

City of Woodhaven, Michigan

Financial Statements

June 30, 2022

City of Woodhaven, Michigan
Management's Discussion & Analysis
June 30, 2022

Economic Factors and Next Year's Budgets and Rates

Due to the impact of Proposal A and the Headlee amendment on the taxable value of properties located within the City, the City needs to continue to watch its budget very closely. The statewide Tax Reform Act limits growth in taxable value on any individual property to the lesser of inflation or 5%. The City is projecting an increase in property values for the year ending June 30, 2023 of roughly 2.5%. While the increase seems insignificant, the City plans to continue monitoring its expenditures and maintain an appropriate level of fund balance. With the COVID-19 pandemic continuing to impact the City at all levels, administrators will consistently monitor and work with state officials to minimize the effect on the City. New ideas, partnered with proper planning, allow the City to use existing funds set aside by the City Council and administration to continue investing in our wonderful City.

A brief summary of some on the City's past and future improvements is listed below:

- In an effort to promote the City, the Downtown Development Authority (the Authority) continues to enhance the area within its boundaries. Last year, work began on stalling new, energy-efficient streetlights along Allen Road. Development of the property next to White Castle and Meijer continues to be built. The property will contain several businesses, a walkable pond, a playground, and an area for outdoor events. The completion date is tentatively set for the summer of 2023.
- Outside of the Authority's district, the City works hard to maintain and improve at all levels. Roads and sidewalks continue to be replaced, along with trails and paths throughout the parks. Over the next couple of years, a portion of property behind Ford Lane is being developed into a walkable nature preserve. This area will feature a network of walking paths that wind through the woodlands and along several ponds where abundant wildlife can be observed and enjoyed.

The City met all of the requirements of the City, Village, and Township Revenue Sharing (CVTRS), which allowed the City of received all possible funding from the State of Michigan. The City intends to continue meeting all future CVTRS requirements.

Requests for Further Information

This financial report is intended to provide a general overview of the City's finances and demonstrate the City's accountability for the money it receives. If you have questions about this report or need additional information, please contact the administrative offices at City Hall. This report, City budges, and other financial information are available on the City's website at www.woodhavenmi.org.

City of Woodhaven, Michigan
Statement of Net Position
June 30, 2022

	Primary Government			Component
	Governmental	Business-type	Total	Units
	Activities	Activities		
Assets				
Cash and cash equivalents	\$ 15,710,429	\$ 3,415,920	\$ 19,126,349	\$ 1,929,961
Receivables				
Taxes	39,606	-	39,606	-
Customers	451,479	883,067	1,334,546	-
Accrued interest and other	-	-	-	19,543
Lease receivable	230,039	-	230,039	-
Due from other units of government	762,340	-	762,340	17,451
Internal balances	73,718	(73,718)	-	-
Due from component unit	509,466	-	509,466	-
Inventories	18,416	40,072	58,488	-
Prepaid items	53,289	-	53,289	-
Restricted assets				
Cash and cash equivalents	9,506	-	9,506	-
Investment in joint ventures	347,557	226,203	573,760	-
Capital assets not being depreciated	1,732,186	4,381,091	6,113,277	-
Capital assets, net of accumulated depreciation	29,961,289	15,939,046	45,900,335	-
Total assets	<u>49,899,320</u>	<u>24,811,681</u>	<u>74,711,001</u>	<u>1,966,955</u>
Deferred Outflows of Resources				
Deferred charges on bond refunding	133,476	-	133,476	-
Deferred amount relating to net pension liability	2,447,040	103,566	2,550,606	-
Deferred amount relating to net OPEB liability	318,282	-	318,282	-
Total deferred outflows of resources	<u>2,898,798</u>	<u>103,566</u>	<u>3,002,364</u>	<u>-</u>

See Accompanying Notes to the Financial Statements

City of Woodhaven, Michigan
Statement of Net Position
June 30, 2022

	Primary Government			Component
	Governmental	Business-type	Total	Units
	Activities	Activities		
Liabilities				
Accounts payable	\$ 471,297	\$ 327,430	\$ 798,727	\$ 3,918
Accrued and other liabilities	948,082	224,064	1,172,146	12,815
Due to primary government	-	-	-	509,466
Due to other units of government	2,273	-	2,273	15,178
Unearned revenue	1,328,194	-	1,328,194	-
Noncurrent liabilities				
Debt due within one year	810,000	278,588	1,088,588	-
Debt due in more than one year	2,723,617	4,864,199	7,587,816	798,023
Net pension liability	8,283,773	302,934	8,586,707	-
Net OPEB liability	23,018,559	894,582	23,913,141	-
Total liabilities	37,585,795	6,891,797	44,477,592	1,339,400
Deferred Inflows of Resources				
Deferred amount relating to leases receivable	230,039	-	230,039	-
Deferred amount relating to net pension liability	1,564	-	1,564	-
Deferred amount relating to net OPEB liability	148,870	112,453	261,323	-
Total deferred inflows of resources	380,473	112,453	492,926	-
Net Position				
Net investment in capital assets	28,520,935	15,195,831	43,716,766	-
Restricted for				
Roads	2,126,753	-	2,126,753	-
Rubbish	413,985	-	413,985	-
Police	218,595	-	218,595	-
Unrestricted (deficit)	(16,448,418)	2,715,166	(13,733,252)	627,555
Total net position	\$ 14,831,850	\$ 17,910,997	\$ 32,742,847	\$ 627,555

See Accompanying Notes to the Financial Statements

City of Woodhaven, Michigan
Statement of Activities
For the Year Ended June 30, 2022

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government			Component Units
					Governmental Activities	Business-type Activities	Total	
Primary government								
Governmental activities								
General government	\$ 1,409,162	\$ 1,025,259	\$ 60,975	\$ 20,000	\$ (302,928)	\$ -	\$ (302,928)	\$ -
Public safety	7,267,884	899,177	-	-	(6,368,707)	-	(6,368,707)	-
Public works	5,748,872	26,525	-	16,128	(5,706,219)	-	(5,706,219)	-
Community and economic development	66,685	-	-	-	(66,685)	-	(66,685)	-
Recreation and culture	1,032,835	404,568	5,510	-	(622,757)	-	(622,757)	-
Interest and fiscal charges on long-term debt	92,324	-	-	-	(92,324)	-	(92,324)	-
Total governmental activities	15,617,762	2,355,529	66,485	36,128	(13,159,620)	-	(13,159,620)	-
Business-type activities								
Water and sewer	4,644,758	4,744,370	-	-	-	99,612	99,612	-
Recreational vehicle storage	23,486	27,878	-	-	-	4,392	4,392	-
Total business-type activities	4,668,244	4,772,248	-	-	-	104,004	104,004	-
Total primary government	\$ 20,286,006	\$ 7,127,777	\$ 66,485	\$ 36,128	(13,159,620)	104,004	(13,055,616)	-
Component units								
Downtown Development Authority	\$ 704,661	\$ -	\$ -	\$ -	-	-	-	(704,661)
General revenues								
Property taxes					10,987,970	-	10,987,970	1,153,212
Unrestricted state-shared revenue					4,987,708	-	4,987,708	-
Unrestricted investment earnings					36,746	5,346	42,092	2,617
Miscellaneous					93,823	-	93,823	-
Total general revenues					16,106,247	5,346	16,111,593	1,155,829
Change in net position					2,946,627	109,350	3,055,977	451,168
Net position - beginning of year					11,885,223	17,801,647	29,686,870	176,387
Net position - end of year					\$ 14,831,850	\$ 17,910,997	\$ 32,742,847	\$ 627,555

See Accompanying Notes to the Financial Statements