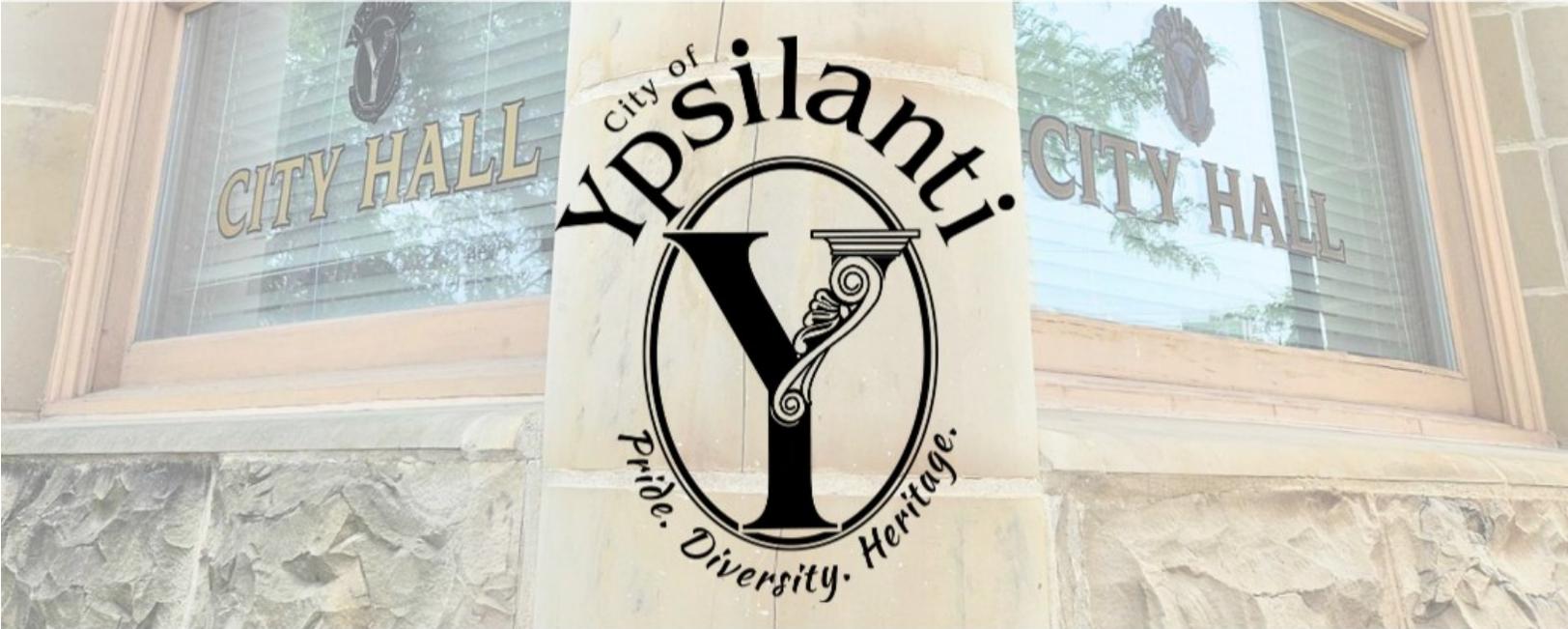


# City of Ypsilanti, Michigan Annual Comprehensive Financial Review Year Ended June 30, 2025





# **City of Ypsilanti, Michigan**

[www.cityofypsilanti.com](http://www.cityofypsilanti.com)

## **Annual Comprehensive Financial Report**

**For the Year Ended June 30, 2025**

**Prepared by:**

Rheagan Basabica, Director of Finance

**City of Ypsilanti, Michigan**  
**Annual Comprehensive Financial Report**  
**For the Year Ended June 30, 2025**

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# INTRODUCTORY SECTION

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CITY OF  
**YPSILANTI**

Home of Eastern Michigan University

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September 17, 2025

To the Honorable Mayor, Members of the City Council, and Citizens of the City of Ypsilanti:

It is my privilege to present the Annual Comprehensive Financial Report (ACFR) for the fiscal year ending June 30, 2025. This report is submitted in accordance with the Ypsilanti City Charter and the laws of the State of Michigan. Responsibility for the accuracy, completeness, and fairness of the report, including all disclosures, rests with the City. Every effort has been made to ensure that the information is presented clearly and transparently and that it fairly represents the City's financial condition and results of operations.

The report has been prepared in conformity with the standards of the Government Finance Officers Association (GFOA), which continue to guide and enhance our financial reporting practices.

An independent audit of the City's financial statements was conducted by Clark, Schaefer, Hackett, CPA & Advisors, who issued an unmodified ("clean") opinion. Their report appears at the front of the financial section, followed by Management's Discussion and Analysis (MD&A), which provides additional context to this transmittal letter.

### **Profile of the City**

Ypsilanti is located in southeastern Michigan's Washtenaw County, approximately 30 miles west of Detroit. The City encompasses 4.52 square miles, including 0.19 square miles of water, and has the second-largest contiguous historic district in the state. Known for its rich architecture, thriving neighborhoods, access to the Huron River, and proximity to I-94 and Detroit Metropolitan Airport, Ypsilanti is also home to Eastern Michigan University. Festivals, cultural programming, and a strong arts community contribute significantly to the City's vibrancy and economic activity.

The City operates under the Council-Manager form of government established in 1947, pursuant to the Home Rule City Act. The City Council consists of the Mayor and six ward representatives. The City Manager serves as the chief executive officer, overseeing daily administration, budget implementation, and policy execution.

As of 2025, Ypsilanti's population is 19,937, with a total taxable property value of \$688.4 million. The City Council adopts a biennial budget to serve as the foundation for financial planning and accountability.

