

**Charter Township of Union**  
**General Fund Long Term Forecast**  
**October, 2022**

Fiscal Year Maximum Millage Rate Levied	Projected	Recommended	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year End 2022	Budget 2023									
	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
<b>Revenues</b>											
Property Tax <sup>1</sup>	476,370	505,250	510,303	515,406	520,560	525,765	531,023	536,333	541,696	547,113	552,584
State Shared Revenue <sup>2</sup>	1,384,300	1,372,600	1,400,052	1,428,053	1,456,614	1,485,746	1,515,461	1,545,771	1,576,686	1,608,220	1,640,384
State Grants	4,500	4,500	0	0	0	0	0	0	0	0	0
Contributions from Local Govts/EDA	640,104	0	0	0	0	0	0	0	0	0	0
Other <sup>3</sup>	355,250	364,700	368,347	372,030	375,751	379,508	383,303	387,136	391,008	394,918	398,867
<b>Total Revenues</b>	<b>2,860,524</b>	<b>2,247,050</b>	<b>2,278,702</b>	<b>2,315,489</b>	<b>2,352,924</b>	<b>2,391,020</b>	<b>2,429,788</b>	<b>2,469,240</b>	<b>2,509,390</b>	<b>2,550,251</b>	<b>2,591,836</b>
<b>Expenditures</b>											
Salaries & Wages <sup>4</sup>	646,726	636,497	655,592	675,260	695,517	716,383	737,874	760,011	782,811	806,295	830,484
Health Care Benefit <sup>5</sup>	201,223	201,649	213,748	226,573	240,167	254,577	269,852	286,043	303,206	321,398	340,682
Other Benefits <sup>6</sup>	109,825	104,155	107,280	110,498	113,813	117,227	120,744	124,367	128,098	131,940	135,899
Public Works <sup>7</sup>	1,269,000	1,256,000	267,500	275,525	283,791	292,304	301,074	310,106	319,409	328,991	338,861
Capital Outlay <sup>8</sup>	348,000	137,500	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677
Other <sup>9</sup>	711,364	747,090	765,767	784,911	804,534	824,648	845,264	866,395	888,055	910,257	933,013
<b>Total Expenditures</b>	<b>3,286,138</b>	<b>3,082,891</b>	<b>2,109,887</b>	<b>2,175,767</b>	<b>2,243,913</b>	<b>2,314,412</b>	<b>2,387,359</b>	<b>2,462,849</b>	<b>2,540,984</b>	<b>2,621,869</b>	<b>2,705,616</b>
<b>Excess of revenue over expenditures</b>	<b>-425,614</b>	<b>-835,841</b>	<b>168,815</b>	<b>139,722</b>	<b>109,012</b>	<b>76,608</b>	<b>42,429</b>	<b>6,391</b>	<b>-31,593</b>	<b>-71,618</b>	<b>-113,780</b>
<b>Fund Balance - beginning of year</b>	<b>5,832,833</b>	<b>5,407,219</b>	<b>4,571,378</b>	<b>4,740,193</b>	<b>4,879,915</b>	<b>4,988,927</b>	<b>5,065,534</b>	<b>5,107,963</b>	<b>5,114,354</b>	<b>5,082,761</b>	<b>5,011,143</b>
<b>Projected Fund Balance - end of year</b>	<b>5,407,219</b>	<b>4,571,378</b>	<b>4,740,193</b>	<b>4,879,915</b>	<b>4,988,927</b>	<b>5,065,534</b>	<b>5,107,963</b>	<b>5,114,354</b>	<b>5,082,761</b>	<b>5,011,143</b>	<b>4,897,363</b>
<b>Fund Balance Policy<sup>10</sup></b>	<b>1,095,379</b>	<b>1,027,630</b>	<b>703,296</b>	<b>725,256</b>	<b>747,971</b>	<b>771,471</b>	<b>795,786</b>	<b>820,950</b>	<b>846,995</b>	<b>873,956</b>	<b>901,872</b>
<b>Amount over/(under) policy target</b>	<b>4,311,840</b>	<b>3,543,748</b>	<b>4,036,897</b>	<b>4,154,659</b>	<b>4,240,956</b>	<b>4,294,063</b>	<b>4,312,177</b>	<b>4,293,405</b>	<b>4,235,766</b>	<b>4,137,186</b>	<b>3,995,491</b>
<b>Fund balance percent of operating expense</b>	<b>165%</b>	<b>148%</b>	<b>225%</b>	<b>224%</b>	<b>222%</b>	<b>219%</b>	<b>214%</b>	<b>208%</b>	<b>200%</b>	<b>191%</b>	<b>181%</b>

