

Charter Township of Union
General Fund Long Term Forecast
October, 2021

Fiscal Year Maximum Millage Rate Levied	Projected	Recommended	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Year End 2021	Budget 2022									
	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Revenues											
Property Tax ¹	483,910	476,350	481,114	485,925	490,784	495,692	500,649	505,655	510,712	515,819	520,977
State Shared Revenue ²	1,199,700	1,199,700	1,223,694	1,248,168	1,273,131	1,298,594	1,324,566	1,351,057	1,378,078	1,405,640	1,433,753
State Grants	36,930	2,500	0	0	0	0	0	0	0	0	0
Contributions from Local Govts/EDA	483,227	10,000	0	0	0	0	0	0	0	0	0
Other ³	355,300	337,000	340,370	343,774	347,211	350,684	354,190	357,732	361,310	364,923	368,572
Total Revenues	2,559,067	2,025,550	2,045,178	2,077,866	2,111,127	2,144,969	2,179,405	2,214,444	2,250,099	2,286,381	2,323,301
Expenditures											
Salaries & Wages ⁴	617,758	672,726	692,908	713,695	735,106	757,159	779,874	803,270	827,368	852,189	877,755
Health Care Benefit ⁵	167,306	186,038	197,200	209,032	221,574	234,869	248,961	263,898	279,732	296,516	314,307
Other Benefits ⁶	112,037	121,700	125,351	129,112	132,985	136,974	141,084	145,316	149,676	154,166	158,791
Public Works ⁷	698,040	630,000	267,500	275,525	283,791	292,304	301,074	310,106	319,409	328,991	338,861
Capital Outlay ⁸	250,000	332,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677
Other ⁹	658,592	710,439	728,200	746,405	765,065	784,192	803,797	823,891	844,489	865,601	887,241
Total Expenditures	2,503,733	2,652,903	2,111,159	2,176,769	2,244,611	2,314,771	2,387,339	2,462,409	2,540,079	2,620,451	2,703,632
Excess of revenue over expenditures	55,334	-627,353	-65,982	-98,903	-133,484	-169,802	-207,935	-247,965	-289,980	-334,070	-380,331
Fund Balance - beginning of year	5,251,876	5,307,210	4,679,857	4,613,875	4,514,973	4,381,489	4,211,687	4,003,752	3,755,787	3,465,808	3,131,738
Projected Fund Balance - end of year	5,307,210	4,679,857	4,613,875	4,514,973	4,381,489	4,211,687	4,003,752	3,755,787	3,465,808	3,131,738	2,751,407
Fund Balance Policy¹⁰	834,578	884,301	703,720	725,590	748,204	771,590	795,780	820,803	846,693	873,484	901,211
Amount over/(under) policy target	4,472,632	3,795,556	3,910,156	3,789,383	3,633,285	3,440,096	3,207,972	2,934,984	2,619,115	2,258,254	1,850,197
Fund balance percent of operating expense	212%	176%	219%	207%	195%	182%	168%	153%	136%	120%	102%

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 6%/year

⁶Other benefits increase 3%/year

⁷Public works expense increase 3%/year and reset using 5 year avg after 2022

⁸Capital outlay expense increase 3%/year and reset using 5 year avg after 2022

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
October, 2021

	Projected	Recommended	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Year End 2021	Budget 2022									
Fiscal Year											
Millage Rate Levied¹	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Revenues											
Property Tax ²	708,000	701,000	708,010	715,090	722,241	729,463	736,758	744,126	751,567	759,083	766,673
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	7,000	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200
Delinquent Personal Property Tax	600	600	500	500	500	500	500	500	500	500	500
State Grant-Public Safety	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
State Aid Revenue	5,400	5,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Fire Protection-East & West DDA ³	140,200	140,200	141,602	143,018	144,448	145,893	147,352	148,825	150,313	151,817	153,335
Interest Earned	5,600	3,000	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600	5,600
Other Revenue	54,100	0	0	0	0	0	0	0	0	0	0
Total Revenues	922,100	858,800	867,912	876,408	884,989	893,656	902,410	911,251	920,180	929,199	938,308
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	796,300	812,900	830,100	847,532	865,330	883,502	902,056	920,999	940,340	960,087	980,249
Fire Hydrant Repairs/Replacements ⁴	5,150	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720
Total Expenditures	831,450	848,050	866,305	884,823	903,740	923,064	942,804	962,970	983,570	1,004,614	1,026,112
Excess of revenue over expenditures	90,650	10,750	1,608	-8,415	-18,750	-29,408	-40,395	-51,719	-63,390	-75,415	-87,804
Fund Balance - beginning of year	823,958	914,608	925,358	926,966	918,551	899,800	870,393	829,998	778,279	714,889	639,474
Projected Fund Balance - end of year⁷	914,608	925,358	926,966	918,551	899,800	870,393	829,998	778,279	714,889	639,474	551,671
Fund Balance Policy⁶	277,150	282,683	288,768	294,941	301,247	307,688	314,268	320,990	327,857	334,871	342,037
Amount over/(under) policy target	637,458	642,675	638,197	623,610	598,554	562,705	515,730	457,289	387,033	304,603	209,634
Fund balance percent of operating expenditures	110%	109%	107%	104%	100%	94%	88%	81%	73%	64%	54%