### **Community highlights**

The City of Ypsilanti provides a wide range of essential services that support the daily lives of residents, including police and fire protection, street maintenance, recycling and yard waste collection, elections, emergency preparedness, planning, and other community-focused programs. These services are managed and financed directly by the City, while additional support comes through key partnerships with component units and joint ventures such as the Ypsilanti Downtown Development Authority (YDDA) and the Ypsilanti Community Utilities Authority (YCUA).

Parks and public spaces are among the City's most valued community assets. Ypsilanti maintains the scenic Border-to-Border Trail along the Huron River, along with a network of neighborhood parks and tot lots that provide residents with accessible outdoor spaces for recreation and connection. While the City does not directly oversee recreation programming, it has fostered strong partnerships with local organizations and community groups to ensure these opportunities thrive. Friend groups play a vital role in fundraising for and operating the Senior Center, Rutherford Community Pool, and Parkridge Community Center. Additionally, local neighborhoods, schools, churches, and nonprofit organizations contribute to a vibrant community life by organizing events, supporting community gardens, leading park improvement projects, and expanding recreational programming.

These partnerships exemplify Ypsilanti's strong sense of collaboration and shared responsibility, ensuring that residents continue to benefit from high-quality services, welcoming public spaces, and a wide range of cultural and recreational opportunities.

**Key initiatives underway include:**

**Dorsey Estates** – The Dorsey Estates development is nearing completion, with new homes designed to support first-time homebuyers and expand access to affordable homeownership opportunities in the City. This project strengthens neighborhood stability, promotes long-term community investment, and helps meet the growing demand for quality housing.

**206 S. Washington** – Avalon Housing is advancing the development of 22 supportive housing units designed to serve individuals and families experiencing the greatest housing insecurity in our community. This project not only provides safe and stable housing but also integrates on-site support services to promote long-term stability, improve quality of life, and reduce homelessness in Ypsilanti.

**Peninsular Dam** – Full funding secured for dam removal and river restoration; design phase underway.

**Water Street** – The City continues soil remediation efforts on the Water Street property to prepare the site for safe and sustainable redevelopment. In parallel, staff, along with Carlisle Wortman, are engaging the community through public meetings and outreach to gather input on potential future uses. These efforts are intended to ensure the redevelopment aligns with environmental standards while reflecting community priorities and long-term economic development goals.

**Infrastructure Improvements**

**Harriet to Hawkins** – This project consists of full pavement reconstruction, drainage improvements, and pedestrian facility upgrades on Harriet Street from 1<sup>st</sup> Ave to Hawkins. This federally funded Local Agency Program includes Transportation Alternatives Planning. This project will be coordinated with the Ypsilanti Community Utility Authority (YCUA) to replace water mains.

**Ballard Street and Freighthouse Parking Lots** – The City is managing a DDA-funded project to mill and overlay both lots, improving surface conditions and usability.

**Tree Inventory** – With grant funding, the City will undertake a comprehensive tree inventory to better manage and preserve the urban canopy.

**Elevator Installation** – The City is actively coordinating with the selected contractor to complete the installation of a new elevator, a critical improvement for accessibility and compliance with ADA standards. This project will enhance public access to City facilities, ensure greater inclusivity for residents and visitors, and modernize infrastructure to meet current safety and usability requirements.

**Department of Public Works Facility** – Demolition of unsafe structures on the site has been completed, eliminating longstanding hazards and preparing the property for future use. Construction is now underway to enhance both safety and operational functionality for staff and community services. In parallel, staff have solicited and reviewed bids for professional realtor services to support the City in identifying and acquiring a suitable new facility that will better meet the long-term needs of the Department and the community it serves.

**Other City Facilities** – DLZ has completed a functional and safety analysis of all City facilities. An additional study will be conducted to assess current and future space needs for municipal operations.

**Stormwater Improvements** – Construction has begun to repair sinkholes at Elm and Roosevelt, marking the first phase of a comprehensive, multi-year stormwater infrastructure improvement program. This initiative is designed to address critical drainage issues, reduce localized flooding, and improve long-term system reliability. Future phases will target additional problem areas throughout the City, ensuring a safer, more resilient stormwater network that protects both residents and public infrastructure.

**Frog Island Parking Lot Reconstruction** – OHM has initiated design engineering for the reconstruction of the Frog Island lot.

## **Financial Outlook**

The City remains in stable financial condition. For FY 2025, the General Fund ended with a surplus of \$1.0 million, increasing the Fund Balance to \$15.7 million, with an unassigned balance of \$6.5 million—well above the recommended 10% reserve level. The committed fund balance includes the newly created Budget Stabilization fund which has grown to \$3.3 million.

The City continues to meet its obligations under PA 152, with employees contributing 15% toward health care costs, supporting both fiscal responsibility and workforce retention. Pension obligations remain a priority: the MERS general employee system is fully funded at 105.7%, while the Police and Fire system is 68.3% funded. The City is committed to making the required contributions to strengthen long-term stability.

## **Acknowledgments**

The timely preparation of this report reflects the dedication of the Finance Department and staff across all City departments. Special recognition is due to Finance Director/Treasurer Rheagan Basabica and the Finance Department staff, as well as Human Resources Director Rachel Frye, Public Works Director Bonnie Wessler, and Community Services Director Joe Meyers.

I extend my sincere appreciation to all City staff for their continued service and commitment to our community. This report is intended to provide transparency and a clear understanding of Ypsilanti's financial health. Should you have any questions, Finance Director Basabica and I will be available to assist.