Assumptions:

<sup>1</sup>Taxable value increases 1%/year

<sup>2</sup>State revenue increases 2%/year

<sup>3</sup>Other revenue increases 1%/year

<sup>4</sup>Salaries & wages increase 3%/year

<sup>5</sup>Health care benefit increase 6%/year

<sup>6</sup>Other benefits increase 3%/year

<sup>7</sup>Public works expense increase 3%/year

<sup>8</sup>Capital outlay expense increase 3%

<sup>9</sup>Other expense increase 2.5%/year

<sup>10</sup>Fund balance policy equals 4 months of expenses or 33% of operating expenses

**Charter Township of Union**  
**Fire Fund Long Term Forecast**  
**October, 2022**

	Projected	Recommended	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year End	Budget									
Fiscal Year	2022	2023									
Millage Rate Levied <sup>1</sup>	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
<b>Revenues</b>											
Property Tax <sup>2</sup>	701,000	754,000	761,540	769,155	776,847	784,615	792,462	800,386	808,390	816,474	824,639
Property Tax Refunds-MTT	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000	-10,000
Pilot Tax	6,800	7,300	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200
Delinquent Personal Property Tax	800	800	500	500	500	500	500	500	500	500	500
State Grant-Public Safety	12,000	19,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
State Aid Revenue	10,263	10,200	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Fire Protection-East & West DDA <sup>3</sup>	141,380	144,000	145,440	146,894	148,363	149,847	151,345	152,859	154,387	155,931	157,491
Interest Earned	2,000	4,800	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600
Other Revenue	0	0	0	0	0	0	0	0	0	0	0
<b>Total Revenues</b>	<b>864,243</b>	<b>930,100</b>	<b>925,280</b>	<b>934,350</b>	<b>943,510</b>	<b>952,762</b>	<b>962,107</b>	<b>971,545</b>	<b>981,078</b>	<b>990,705</b>	<b>1,000,429</b>
<b>Expenditures</b>											
Salaries & Benefits-Hydrant Flushing <sup>4</sup>	30,000	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Professional and Contractual Services <sup>5</sup>	812,900	830,100	847,532	865,330	883,502	902,056	920,999	940,340	960,087	980,249	1,000,834
Fire Hydrant Repairs/Replacements <sup>4</sup>	5,150	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
<b>Total Expenditures</b>	<b>848,050</b>	<b>865,250</b>	<b>883,737</b>	<b>902,621</b>	<b>921,912</b>	<b>941,617</b>	<b>961,747</b>	<b>982,311</b>	<b>1,003,317</b>	<b>1,024,776</b>	<b>1,046,697</b>
<b>Excess of revenue over expenditures</b>	<b>16,193</b>	<b>64,850</b>	<b>41,543</b>	<b>31,729</b>	<b>21,599</b>	<b>11,145</b>	<b>360</b>	<b>-10,766</b>	<b>-22,240</b>	<b>-34,071</b>	<b>-46,267</b>
<b>Fund Balance - beginning of year</b>	<b>960,333</b>	<b>976,526</b>	<b>1,041,376</b>	<b>1,082,919</b>	<b>1,114,648</b>	<b>1,136,247</b>	<b>1,147,392</b>	<b>1,147,752</b>	<b>1,136,986</b>	<b>1,114,746</b>	<b>1,080,676</b>
<b>Projected Fund Balance - end of year<sup>7</sup></b>	<b>976,526</b>	<b>1,041,376</b>	<b>1,082,919</b>	<b>1,114,648</b>	<b>1,136,247</b>	<b>1,147,392</b>	<b>1,147,752</b>	<b>1,136,986</b>	<b>1,114,746</b>	<b>1,080,676</b>	<b>1,034,408</b>
<b>Fund Balance Policy<sup>6</sup></b>	<b>282,683</b>	<b>288,417</b>	<b>294,579</b>	<b>300,874</b>	<b>307,304</b>	<b>313,872</b>	<b>320,582</b>	<b>327,437</b>	<b>334,439</b>	<b>341,592</b>	<b>348,899</b>
<b>Amount over/(under) policy target</b>	<b>693,843</b>	<b>752,959</b>	<b>788,341</b>	<b>813,775</b>	<b>828,943</b>	<b>833,520</b>	<b>827,169</b>	<b>809,549</b>	<b>780,307</b>	<b>739,084</b>	<b>685,509</b>
<b>Fund balance percent of operating expenditures</b>	<b>115%</b>	<b>120%</b>	<b>123%</b>	<b>123%</b>	<b>123%</b>	<b>122%</b>	<b>119%</b>	<b>116%</b>	<b>111%</b>	<b>105%</b>	<b>99%</b>

