Rentals Definition

The Planning Commission discussed the proposed amendments. Mr. Graham noted that the proposed amendments were very clear.

Motion by Jason Helwig, seconded by Leslie Elrod, that the Antrim County Planning Commission finds no inconsistencies between the Antrim County Master Plan and the proposed amendments to Section 14.20 of the Torch Lake Township Zoning Ordinance, and recommends that the Torch Lake Township Board approve the proposed amendment.

Motion approved unanimously.

Elk Rapids Township ZO Amendment – ZBA Submission Standards

Regarding the township's public hearing notice, Mr. Graham suggested that the township add a paragraph about how members of the public could access additional assistance. He added that the proposed amendment was clear, but it did not include the enactment clause "Elk Rapids Township Ordains."

Motion by Bryan Graham, seconded by Jim Gurr, that the Antrim County Planning Commission finds no inconsistencies between the Antrim County Master Plan and the proposed Elk Rapids Township Zoning Ordinance 2025-01, and recommends that the Elk Rapids Township Board approve the proposed amendment, subject to the amendment including the enactment clause "Elk Rapids Township Ordains."

Motion approved unanimously.

Banks Township ZO Amendment: Ordinance to Repeal Zoning

Mr. Helwig expressed concerns regarding a possible conflict of interest on the Banks Township Board regarding the ordinance. Ms. Koch, Deputy Administrator, said that MSU Extension could, if asked, perform an audit of the township's zoning ordinance. Mr. Graham distributed copies of a motion that he had prepared; the Planning Commission discussed the prepared motion.

Motion by Bryan Graham, seconded by Jason Helwig, while the Planning Commission recognizes that whether the township has a zoning ordinance is a policy decision by the township board, the Planning Commission recommends that the Township Board seriously consider the following negative impacts that can result from the repeal of the township's zoning ordinance:

- 1. With no zoning ordinance incompatible land uses can result in close proximity to residential and other areas of the township.**
- 2. Incompatible land uses can result in reduced property values for those adjacent properties and can result in reduced property tax revenue for the township.**
- 3. Some property owners purchased land within the township in reliance on the protections afforded by land use regulations within the township's zoning ordinance.**
- 4. The township will no longer have the legal means to regulate and protect the township's valuable lakes and streams.**
- 5. The repeal of the township's zoning ordinance is inconsistent with many of the Guiding Principles as expressed in Chapter 8 of the County Master Plan.**

Motion approved unanimously.

9. Various Matters

None.

10. Public/Member Comment

A possibility of a 2026 Citizen Planner course was mentioned; Mr. Mayes asked for details when available.

Ms. Howes and Dr. Distin noted their appreciation of the Planning Commission's actions.

Dr. Distin mentioned environmental issues regarding data centers.

The 2026 organizational Planning Commission meeting was noted as being scheduled for Tuesday, January 6.

Meeting adjourned at 6:37 p.m.

DRAFT

AGENDA FOR BOARD ACTION –

OLD BUSINESS

NOTHING THIS MONTH

**INFORMATION
ONLY**

**NO ITEMS
THIS MONTH**