Respectfully submitted,

Andrew Hellenga  
City Manager



Government Finance Officers Association

Certificate of  
Achievement  
for Excellence  
in Financial  
Reporting

Presented to

**City of Ypsilanti  
Michigan**

For its Annual Comprehensive  
Financial Report  
For the Fiscal Year Ended

June 30, 2024

*Christopher P. Morill*

Executive Director/CEO

**CITY OF YPSILANTI  
LEGISLATIVE BODY &  
DEPARTMENT HEADS**



# CITY OF YPSILANTI, MICHIGAN

## ELECTED OFFICIALS CITY COUNCIL

### **Mayor**

Nicole Brown

### **Mayor Pro-Tem**

Steve Wilcoxon

### **Council Members**

Amber Fellows

Desirae Simmons

Patrick McLean

Me'Chelle King

Roland Tooson

## ADMINISTRATION

### APPOINTED OFFICIALS & SENIOR MANAGEMENT

### **City Manager**

Andrew Hellenga

### **City Clerk**

Tracey Boudreau

### **Police Chief**

Tim Anderson

### **Finance Director/Treasurer**

Rheagan Basabica

### **Fire Chief**

Stephen Hobbs

### **Community Services Director**

Joseph Meyers

### **Public Services Director**

Bonnie Wessler

### **Legal Counsel**

Randy Barker

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# FINANCIAL SECTION

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CITY OF  
**YPSILANTI**

Home of Eastern Michigan University

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Maumee, OH 43537  
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## **INDEPENDENT AUDITORS' REPORT**

To the Honorable Mayor and Members of the City Commission  
City of Ypsilanti, Michigan:

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the financial statements of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Ypsilanti, Michigan (collectively, the "City"), as of and for the year ended June 30, 2025 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, as of June 30, 2025, and the respective changes in financial position and, where applicable, cash flows thereof and the respective budgetary comparison for the General Fund and Major Streets Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedules for the pension and other postemployment benefit plans, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual fund financial statements and schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements.

The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund financial statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Management is responsible for the other information included in the annual comprehensive financial report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Clark, Schaefer, Hackett & Co.*

Maumee, Ohio  
December 17, 2025

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**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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The management of the City of Ypsilanti, Michigan (the City) presents readers of the City's financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, as listed in the table of contents.

**Financial Highlights**

Major financial highlights for fiscal year 2025 are listed below:

- The assets and deferred outflows of resources of the City exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$19,277,951 (net position). Of this amount, a negative \$8,669,539 in unrestricted net position was reported for the governmental activities, primarily due to recognition of net pension and other postemployment benefit (OPEB) liabilities of \$22,356,549.
- The City's total net position increased by \$3,105,923.
- The City's total revenues were \$28,884,196, an increase from the prior fiscal year of \$864,169 or 3%, while total expenses were \$25,778,273, an increase of \$8,993,599, or 54%.
- The City's general fund, the primary operating fund, increased by \$958,837. The City's unassigned fund balance of the general fund totaled \$6,526,855 at the end of the fiscal year, or 34% of general fund expenditures.
- The City's long-term bonds decreased by \$2,620,000, with \$10,326,984 outstanding as of the end of the fiscal year.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The City's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

**Government-wide Financial Statements.** The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to private sector business.

CITY OF YPSILANTI, MICHIGAN  
Management's Discussion and Analysis  
Fiscal Year Ended June 30, 2025

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The *statement of net position* presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between these reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The *statement of activities* presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, public safety, public works, refuse collection, highways, streets, and bridges, culture and recreation, community development and public transportation. The City does not have business-type activities.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also legally separate component units: Downtown Development Authority, Depot Town Downtown Development Authority, Economic Development Corporation, and West Cross Street Downtown Development Authority, for which the City is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the primary government itself.

**Fund Financial Statements.** A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds and fiduciary funds.

*Governmental Funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

CITY OF YPSILANTI, MICHIGAN  
Management's Discussion and Analysis  
Fiscal Year Ended June 30, 2025

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The City maintains numerous individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the general, major streets and capital improvement reserve funds, which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for its governmental funds. Budgetary comparison statements or schedules have been provided herein to demonstrate compliance with this budget.

*Proprietary Funds* are also maintained by the City. The City's only proprietary fund type are internal service funds. *Internal service funds* are an accounting device normally used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its motor pool and workers' compensation coverage. Because these services benefit governmental functions, they have been included within *governmental activities* in the government-wide financial statements.

All of the internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

*Fiduciary Funds* are used to account for resources held for the benefit of parties outside the City. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City's own programs. The City's fiduciary funds are a pension trust fund, and other postemployment benefits trust fund, and a custodial fund.

*Notes to the Financial Statements.* The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

*Other Information.* In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City's pension benefits to its police and fire employees, pension benefits to employees participating in the MERS plan, and other postemployment benefits.

The combining statements referred to earlier in connection with nonmajor governmental funds, internal service funds and component units are presented immediately following the required supplementary information.

CITY OF YPSILANTI, MICHIGAN  
Management's Discussion and Analysis  
Fiscal Year Ended June 30, 2025

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**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

**Net Position at Fiscal Year-End**

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$19,277,951 at the close of the most recent fiscal year.

**Table 1  
Net Position**

	Governmental Activities	
	2025	2024
<b>Assets</b>		
Current and other assets	\$ 39,573,265	\$ 37,400,054
Net pension asset	1,142,530	1,289,981
Capital assets	17,094,984	16,381,974
<b>Total assets</b>	<b>57,810,779</b>	<b>55,072,009</b>
<b>Deferred Outflows of Resources</b>	<b>2,327,164</b>	<b>3,744,477</b>
<b>Liabilities</b>		
Long-term liabilities:		
Net pension liability	17,034,861	19,196,977
Net OPEB liability	5,321,688	5,367,240
Other long-term amounts	12,078,128	14,573,250
Other liabilities	4,673,275	3,761,180
<b>Total liabilities</b>	<b>39,107,952</b>	<b>42,898,647</b>
<b>Deferred Inflows of Resources</b>	<b>1,752,040</b>	<b>761,738</b>
<b>Net Position</b>		
Net investment in capital assets	16,754,984	16,041,974
Restricted	11,192,506	9,849,353
Unrestricted (deficit)	(8,669,539)	(10,735,226)
<b>Total net position</b>	<b>\$ 19,277,951</b>	<b>\$ 15,156,101</b>

