

Charter Township of Union
General Fund Long Term Forecast
September, 2020

	Fiscal Year	Projected	Recommended									
	Maximum Millage Rate Levied	Year End 2020	Budget 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenues												
Property Tax ¹		467,700	473,200	477,932	482,711	487,538	492,414	497,338	502,311	507,334	512,408	517,532
State Shared Revenue ²		1,059,900	1,059,900	1,081,098	1,102,720	1,124,774	1,147,270	1,170,215	1,193,620	1,217,492	1,241,842	1,266,679
Federal Grants		11,000	0	0	0	0	0	0	0	0	0	0
State Grants		33,440	0	0	0	0	0	0	0	0	0	0
Contributions from Local Govts/EDA		166,670	369,340	0	0	0	0	0	0	0	0	0
Other ³		406,140	391,600	395,516	399,471	403,466	407,501	411,576	415,691	419,848	424,047	428,287
Total Revenues		2,144,850	2,294,040	1,954,546	1,984,902	2,015,779	2,047,184	2,079,129	2,111,622	2,144,675	2,178,296	2,212,498
Expenditures												
Salaries & Wages ⁴		627,387	579,964	597,363	615,284	633,742	652,755	672,337	692,507	713,283	734,681	756,721
Health Care Benefit ⁵		168,243	172,512	181,138	190,194	199,704	209,689	220,174	231,183	242,742	254,879	267,623
Other Benefits ⁶		94,189	89,346	92,026	94,787	97,631	100,560	103,577	106,684	109,884	113,181	116,576
Public Works ⁷		292,070	814,340	267,500	275,525	283,791	292,304	301,074	310,106	319,409	328,991	338,861
Capital Outlay ⁸		72,629	390,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677
Other ⁹		738,133	685,935	703,083	720,660	738,677	757,144	776,072	795,474	815,361	835,745	856,639
Total Expenditures		1,992,651	2,732,097	1,941,110	1,999,451	2,059,635	2,121,725	2,185,785	2,251,881	2,320,084	2,390,465	2,463,097
Excess of revenue over expenditures		152,199	-438,057	13,436	-14,548	-43,856	-74,541	-106,656	-140,259	-175,409	-212,168	-250,600
Fund Balance - beginning of year		4,814,634	4,966,833	4,528,776	4,542,212	4,527,663	4,483,807	4,409,266	4,302,610	4,162,351	3,986,942	3,774,774
Projected Fund Balance - end of year		4,966,833	4,528,776	4,542,212	4,527,663	4,483,807	4,409,266	4,302,610	4,162,351	3,986,942	3,774,774	3,524,174
Fund Balance Policy¹⁰		664,217	823,413	647,037	666,484	686,545	707,242	728,595	750,627	773,361	796,822	821,032
Amount over/(under) policy target		4,302,616	3,705,363	3,895,175	3,861,180	3,797,262	3,702,025	3,574,016	3,411,724	3,213,581	2,977,952	2,703,142
Fund balance percent of operating expense		249%	166%	234%	226%	218%	208%	197%	185%	172%	158%	143%

Assumptions:

- ¹Taxable value increases 1%/year
- ²State revenue increases 2%/year
- ³Other revenue increases 1%/year
- ⁴Salaries & wages increase 3%/year
- ⁵Health care benefit increase 5%/year
- ⁶Other benefits increase 3%/year
- ⁷Public works expense increase 3%/year and reset using 5 year avg after 2021
- ⁸Capital outlay expense increase 3%/year and reset using 5 year avg after 2021
- ⁹Other expense increase 2.5%/year
- ¹⁰Fund balance policy equals 4 months of expenses or 33% of operating expenses

Charter Township of Union
Fire Fund Long Term Forecast
September, 2020

Fiscal Year Millage Rate Levied ¹	Projected Year End	Recommended Budget	2022	2023	2024	2025	2026	2027	2028	2029	2030
	2020	2021									
Revenues											
Property Tax ²	624,150	708,100	715,181	722,333	729,556	736,852	744,220	751,662	759,179	766,771	774,439
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	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200
Delinquent Personal Property Tax	500	500	500	500	500	500	500	500	500	500	500
State Grant-Public Safety	6,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
State Aid Revenue	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Fire Protection-East & West DDA ³	122,400	164,100	165,741	167,398	169,072	170,763	172,471	174,195	175,937	177,697	179,474
Interest Earned	15,000	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600
Gain on Sale of Assets	30,000	0	0	0	0	0	0	0	0	0	0
Total Revenues	798,250	890,500	899,222	908,031	916,929	925,915	934,991	944,158	953,416	962,768	972,212
Expenditures											
Salaries & Benefits-Hydrant Flushing ⁴	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 ⁵	763,800	796,300	812,900	830,100	847,532	865,330	883,502	902,056	920,999	940,340	960,087
Capital Outlay-Fire Truck	448,000	0	0	0	0	0	0	0	0	0	0
Fire Hydrant Repairs/Replacements ⁴	1,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
Total Expenditures	1,242,800	831,450	849,105	867,391	885,941	904,892	924,251	944,027	964,229	984,867	1,005,950
Excess of revenue over expenditures	-444,550	59,050	50,118	40,641	30,987	21,023	10,740	131	-10,813	-22,099	-33,738
Fund Balance - beginning of year	1,224,756	780,206	839,256	889,374	930,014	961,001	982,024	992,764	992,896	982,083	959,984
Projected Fund Balance - end of year⁷	780,206	839,256	889,374	930,014	961,001	982,024	992,764	992,896	982,083	959,984	926,246
Fund Balance Policy⁶	264,933	277,150	283,035	289,130	295,314	301,631	308,084	314,676	321,410	328,289	335,317
Amount over/(under) policy target	515,273	562,106	606,339	640,884	665,687	680,393	684,681	678,220	660,673	631,695	590,930
Fund balance percent of operating expenditures	98%	101%	105%	107%	108%	109%	107%	105%	102%	97%	92%

