

Charter Township of Union
General Fund Long Term Forecast
October, 2023

Fiscal Year	Projected	Recommended	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Year End	Budget									
Maximum Millage Rate Levied	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	530,202	537,500	559,000	581,360	592,987	604,847	616,944	629,283	641,868	654,706	667,800
State Shared Revenue ²	1,300,850	1,305,800	1,318,858	1,332,047	1,345,367	1,358,821	1,372,409	1,386,133	1,399,994	1,413,994	1,428,134
State Grants	4,650	979,500	4,650	4,700	4,750	4,800	4,850	4,900	4,950	5,000	5,050
Contributions from Local Govts/EDA	0	0	0	0	0	0	0	0	0	0	0
Other ³	669,952	542,300	547,723	553,200	558,732	564,320	569,963	575,662	581,419	587,233	593,106
Total Revenues	2,505,654	3,365,100	2,430,231	2,471,307	2,501,836	2,532,787	2,564,166	2,595,978	2,628,232	2,660,933	2,694,090
Expenditures											
Salaries & Wages ⁴	739,938	840,681	882,715	926,851	954,656	983,296	1,012,795	1,043,179	1,074,474	1,106,708	1,139,910
Health Care Benefit ⁵	205,935	210,066	222,670	236,030	250,192	265,203	281,116	297,983	315,862	334,813	354,902
Other Benefits ⁶	129,543	144,812	152,053	159,655	164,445	169,378	174,460	179,693	185,084	190,637	196,356
Public Works ⁷	464,300	1,606,000	267,500	275,525	283,791	292,304	301,074	310,106	319,409	328,991	338,861
Capital Outlay ⁸	170,000	0	170,000	175,100	180,353	185,764	191,336	197,077	202,989	209,079	215,351
Other ⁹	683,815	834,005	875,705	919,491	947,075	975,487	1,004,752	1,034,895	1,065,942	1,097,920	1,130,857
Total Expenditures	2,393,531	3,635,564	2,570,643	2,692,652	2,780,512	2,871,433	2,965,532	3,062,932	3,163,759	3,268,148	3,376,237
Excess of revenue over expenditures	112,123	-270,464	-140,412	-221,345	-278,676	-338,646	-401,367	-466,954	-535,528	-607,215	-682,147
Fund Balance - beginning of year	6,144,191	6,256,314	5,985,850	5,845,438	5,624,093	5,345,418	5,006,771	4,605,405	4,138,451	3,602,923	2,995,709
Projected Fund Balance - end of year	6,256,314	5,985,850	5,845,438	5,624,093	5,345,418	5,006,771	4,605,405	4,138,451	3,602,923	2,995,709	2,313,562
Fund Balance Policy¹⁰	797,844	1,211,855	856,881	897,551	926,837	957,144	988,511	1,020,977	1,054,586	1,089,383	1,125,412
Amount over/(under) policy target	5,458,470	4,773,995	4,988,557	4,726,543	4,418,580	4,049,627	3,616,894	3,117,474	2,548,337	1,906,326	1,188,150
Fund balance percent of operating expense	261%	165%	227%	209%	192%	174%	155%	135%	114%	92%	69%

Assumptions:

¹Taxable value increases 4% per year in 2025 and 2026, with the following years increasing at 2% per year

²State revenue increases 1%/year

³Other revenue increases 1%/year

⁴Salaries & wages increase 5% per year in 2025 and 2026, with the following years increasing at 3% per year

⁵Health care benefits increase 6%/year

⁶Other benefits increase 5% per year in 2025 and 2026, with the following years increasing at 3% per year

⁷Public works expense increase 3%/year

⁸Capital outlay expense increase 3%/year

⁹Other expenses increase 5.0% per year in 2025 and 2026, with the following years increasing at 3% per year

¹⁰Fund balance policy equals 4 months of expenses or 33% of operating expenses

Charter Township of Union
Fire Fund Long Term Forecast
October, 2023

Fiscal Year	Projected	Recommended	2025	2026	2027	2028	2029	2030	2031	2032	2033
	Year End	Budget									
Millage Rate Levied ¹	2023	2024	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25
Revenues											
Property Tax ²	751,169	794,300	826,072	859,115	876,297	893,823	911,700	929,934	948,532	967,503	986,853
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	5,000	5,000	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000
Delinquent Personal Property Tax	1,399	500	500	500	500	500	500	500	500	500	500
State Grant-Public Safety	19,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
State Aid Revenue	10,441	10,400	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Fire Protection-East & West DDA ³	146,000	147,000	152,880	158,995	162,175	165,419	168,727	172,102	175,544	179,054	182,636
Interest Earned	30,000	50,000	10,000	10,000	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
Total Revenues	953,009	1,009,200	1,006,652	1,045,910	1,061,972	1,082,842	1,104,127	1,125,835	1,147,976	1,170,557	1,193,588
Expenditures											
Salaries & Benefits-Hydrant Flushing ⁴	10,000	10,000	10,500	11,025	11,356	11,696	12,047	12,409	12,781	13,164	13,559
Professional and Contractual Services ⁵	830,100	871,600	915,180	960,939	980,158	999,761	1,019,756	1,040,151	1,060,954	1,082,173	1,103,817
Fire Hydrant Repairs/Replacements ⁴	2,000	2,000	2,100	2,205	2,271	2,339	2,409	2,482	2,556	2,633	2,712
Total Expenditures	842,100	883,600	927,780	974,169	993,785	1,013,797	1,034,213	1,055,042	1,076,291	1,097,971	1,120,088
Excess of revenue over expenditures	110,909	125,600	78,872	71,741	68,188	69,045	69,914	70,793	71,684	72,587	73,500
Fund Balance - beginning of year	1,008,573	1,119,482	1,245,082	1,323,954	1,395,695	1,463,883	1,532,928	1,602,841	1,673,635	1,745,319	1,817,906
Projected Fund Balance - end of year⁷	1,119,482	1,245,082	1,323,954	1,395,695	1,463,883	1,532,928	1,602,841	1,673,635	1,745,319	1,817,906	1,891,406
Fund Balance Policy⁶	280,700	294,533	309,260	324,723	331,262	337,932	344,738	351,681	358,764	365,990	373,363
Amount over/(under) policy target	838,782	950,549	1,014,694	1,070,972	1,132,621	1,194,996	1,258,104	1,321,954	1,386,555	1,451,915	1,518,043
Fund balance percent of operating expenditures	133%	141%	143%	143%	147%	151%	155%	159%	162%	166%	169%