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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A significant portion of the City's net position (\$16,754,984) reflects its investment in capital assets (i.e., land, infrastructure, buildings and improvements, vehicles and equipment and construction in progress), less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in capital assets is reported net of related debt, it should be noted that the resources needed to pay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City's net position (\$11,192,506) represents resources that are subject to external restrictions on how they may be used. The external restriction will not affect the availability of resources for future use. Primarily as a result of recognizing net pension and OPEB liabilities under GASB Statement Nos. 68 and 75, the City's unrestricted net position ended the fiscal year with a deficit balance of \$8,669,539.

The City ended the fiscal year with \$57,810,779 in total assets, an increase of \$2,738,770 from the prior fiscal year. Cash and investments increased by over \$4 million as a result of investment earnings and the results of current year operations. This was offset by a decrease in due from other government balances which went down due to a decrease in the lease receivable from YCUA as the related bonds are paid off (see Note 17).

The City ended the fiscal year with \$39,107,952 in total liabilities, a decrease of \$3,790,695. There was a significant decrease in net pension liability, as the City's Police & Fire pension had significant gains due to favorable demographic and investment experience. Other long-term liabilities decreased by \$2,495,122 due to the City meeting its required debt service obligations on its outstanding bonds.

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

**Change in Net Position during Fiscal Year 2025**

The following table presents a condensed summary of the City's activities during fiscal years 2025 and 2024 and the resulting change in net position:

**Table 2**  
**Changes in Net Position**

	Governmental Activities	
	2025	2024
<b>Revenues</b>		
Program revenues:		
Charges for services	\$ 3,776,154	\$ 3,957,272
Operating grants and contributions	4,430,204	5,054,798
Capital grants and contributions	1,251,762	758,131
<i>Total program revenues</i>	<u>9,458,120</u>	<u>9,770,201</u>
General revenues:		
Property and other taxes	13,150,627	12,415,953
Grants and entitlements not restricted to specific programs	4,428,684	4,322,996
Investment earnings	1,269,153	1,466,790
Other	577,612	44,087
<i>Total general revenues</i>	<u>19,426,076</u>	<u>18,249,826</u>
<i>Total revenues</i>	<u>28,884,196</u>	<u>28,020,027</u>
<b>Expenses</b>		
Legislative	131,058	141,398
General government	4,232,398	3,881,243
Public safety	10,689,429	4,131,386
Public works	2,055,114	1,611,795
Refuse collections	1,378,832	1,350,161
Public transportation	365,438	337,038
Highways, streets and bridges	2,552,599	2,063,360
Culture and recreation	3,173,542	1,199,365
Community development	972,039	1,749,932
Interest and fiscal charges	227,824	318,996
<i>Total expenses</i>	<u>25,778,273</u>	<u>16,784,674</u>
<i>Change in net position</i>	3,105,923	11,235,353
<i>Net position (deficit), beginning of year, as previously presented</i>	15,156,101	3,920,748
<i>Change in accounting principle</i>	(138,403)	-
<i>Correction of an error</i>	1,154,330	-
<i>Net position (deficit), beginning of year, as restated</i>	<u>16,172,028</u>	<u>3,920,748</u>
<i>Net position, end of year</i>	<u>\$ 19,277,951</u>	<u>\$ 15,156,101</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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As mentioned earlier, the City's net position experienced an increase of \$3,105,923 during the fiscal year, which is lower than the \$11,235,353 increase experienced in the prior fiscal year. Total revenue increased by \$864,169, while total expenses increased by \$8,993,599. The increase in revenue was primarily due to increases in property tax revenues from increased property values.

The primary reason for the increase in total expenses is due to approximately a \$5 million increase in pension expenses for public safety, as the \$5.9 million grant received by the Police and Fire Retirement System in fiscal year 2024 was a one time grant. There was also a significant increase in culture and recreation expenses (\$2.0 million) due primarily to grant expenses for the housing development at Dorsey Estates. The expenses for various other City functions increased as a result of general inflationary increases for personnel and operating costs.

**FINANCIAL ANALYSIS OF THE CITY'S INDIVIDUAL FUNDS**

**Governmental Funds**

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

The City's governmental funds reported a combined fund balance of \$29,841,275, which is \$2,891,539 above last year's total of \$26,949,736. The schedule below indicates the fund balances and total change in fund balances as of June 30, 2025 and 2024 for each individual major fund and nonmajor governmental funds in total.

	<u>Fund Balance</u> <u>June 30, 2025</u>	<u>Fund Balance</u> <u>June 30, 2024</u>	<u>Change in</u> <u>Fund Balance</u>	<u>Percent</u> <u>Change</u>
Major funds:				
General fund	\$ 15,749,172	\$ 14,790,335	\$ 958,837	6%
Major streets fund	5,222,891	4,058,240	1,164,651	29%
Capital improvement fund	2,707,257	2,245,474	461,783	21%
Nonmajor governmental funds	<u>6,161,955</u>	<u>5,855,687</u>	<u>306,268</u>	<u>5%</u>
 Total	 <u>\$ 29,841,275</u>	 <u>\$ 26,949,736</u>	 <u>\$ 2,891,539</u>	 <u>11%</u>

**General Fund**

The general fund, the City's primary operating fund, ended the fiscal year with an unassigned fund balance of \$6,526,855, or 34% of general fund expenditures. Total fund balance increased \$958,837 during the fiscal year. This was lower than the prior fiscal year's increase of \$1,439,134. While revenues remained relatively flat compared to prior year, expenditures increased by \$1,290,276 due to general inflationary increases, as well as increased expenditures for public safety personnel costs and for contractual services in culture and recreation due to grant expenditures on the housing development at Dorsey Estates.