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
October, 2021

Fiscal Year	Projected Year End 2021	Recommended Budget 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Revenues											
Property Tax ¹	466,800	468,800	473,488	478,223	483,005	487,835	492,714	497,641	502,617	507,643	512,720
Property Tax Refunds-MTT	0	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250	-4,250
State Aid Revenue ²	56,000	56,000	53,000	50,000	47,000	44,000	41,000	38,000	35,000	32,000	29,000
Interest Earned	6,700	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800	4,800
Other Revenue	100	100	100	100	100	100	100	100	100	100	100
Total Revenues	529,600	525,450	527,138	528,873	530,655	532,485	534,364	536,291	538,267	540,293	542,370
Expenditures											
Professional and Contractual Services ³	182,700	178,580	182,152	185,795	189,511	193,301	197,167	201,110	205,132	209,235	213,420
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 ⁴	81,150	81,200	82,200	83,200	84,200	85,200	86,200	87,200	88,200	89,200	90,200
Projects ⁵	411,000	960,000	450,000	400,000	350,000	300,000	250,000	225,000	200,000	200,000	200,000
Total Expenditures	674,850	1,259,780	754,352	708,995	663,711	618,501	573,367	553,310	533,332	538,435	543,620
Excess of revenue over expenditures	-145,250	-734,330	-227,214	-180,122	-133,055	-86,016	-39,003	-17,019	4,935	1,858	-1,250
Fund Balance - beginning of year	1,681,066	1,535,816	801,486	574,272	394,151	261,095	175,080	136,076	119,057	123,992	125,850
Projected Fund Balance - end of year	1,535,816	801,486	574,272	394,151	261,095	175,080	136,076	119,057	123,992	125,850	124,600
Fund Balance Policy⁶	43,976	37,047	50,726	51,500	52,286	53,085	53,896	54,719	55,556	56,407	57,271
Amount over/(under) policy target	1,491,840	764,439	523,546	342,651	208,809	121,995	82,181	64,338	68,435	69,443	67,329
Fund balance percent of operating expenditures	582%	267%	189%	128%	83%	55%	42%	36%	37%	37%	36%

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 2022

⁴ Reimburse tax captures to Fire Fund for fire protection services

⁴ Annual spending on projects assumption \$450,000 in 2023, then decreasing each year after 2023 until 2029

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
October, 2021

Fiscal Year	Projected	Recommended	2023	2024	2025	2026	2027	2028	2029	2030	2031
	Year End	Budget									
	2021	2022									
Revenues											
Property Tax ¹	342,025	359,220	362,812	366,440	370,105	373,806	377,544	381,319	385,132	388,984	392,874
Property Tax Refunds-MTT	0	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000	-4,000
Interest Earned	5,400	4,400	5,400	5,100	4,800	4,500	4,200	3,900	3,600	3,300	3,000
Total Revenues	347,425	359,620	364,212	367,540	370,905	374,306	377,744	381,219	384,732	388,284	391,874
Expenditures											
Professional and Contractual Services ²	29,605	8,670	8,843	9,020	9,201	9,385	9,572	9,764	9,959	10,158	10,361
Community Promotion	5,000	5,000	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 ³	60,000	59,000	60,000	61,000	62,000	63,000	64,000	65,000	66,000	67,000	68,000
Projects ⁴	13,000	650,000	380,000	380,000	380,000	380,000	380,000	380,000	380,000	380,000	330,000
Total Expenditures	107,605	762,670	493,843	495,020	496,201	497,385	498,572	499,764	500,959	502,158	453,361
Excess of revenue over expenditures	239,820	-403,050	-129,631	-127,480	-125,296	-123,079	-120,829	-118,545	-116,227	-113,875	-61,488
Fund Balance - beginning of year	1,222,457	1,462,277	1,059,227	929,596	802,116	676,820	553,741	432,912	314,368	198,141	84,267
Projected Fund Balance - end of year	1,462,277	1,059,227	929,596	802,116	676,820	553,741	432,912	314,368	198,141	84,267	22,779
Fund Balance Policy⁵	15,768	18,779	18,974	19,170	19,367	19,565	19,762	19,961	20,160	20,360	20,561
Amount over/(under) policy target	1,446,509	1,040,448	910,622	782,945	657,453	534,176	413,150	294,407	177,981	63,907	2,218
Fund balance percent of operating expenditures	1546%	940%	817%	697%	582%	472%	365%	262%	164%	69%	18%

Assumptions:

¹ Taxable value increases 1%/year

² Expenses increase 2%/year

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

⁴ Annual spending on projects assumption \$380,000 annually beginning in 2023 until 2031

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