Assumptions:

¹ Millage passed in November 2018

² Taxable value increases 1%/year

³ Increase in 2021 is based on 2.25 millage rate captured

⁴ Expenses increase 3%/year

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

⁶ Fund balance policy equals 4 months of expenditures or 33% of operating expenditures

Charter Township of Union
East DDA Fund Long Term Forecast
September, 2020

Fiscal Year	Projected Year End 2020	Recommended Budget 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenues											
Property Tax ¹	435,930	458,800	463,388	468,022	472,702	477,429	482,203	487,025	491,896	496,815	501,783
Property Tax Refunds-MTT	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250
State Aid Revenue ²	63,000	63,000	60,000	57,000	54,000	51,000	48,000	45,000	42,000	39,000	36,000
Interest Earned	18,000	6,700	6,700	6,300	5,900	5,500	5,100	4,700	4,300	3,900	3,500
Other Revenue	160	100	100	100	100	100	100	100	100	100	100
Total Revenues	512,840	524,350	525,938	527,172	528,452	529,779	531,153	532,575	534,046	535,565	537,133
Expenditures											
Professional and Contractual Services ³	158,800	244,960	170,809	174,225	177,710	181,264	184,889	188,587	192,359	196,206	200,130
Community Improvement Grants	0	40,000	40,800	41,600	42,400	43,200	44,000	44,800	45,600	46,400	47,200
Fire Protection ⁴	66,000	105,100	106,100	107,100	108,100	109,100	110,100	111,100	112,100	113,100	114,100
Projects ⁵	0	552,260	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000	320,000
Total Expenditures	224,800	942,320	637,709	642,925	648,210	653,564	658,989	664,487	670,059	675,706	681,430
Excess of revenue over expenditures	288,040	-417,970	-111,771	-115,754	-119,758	-123,785	-127,836	-131,912	-136,013	-140,141	-144,297
Fund Balance - beginning of year	1,358,414	1,646,454	1,228,484	1,116,713	1,000,959	881,202	757,417	629,581	497,669	361,656	221,514
Projected Fund Balance - end of year	1,646,454	1,228,484	1,116,713	1,000,959	881,202	757,417	629,581	497,669	361,656	221,514	77,217
Fund Balance Policy⁶	37,467	52,094	52,953	53,822	54,703	55,595	56,499	57,416	58,344	59,286	60,240
Amount over/(under) policy target	1,608,987	1,176,390	1,063,760	947,137	826,499	701,821	573,081	440,253	303,311	162,229	16,977
Fund balance percent of operating expenditures	732%	315%	351%	310%	268%	227%	186%	144%	103%	62%	21%

Assumptions:

¹ Taxable value increases 1%/year

² State Aid Revenue estimated to decrease \$3,000 annually

³ Expenses increase 2%/year -- one time (non-recurring) expenditures in 2021 of \$77,500 for TIF plan and development plan update, mapping for miss dig and communication improvement project

⁴ Reimburse tax captures to Fire Fund for fire protection services

⁴ Annual spending on projects assumption \$320,000 beginning in 2022

⁶ 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
September, 2020

Fiscal Year	Projected Year End 2020	Recommended Budget 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Revenues											
Property Tax ¹	320,650	334,270	337,613	340,989	344,399	347,843	351,321	354,834	358,383	361,967	365,586
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	14,000	5,400	5,400	5,100	4,800	4,500	4,200	3,900	3,600	3,300	3,000
Total Revenues	330,650	335,670	339,013	342,089	345,199	348,343	351,521	354,734	357,983	361,267	364,586
Expenditures											
Professional and Contractual Services ²	9,200	59,460	9,384	9,572	9,763	9,958	10,158	10,361	10,568	10,779	10,995
Community Improvement Grants	0	40,000	40,800	41,600	42,400	43,200	44,000	44,800	45,600	46,400	47,200
Fire Protection ³	52,068	59,000	60,000	61,000	62,000	63,000	64,000	65,000	66,000	67,000	68,000
Projects ⁴	143,600	580,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000	310,000
Total Expenditures	204,868	738,460	420,184	422,172	424,163	426,158	428,158	430,161	432,168	434,179	436,195
Excess of revenue over expenditures	125,782	-402,790	-81,171	-80,083	-78,964	-77,816	-76,636	-75,426	-74,185	-72,913	-71,609
Fund Balance - beginning of year	1,021,196	1,146,978	744,188	663,017	582,934	503,969	426,154	349,517	274,091	199,906	126,993
Projected Fund Balance - end of year	1,146,978	744,188	663,017	582,934	503,969	426,154	349,517	274,091	199,906	126,993	55,384
Fund Balance Policy⁵	10,212	26,411	18,364	18,696	19,028	19,360	19,693	20,027	20,362	20,697	21,033
Amount over/(under) policy target	1,136,766	717,777	644,652	564,238	484,942	406,794	329,824	254,064	179,544	106,296	34,351
Fund balance percent of operating expenditures	1872%	470%	602%	520%	441%	367%	296%	228%	164%	102%	44%

Assumptions:

¹Taxable value increases 1%/year

²Expenses increase 2%/year -- one time (non recurring) expenditures in 2021 of \$50,000 for TIF plan and development plan update

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

⁴Annual spending on projects assumption \$310,000 annually beginning in 2022

⁵Fund balance policy equals 2 months of normal operational expenditures or 16.7% of operating expenditures