In fiscal 2025, the City created a budget stabilization reserve for the general fund by ordinance, which ended the year with \$3,329,548 in committed fund balance.

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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***Major Streets Fund***

The major streets special revenue fund had revenues of \$2,644,436 and expenditures of \$1,479,785 in fiscal year 2025. This fund is utilized for significant City road projects and experienced an increase in fund balance, due to decreased expenditures for construction in the current year.

***Capital Improvement Reserve Fund***

The capital improvement reserve fund, which met the criteria to be reported as a major governmental fund in fiscal year 2025, had revenues of \$1,203,952 and expenditures of \$1,201,349 in fiscal year 2025. This fund is utilized for City capital improvements for various departments and experienced an increase in fund balance, due primarily to transfers in from other funds in the current year.

**GENERAL FUND BUDGETARY HIGHLIGHTS**

The City's budgetary information for the general fund and its major special revenue funds can be found within the basic financial statements.

The City's primary operating fund is the general fund. The original revenue budget was increased during the fiscal year by 12%, due to better than anticipated investment income, intergovernmental revenue from recreational marijuana sales and an increase in charges for services. Actual revenues were 16.1% lower than the final revenue budget due to anticipated grant revenue for the Water Street cleanup project that was not received in the current fiscal year.

The original expenditure budget was increased during the fiscal year by 5% to account for actual spending patterns realized during the fiscal year, particularly in public works and parks and recreation. Actual expenditures came in \$5,474,938 under the final budget. This was attributable primarily to the lack of expenditures for the Water Street clean up project in community development, as noted above, as well as conservative budgeting for areas, such as police, fire, ordinance enforcement and recreation.

**CAPITAL ASSETS AND DEBT ADMINISTRATION**

***Capital Assets***

At the end of fiscal year 2025, the City had \$17,094,984 (net of accumulated depreciation) invested in land, buildings and improvements, vehicles and equipment, infrastructure and construction in progress. Capital assets decreased by \$441,320 due to depreciation expense of \$1,561,809 and \$1,120,489 in capital acquisitions and additions to construction in progress. See Note 7 to the basic financial statements for detail. The City restated its beginning balances of depreciable capital assets due to the correction of errors identified during the implementation of a new capital assets accounting system. See Note 19 to the basic financial statements for more information on the impact of this restatement.

The following table shows fiscal year 2025 compared to the restated 2024:

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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**Capital Assets at Year-End**

(Net of Depreciation)

	Governmental Activities	
	2025	<i>Restated</i> 2024
Land	\$ 1,358,840	\$ 1,358,840
Infrastructure	8,612,478	6,441,390
Buildings and improvements	4,136,696	4,004,233
Vehicles and equipment	2,722,702	2,573,631
Construction in progress	264,268	3,158,210
<b>Totals</b>	<b>\$ 17,094,984</b>	<b>\$ 17,536,304</b>

**Debt Administration**

At June 30, 2025, the City had \$10,816,344 in outstanding debt, a decrease of \$2,773,479 from June 30, 2024. Of this amount, \$4,900,000 is comprised of debt backed by the full faith and credit of the City. The remainder of the City's bonded debt represents bonds secured solely by specified revenue sources. Activity during the fiscal year was limited to debt repayment. The City had the following long-term debt outstanding at June 30, 2025 and 2024:

**Long-term Debt at Year-End**

	Governmental Activities	
	2025	2024
General obligation bonds	\$ 4,900,000	\$ 5,610,000
Revenue bonds	5,426,984	7,336,984
Direct borrowing	340,000	340,000
Unamortized premiums	149,360	302,839
<b>Totals</b>	<b>\$ 10,816,344</b>	<b>\$ 13,589,823</b>

On September 24, 2018, Moody's Investor Service assigned an A2 rating on the general obligation bonds. See Note 8 to the basic financial statements for detail regarding the City's debt activity.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES**

The following factors were considered in preparing the City's budget for the 2025/2026 fiscal year:

- Property Taxes were projected to increase by 5% due to inflation projections at that time. State Revenue Sharing projections were based on information provided by the State.
- Revenue from PA 289 Fire Protection is projected at 75%. While the City did receive the full amount for the last four years, the appropriation for this is approved on an annual basis, and the City has elected to budget conservatively.

**CITY OF YPSILANTI, MICHIGAN**  
**Management's Discussion and Analysis**  
**Fiscal Year Ended June 30, 2025**

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- The City continues to comply with the City, Village, and Township Revenue Sharing (CVTRS) program to receive full CVTRS payments. The City implemented again the Public Act 52 (SB #7) by opting out and requiring employees to pay 15% based on the illustrative premium rates and the remainder paid by the City.
- The City budgeted for salaries to increase by 3%, healthcare benefits to increase by 6%, and an overall increase to operating expenses between 5% to 10%.
- Pension and OPEB employer contributions were based on the latest actuarial reports.

**REQUESTS FOR ADDITIONAL INFORMATION**

This financial report is designed to provide our citizens, taxpayers, customers and investors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional information, you are welcome to contact the clerk's office at (734) 483-1100.