Assumptions:

¹ Millage passed in November 2018

² Taxable value increases 4% per year for 2025 and 2026, with the following years increasing at 2% per year

³ Increase is based on increase in taxes/tax captures in the districts

⁴ Expenses increase 5% per year for 2025 and 2026, with the following years increasing at 3% per year

⁵ From Service Agreement with City of Mt Pleasant through 2023, then 5.0% increase in 2025 and 2026, with the following years increasing at 2% per year

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, 2023

Fiscal Year	Projected Year End 2023	Recommended Budget 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues											
Property Tax ¹	515,550	557,550	579,852	603,046	615,107	627,409	639,957	652,756	665,812	679,128	692,710
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
State Aid Revenue ²	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000
Interest Earned	60,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000	80,000
Other Revenue	1,000	1,000	100	100	100	100	100	100	100	100	100
Total Revenues	641,550	703,550	724,952	748,146	760,207	772,509	785,057	797,856	810,912	824,228	837,810
Expenditures											
Professional and Contractual Services ³	120,625	224,050	235,253	247,015	254,426	262,058	269,920	278,018	286,358	294,949	303,797
Community Improvement Grants	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection ⁴	80,000	81,000	82,000	83,000	84,000	85,000	86,000	87,000	88,000	89,000	90,000
Projects ⁵	378,000	1,770,420	450,000	450,000	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Expenditures	618,625	2,115,470	807,253	820,015	778,426	787,058	795,920	805,018	814,358	823,949	833,797
Excess of revenue over expenditures	22,925	-1,411,920	-82,301	-71,869	-18,219	-14,549	-10,863	-7,161	-3,447	279	4,013
Fund Balance - beginning of year	1,876,649	1,899,574	487,654	405,354	333,484	315,266	300,717	289,854	282,693	279,246	279,525
Projected Fund Balance - end of year	1,899,574	487,654	405,354	333,484	315,266	300,717	289,854	282,693	279,246	279,525	283,538
Fund Balance Policy⁶	40,105	44,593	59,543	61,670	63,072	64,511	65,988	67,504	69,061	70,660	72,301
Amount over/(under) policy target	1,859,469	443,061	345,810	271,814	252,194	236,206	223,866	215,188	210,185	208,865	211,237
Fund balance percent of operating expenditures	789%	141%	113%	90%	83%	78%	73%	70%	67%	66%	65%

Assumptions:

¹ Taxable value increases 4% per year for 2025 and 2026, with the following years increasing at 2% per year

² State Aid Revenue estimated to stay about the same from year to year

³ Expenses increase 5% per year for 2025 and 2026, with the following years increasing at 3% per year

⁴ Reimburse tax captures to Fire Fund for fire protection services

⁵ Annual spending on projects assumption \$450,000 in 2025 and 2026, then \$400,000 each year from 2027 until 2033

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, 2023

Fiscal Year	Projected Year End 2023	Recommended Budget 2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Revenues											
Property Tax ¹	415,020	440,650	458,276	476,607	486,139	495,862	505,779	515,895	526,213	536,737	547,472
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	31,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Total Revenues	442,020	486,650	504,276	522,607	532,139	541,862	551,779	561,895	572,213	582,737	593,472
Expenditures											
Professional and Contractual Services ²	26,695	22,300	23,415	24,586	25,323	26,083	26,866	27,671	28,502	29,357	30,237
Community Promotion	8,000	16,500	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000
Community Improvement Grants	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000
Fire Protection ³	65,800	66,000	67,000	68,000	69,000	70,000	71,000	72,000	73,000	74,000	75,000
Projects ⁴	0	275,000	400,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Total Expenditures	140,495	419,800	538,415	640,586	642,323	644,083	645,866	647,671	649,502	651,357	653,237
Excess of revenue over expenditures	301,525	66,850	-34,139	-117,979	-110,184	-102,221	-94,086	-85,777	-77,289	-68,620	-59,766
Fund Balance - beginning of year	830,973	1,132,498	1,199,348	1,165,209	1,047,230	937,046	834,825	740,739	654,962	577,673	509,053
Projected Fund Balance - end of year	1,132,498	1,199,348	1,165,209	1,047,230	937,046	834,825	740,739	654,962	577,673	509,053	449,288
Fund Balance Policy⁵	23,416	24,134	23,070	23,431	23,721	24,014	24,311	24,612	24,917	25,227	25,540
Amount over/(under) policy target	1,109,082	1,175,214	1,142,139	1,023,799	913,325	810,811	716,427	630,350	552,756	483,827	423,748
Fund balance percent of operating expenditures	806%	828%	842%	745%	658%	579%	508%	444%	386%	336%	293%

Assumptions:

¹ Taxable value increases 4% per year for 2025 and 2026, with the following years increasing at 2% per year

² Expenses to increase 5% per year in 2025 and 2026, with the following years increasing at 3% per year

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

⁴ Annual spending on projects assumption \$400,000 in 2025, then \$500,000 beginning in 2026 until 2033

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