Assumptions:

<sup>1</sup> Millage passed in November 2018

<sup>2</sup> Taxable value increases 1%/year

<sup>3</sup> Increase in 2021 is based on 2.25 millage rate captured

<sup>4</sup> Expenses increase 3%/year

<sup>5</sup> From Service Agreement with City of Mt Pleasant through 2023, then 2.1% increase

<sup>6</sup> Fund balance policy equals 4 months of expenditures or 33% of operating expenditures

**Charter Township of Union**  
**East DDA Fund Long Term Forecast**  
**October, 2022**

Fiscal Year	Projected Year End 2022	Recommended Budget 2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Revenues</b>											
Property Tax <sup>1</sup>	506,800	515,800	520,958	526,168	531,429	536,744	542,111	547,532	553,007	558,537	564,123
Property Tax Refunds-MTT	-10,150	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250
State Aid Revenue <sup>2</sup>	56,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Interest Earned	4,800	8,600	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Other Revenue	15,000	1,000	100	100	100	100	100	100	100	100	100
<b>Total Revenues</b>	<b>572,450</b>	<b>581,150</b>	<b>581,608</b>	<b>586,818</b>	<b>592,079</b>	<b>597,394</b>	<b>602,761</b>	<b>608,182</b>	<b>613,657</b>	<b>619,187</b>	<b>624,773</b>
<b>Expenditures</b>											
Professional and Contractual Services <sup>3</sup>	175,555	167,075	170,417	173,825	177,301	180,847	184,464	188,154	191,917	195,755	199,670
Community Improvement Grants	0	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection <sup>4</sup>	78,175	80,000	81,000	82,000	83,000	84,000	85,000	86,000	87,000	88,000	89,000
Projects <sup>5</sup>	268,200	1,180,000	450,000	450,000	450,000	450,000	450,000	225,000	200,000	200,000	200,000
<b>Total Expenditures</b>	<b>521,930</b>	<b>1,467,075</b>	<b>741,417</b>	<b>745,825</b>	<b>750,301</b>	<b>754,847</b>	<b>759,464</b>	<b>759,154</b>	<b>518,917</b>	<b>523,755</b>	<b>528,670</b>
<b>Excess of revenue over expenditures</b>	<b>50,520</b>	<b>-885,925</b>	<b>-159,809</b>	<b>-159,007</b>	<b>-158,222</b>	<b>-157,454</b>	<b>-156,703</b>	<b>69,029</b>	<b>94,741</b>	<b>95,432</b>	<b>96,103</b>
<b>Fund Balance - beginning of year</b>	<b>1,550,906</b>	<b>1,601,426</b>	<b>715,501</b>	<b>555,693</b>	<b>396,685</b>	<b>238,463</b>	<b>81,009</b>	<b>-75,694</b>	<b>-6,665</b>	<b>88,075</b>	<b>183,508</b>
<b>Projected Fund Balance - end of year</b>	<b>1,601,426</b>	<b>715,501</b>	<b>555,693</b>	<b>396,685</b>	<b>238,463</b>	<b>81,009</b>	<b>-75,694</b>	<b>-6,665</b>	<b>88,075</b>	<b>183,508</b>	<b>279,611</b>
<b>Fund Balance Policy<sup>6</sup></b>	<b>42,289</b>	<b>34,930</b>	<b>48,570</b>	<b>49,305</b>	<b>50,051</b>	<b>50,809</b>	<b>51,578</b>	<b>52,360</b>	<b>53,154</b>	<b>53,960</b>	<b>54,779</b>
<b>Amount over/(under) policy target</b>	<b>1,559,137</b>	<b>680,571</b>	<b>507,122</b>	<b>347,380</b>	<b>188,412</b>	<b>30,200</b>	<b>-127,272</b>	<b>-59,025</b>	<b>34,921</b>	<b>129,548</b>	<b>224,831</b>
<b>Fund balance percent of operating expenditures</b>	<b>631%</b>	<b>249%</b>	<b>191%</b>	<b>134%</b>	<b>79%</b>	<b>27%</b>	<b>-24%</b>	<b>-2%</b>	<b>28%</b>	<b>57%</b>	<b>85%</b>

Assumptions:

<sup>1</sup> Taxable value increases 1%/year

<sup>2</sup> State Aid Revenue estimated to be flat after 2023

<sup>3</sup> Expenses increase 2%/year -- one time (non-recurring) expenditures in 2022

<sup>4</sup> Reimburse tax captures to Fire Fund for fire protection services

<sup>5</sup> Annual spending on projects assumption \$450,000 in 2024-2028, then decreasing annually through 2032

<sup>6</sup> Fund balance policy equals 2 months of normal operational expenditures or 16.7% of operating expenditures

**Charter Township of Union**  
**West DDA Fund Long Term Forecast**  
**October, 2022**

Fiscal Year	Projected	Recommended	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Year End 2022	Budget 2023									
<b>Revenues</b>											
Property Tax <sup>1</sup>	397,220	413,220	417,352	421,526	425,741	429,998	434,298	438,641	443,028	447,458	451,933
Property Tax Refunds-MTT	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000
Interest Earned	4,400	8,600	5,400	5,100	4,800	4,500	4,200	3,900	3,600	3,300	3,000
<b>Total Revenues</b>	<b>397,620</b>	<b>417,820</b>	<b>418,752</b>	<b>422,626</b>	<b>426,541</b>	<b>430,498</b>	<b>434,498</b>	<b>438,541</b>	<b>442,628</b>	<b>446,758</b>	<b>450,933</b>
<b>Expenditures</b>											
Professional and Contractual Services <sup>2</sup>	8,670	96,020	97,940	99,899	101,897	103,935	106,014	108,134	110,297	112,503	114,753
Community Promotion	5,500	8,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Community Improvement Grants	0	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection <sup>3</sup>	63,255	64,000	65,000	66,000	67,000	68,000	69,000	70,000	71,000	72,000	73,000
Projects <sup>4</sup>	1,035,075	40,175	250,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
<b>Total Expenditures</b>	<b>1,112,500</b>	<b>248,195</b>	<b>457,940</b>	<b>530,899</b>	<b>533,897</b>	<b>536,935</b>	<b>540,014</b>	<b>543,134</b>	<b>546,297</b>	<b>549,503</b>	<b>552,753</b>
<b>Excess of revenue over expenditures</b>	<b>-714,880</b>	<b>169,625</b>	<b>-39,188</b>	<b>-108,273</b>	<b>-107,356</b>	<b>-106,437</b>	<b>-105,515</b>	<b>-104,593</b>	<b>-103,669</b>	<b>-102,745</b>	<b>-101,820</b>
<b>Fund Balance - beginning of year</b>	<b>1,474,498</b>	<b>759,618</b>	<b>929,243</b>	<b>890,055</b>	<b>781,781</b>	<b>674,425</b>	<b>567,988</b>	<b>462,473</b>	<b>357,880</b>	<b>254,211</b>	<b>151,466</b>
<b>Projected Fund Balance - end of year</b>	<b>759,618</b>	<b>929,243</b>	<b>890,055</b>	<b>781,781</b>	<b>674,425</b>	<b>567,988</b>	<b>462,473</b>	<b>357,880</b>	<b>254,211</b>	<b>151,466</b>	<b>49,646</b>
<b>Fund Balance Policy<sup>5</sup></b>	<b>12,904</b>	<b>34,671</b>	<b>34,657</b>	<b>35,151</b>	<b>35,650</b>	<b>36,157</b>	<b>36,670</b>	<b>37,190</b>	<b>37,717</b>	<b>38,251</b>	<b>38,793</b>
<b>Amount over/(under) policy target</b>	<b>746,714</b>	<b>894,572</b>	<b>855,397</b>	<b>746,631</b>	<b>638,775</b>	<b>531,832</b>	<b>425,803</b>	<b>320,690</b>	<b>216,494</b>	<b>113,215</b>	<b>10,853</b>
<b>Fund balance percent of operating expenditures</b>	<b>981%</b>	<b>447%</b>	<b>428%</b>	<b>371%</b>	<b>315%</b>	<b>262%</b>	<b>210%</b>	<b>160%</b>	<b>112%</b>	<b>66%</b>	<b>21%</b>

Assumptions:

<sup>1</sup> Taxable value increases 1%/year

<sup>2</sup> Expenses increase 2%/year

<sup>3</sup> Reimburse tax captures to Fire Fund for fire protection services' estimated to increase \$1,000 annually

<sup>4</sup> Annual spending on projects assumption \$250,000 in 2024 and then flat annually thereafter until 2032

<sup>5</sup> Fund balance policy equals 2 months of normal operational expenditures or 16.7% of operating expenditures