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CITY OF YPSILANTI, MICHIGAN  
Statement of Net Position  
June 30, 2025

	Primary Governmental Governmental Activities	Component Units
<b>Assets</b>		
Cash and cash equivalents	\$ 26,382,123	\$ 1,253,640
Investments	5,690,021	-
Receivables	1,192,803	3,796
Land held for resale	1,206,560	-
Special assessments receivable	141,315	-
Due from other governments	4,511,583	-
Prepaid items	116,875	-
Inventory	331,985	-
Net pension asset	1,142,530	-
Nondepreciable capital assets	1,623,108	53,200
Depreciable capital assets, net	15,471,876	137,250
Total assets	<u>57,810,779</u>	<u>1,447,886</u>
<b>Deferred Outflows of Resources</b>		
Deferred pension amounts	<u>2,327,164</u>	-
Total deferred outflows of resources	<u>2,327,164</u>	-
<b>Liabilities</b>		
Accounts payable	1,990,651	186,503
Accrued liabilities	1,671,774	5,983
Tax refunds payable	62,908	-
Unearned revenue	849,939	-
Accrued interest payable	98,003	-
Long-term liabilities:		
Due within one year	2,758,482	-
Due in more than one year:		
Net pension liability	17,034,861	-
Net OPEB liability	5,321,688	-
Other amounts due in more than one year	<u>9,319,646</u>	-
Total liabilities	<u>39,107,952</u>	<u>192,486</u>
<b>Deferred Inflow of Resources</b>		
Deferred gain on refunding	34,514	-
Deferred pension amounts	1,596,905	-
Deferred OPEB amounts	<u>120,621</u>	-
Total deferred inflows of resources	<u>1,752,040</u>	-
<b>Net Position</b>		
Net investment in capital assets	16,754,984	190,450
Restricted for:		
Highways and streets	7,066,901	-
Public safety	267,244	-
Public transportation	145,635	-
Refuse collections	612,428	-
Debt service	751,208	-
Pension benefits	1,142,530	-
Land held for resale	1,206,560	-
Unrestricted (deficit)	<u>(8,669,539)</u>	<u>1,064,950</u>
Total net position	<u>\$ 19,277,951</u>	<u>\$ 1,255,400</u>

See accompanying notes to the basic financial statements.

CITY OF YPSILANTI, MICHIGAN  
Statement of Activities  
Fiscal Year Ended June 30, 2025

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Governmental Activities	Component Units
<u>Functions/Programs</u>						
Primary government:						
Governmental activities:						
Legislative	\$ 131,058	\$ -	\$ -	\$ -	\$ (131,058)	
General government	4,232,398	984,280	43,390	750,000	(2,454,728)	
Public safety	10,689,429	1,976,527	621,662	961	(8,090,279)	
Public works	2,055,114	296,963	-	345,831	(1,412,320)	
Refuse collection	1,378,832	66,331	-	-	(1,312,501)	
Public transportation	365,438	-	-	-	(365,438)	
Highways, streets and bridges	2,552,599	162,258	2,642,499	135,615	387,773	
Culture and recreation	3,173,542	231,756	999,334	19,355	(1,923,097)	
Community development	972,039	58,039	-	-	(914,000)	
Interest and fiscal charges	227,824	-	123,319	-	(104,505)	
Total primary government	<u>\$ 25,778,273</u>	<u>\$ 3,776,154</u>	<u>\$ 4,430,204</u>	<u>\$ 1,251,762</u>	(16,320,153)	
Component Units:						
Community/economic development	<u>\$ 733,480</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>		\$ (733,480)
General revenues:						
Property taxes				13,150,627	875,328	
Grants and contributions not restricted to specific programs				4,428,684	-	
Investment income				1,269,153	20,587	
Other				577,612	42,634	
Total general revenues				<u>19,426,076</u>	<u>938,549</u>	
Change in net position				3,105,923	205,069	
Net position-beginning of year, <i>as previously presented</i>				15,156,101	1,050,331	
Change in accounting principle				(138,403)	-	
Correction of an error				1,154,330	-	
Net position-beginning of year, <i>as restated</i>				<u>16,172,028</u>	<u>1,050,331</u>	
Net position-end of year				<u>\$ 19,277,951</u>	<u>\$ 1,255,400</u>	

See accompanying notes to the basic financial statements.

CITY OF YPSILANTI, MICHIGAN  
Balance Sheet  
Governmental Funds  
June 30, 2025

	General	Major Streets	Capital Improvement Reserve	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets</b>					
Cash and cash equivalents	\$ 11,484,267	\$ 5,192,861	\$ 3,046,011	\$ 5,107,397	\$ 24,830,536
Investments	5,690,021	-	-	-	5,690,021
Receivables	818,526	15,757	229,578	128,942	1,192,803
Land held for resale	11,110	-	-	1,195,450	1,206,560
Special assessments receivable	141,315	-	-	-	141,315
Due from other governments	595,327	304,099	-	98,912	998,338
Prepaid items	116,875	-	-	-	116,875
Inventory	290,928	-	-	-	290,928
Total assets	<u>\$ 19,148,369</u>	<u>\$ 5,512,717</u>	<u>\$ 3,275,589</u>	<u>\$ 6,530,701</u>	<u>\$ 34,467,376</u>
<b>Liabilities</b>					
Accounts payable	\$ 568,743	\$ 281,941	\$ 568,332	\$ 308,209	\$ 1,727,225
Accrued liabilities	1,612,609	7,885	-	46,262	1,666,756
Tax refunds payable	48,633	-	-	14,275	62,908
Unearned revenue	849,939	-	-	-	849,939
Total liabilities	<u>3,079,924</u>	<u>289,826</u>	<u>568,332</u>	<u>368,746</u>	<u>4,306,828</u>
<b>Deferred Inflows of Resources</b>					
Unavailable revenue	<u>319,273</u>	-	-	-	<u>319,273</u>
Total deferred inflows of resources	<u>319,273</u>	-	-	-	<u>319,273</u>
<b>Fund Balances</b>					
Nonspendable	418,913	-	-	-	418,913
Restricted	-	5,222,891	-	4,913,978	10,136,869
Committed	5,523,038	-	2,707,257	1,247,977	9,478,272
Assigned	3,280,366	-	-	-	3,280,366
Unassigned	<u>6,526,855</u>	-	-	-	<u>6,526,855</u>
Total fund balances	<u>15,749,172</u>	<u>5,222,891</u>	<u>2,707,257</u>	<u>6,161,955</u>	<u>29,841,275</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 19,148,369</u>	<u>\$ 5,512,717</u>	<u>\$ 3,275,589</u>	<u>\$ 6,530,701</u>	<u>\$ 34,467,376</u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
**Reconciliation of Total Governmental Fund Balances to**  
**Net Position of Governmental Activities**  
**June 30, 2025**

<b>Total governmental fund balances</b>		<b>\$ 29,841,275</b>
<i>Amounts reported for governmental activities in the statement of net position are different because:</i>		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		14,537,755
Unavailable revenues are not available to pay for current period expenditures and therefore are unavailable in the funds.		319,273
Certain assets and liabilities are not owed or due and payable in the current period and therefore are not reported in the funds:		
Notes receivable from YCUA for debt-financed property	3,513,245	
General obligation bonds	(4,900,000)	
Revenue bonds	(5,426,984)	
Unamortized bond premiums	(149,360)	
Accrued interest	(98,003)	
Biltmore agreement	(340,000)	
Compensated absences	<u>(1,261,784)</u>	(8,662,886)
Deferred inflows of resources from gains on refunding are amortized over the life of the bonds and are not reported in the funds.		(34,514)
Internal service funds are used by management to charge the costs of certain equipment usage, insurance and benefits to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the statement of net position		3,881,429
The net pension asset/liability and net OPEB liability are not due and payable in the current period; therefore, the asset/liability are not reported in the governmental funds:		
Net pension asset	1,142,530	
Net pension liability	(17,034,861)	
Net OPEB liability	(5,321,688)	
Deferred outflows - pension	2,327,164	
Deferred inflows - pension/OPEB	<u>(1,717,526)</u>	<u>(20,604,381)</u>
<b>Net position of governmental activities</b>		<b><u><u>\$ 19,277,951</u></u></b>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Revenues, Expenditures and Changes in Fund Balances

Governmental Funds

Fiscal Year Ended June 30, 2025

	General	Major Streets	Capital Improvement Reserve	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>					
Taxes and special assessments	\$ 11,018,542	\$ -	\$ -	\$ 2,132,085	\$ 13,150,627
Licenses and permits	1,114,320	5,040	-	125,492	1,244,852
Intergovernmental	5,569,757	2,157,579	1,116,147	3,272,907	12,116,390
Charges for services	1,905,534	-	-	-	1,905,534
Fines and forfeitures	63,224	-	-	199,295	262,519
Investment income	860,547	181,817	87,805	104,255	1,234,424
Donations and contributions	245	-	-	-	245
Other	480,759	300,000	-	142,501	923,260
Total revenues	<u>21,012,928</u>	<u>2,644,436</u>	<u>1,203,952</u>	<u>5,976,535</u>	<u>30,837,851</u>
<b>Expenditures</b>					
Current:					
Legislative	131,058	-	-	-	131,058
General government	3,495,049	-	26,387	576	3,522,012
Public safety	11,584,065	-	111,060	-	11,695,125
Public works	822,477	-	908,203	309,681	2,040,361
Refuse collection	-	-	-	1,369,520	1,369,520
Public transportation	-	-	-	365,438	365,438
Highways, streets and bridges	-	1,479,785	-	925,674	2,405,459
Culture and recreation	2,021,901	-	155,699	-	2,177,600
Community development	979,254	-	-	-	979,254
Debt service:					
Principal retirement	-	-	-	2,620,000	2,620,000
Interest and fiscal charges	-	-	-	419,485	419,485
Total expenditures	<u>19,033,804</u>	<u>1,479,785</u>	<u>1,201,349</u>	<u>6,010,374</u>	<u>27,725,312</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,979,124</u>	<u>1,164,651</u>	<u>2,603</u>	<u>(33,839)</u>	<u>3,112,539</u>
<b>Other Financing Sources (Uses)</b>					
Sale of assets	9,000	-	-	-	9,000
Transfers in	220,000	-	524,568	1,000,107	1,744,675
Transfers out	<u>(1,249,287)</u>	<u>-</u>	<u>(65,388)</u>	<u>(660,000)</u>	<u>(1,974,675)</u>
Total other financing sources (uses)	<u>(1,020,287)</u>	<u>-</u>	<u>459,180</u>	<u>340,107</u>	<u>(221,000)</u>
Net change in fund balances	958,837	1,164,651	461,783	306,268	2,891,539
Fund balance-beginning of year <i>as previously presented</i>	14,790,335	4,058,240	-	8,101,161	26,949,736
Change in reporting entity	<u>-</u>	<u>-</u>	<u>2,245,474</u>	<u>(2,245,474)</u>	<u>-</u>
Fund balance-beginning of year <i>as restated</i>	<u>14,790,335</u>	<u>4,058,240</u>	<u>2,245,474</u>	<u>5,855,687</u>	<u>26,949,736</u>
Fund balance-end of year	<u>\$ 15,749,172</u>	<u>\$ 5,222,891</u>	<u>\$ 2,707,257</u>	<u>\$ 6,161,955</u>	<u>\$ 29,841,275</u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**

Reconciliation of the Statement of Revenues, Expenditures and Changes  
in Fund Balances of Governmental Funds to the Statement of Activities  
Fiscal Year Ended June 30, 2025

**Net change in fund balances - total governmental funds** \$ 2,891,539

*Amounts reported for governmental activities in the statement of activities are different because:*

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense:

Capital asset additions	514,674	
Depreciation expense	<u>(1,121,089)</u>	(606,415)

Revenues in the statement of activities that do not provide current financial resources are reported as deferred inflows of resources or not reported in governmental funds:

Unavailable revenue	43,049	
Change in notes receivable from YCUA	<u>(2,005,085)</u>	(1,962,036)

Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Compensated absences	(139,954)	
Interest on long-term debt	20,107	
Amortization of deferred gain on refunding	18,079	
Amortization of premiums	153,479	
Change in net pension asset	(147,451)	
Change in net pension liability	2,162,116	
Change in net OPEB liability	45,552	
Change in deferred outflows - pension/OPEB	(1,417,313)	
Change in deferred inflows - pension/OPEB	<u>(1,008,381)</u>	(313,766)

Principal paid on long-term debt is recorded as an expenditure on the fund financial statements and recorded as a reduction of the long-term liability in the government-wide statements. 2,620,000

Internal service funds are used by management to charge the cost of certain equipment usage, insurance and benefits to individual funds. The net revenue (expense) attributable to those funds is reported with governmental activities. 476,601

**Change in net position of governmental activities** \$ 3,105,923

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
General Fund  
Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance
	Original	Final		From Final Budget
<b>Revenues</b>				
Taxes and special assessments	\$ 10,923,617	\$ 10,971,083	\$ 11,018,542	\$ 47,459
Licenses and permits	857,075	1,028,108	1,114,320	86,212
Intergovernmental	4,346,678	5,611,712	5,569,757	(41,955)
Charges for services	1,136,550	2,040,590	1,905,534	(135,056)
Fines and forfeitures	55,000	55,000	63,224	8,224
Investment income	564,736	726,514	860,547	134,033
Donations and contributions	-	1,454	245	(1,209)
Other	4,589,418	4,624,259	480,759	(4,143,500)
<b>Total revenues</b>	<b>22,473,074</b>	<b>25,058,720</b>	<b>21,012,928</b>	<b>(4,045,792)</b>
<b>Expenditures</b>				
Current:				
Legislative:				
City council	144,161	144,161	131,058	13,103
General government:				
City Manager	267,895	270,274	238,481	31,793
City Treasurer	127,668	128,398	114,424	13,974
Finance and accounting	583,158	586,569	600,296	(13,727)
City Clerk	340,730	343,103	322,056	21,047
Public building maintenance	473,447	473,486	307,456	166,030
Litigation and appeals	10,000	10,000	7,777	2,223
Assessing	126,194	126,194	125,876	318
Elections	110,997	112,939	76,141	36,798
General legal	330,000	330,000	450,871	(120,871)
Personnel legal	20,000	20,000	3,275	16,725
Human resources	277,308	280,961	259,823	21,138
Unallocated	1,508,090	1,549,590	988,573	561,017
<b>Total general government</b>	<b>4,175,487</b>	<b>4,231,514</b>	<b>3,495,049</b>	<b>736,465</b>
Public safety:				
Police	6,636,814	6,542,238	5,677,926	864,312
Fire	4,416,976	4,492,462	4,814,444	(321,982)
Ordinance enforcement	406,479	408,244	369,686	38,558
Building inspection	641,884	646,858	722,009	(75,151)
<b>Total public safety</b>	<b>12,102,153</b>	<b>12,089,802</b>	<b>11,584,065</b>	<b>505,737</b>
Public works:				
Public works department	284,358	428,746	270,081	158,665
Street lighting	501,000	501,000	552,396	(51,396)
<b>Total public works</b>	<b>785,358</b>	<b>929,746</b>	<b>822,477</b>	<b>107,269</b>

*continued*

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**

Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

General Fund

Fiscal Year Ended June 30, 2025

(continued)

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Expenditures (continued)</b>				
Current (continued):				
Culture and recreation:				
Parks and recreation	\$ 970,862	\$ 1,889,784	\$ 2,021,901	\$ (132,117)
Community development:				
Planning and development	5,068,799	5,223,735	979,254	4,244,481
Total expenditures	23,246,820	24,508,742	19,033,804	5,474,938
Excess (deficiency) of revenues over (under) expenditures	(773,746)	549,978	1,979,124	1,429,146
<b>Other Financing Sources (Uses)</b>				
Sale of assets	-	-	9,000	9,000
Transfers in	(1,780,000)	320,000	220,000	(100,000)
Transfers out	(5,117,884)	(1,149,287)	(1,249,287)	(100,000)
Total other financing sources (uses)	(6,897,884)	(829,287)	(1,020,287)	(191,000)
Net change in fund balances	(7,671,630)	(279,309)	958,837	\$ 1,238,146
Fund balance-beginning of year	14,790,335	14,790,335	14,790,335	
Prior year encumbrances appropriated	-	-	-	
Fund balance-end of year	\$ 7,118,705	\$ 14,511,026	\$ 15,749,172	

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**

Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Major Streets Special Revenue Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Licenses and permits	\$ -	\$ 5,040	\$ 5,040	\$ -
Intergovernmental	1,662,000	1,979,615	2,157,579	177,964
Investment income	93,344	109,330	181,817	72,487
Other	-	-	300,000	300,000
<b>Total revenues</b>	<b>1,755,344</b>	<b>2,093,985</b>	<b>2,644,436</b>	<b>550,451</b>
<b>Expenditures</b>				
Current:				
Highways, streets and bridges:				
Street construction	1,565,500	1,334,416	424,977	909,439
Routine maintenance	621,265	726,946	608,512	118,434
Routine maintenance-bridges	5,000	66,404	85,171	(18,767)
Traffic services	119,826	119,848	111,862	7,986
Winter maintenance	134,974	135,023	101,045	33,978
Administration	63,848	71,798	30,535	41,263
Trunkline maintenance	102,433	159,953	117,683	42,270
<b>Total highway, streets and bridges</b>	<b>2,612,846</b>	<b>2,614,388</b>	<b>1,479,785</b>	<b>1,134,603</b>
Net change in fund balances	(857,502)	(520,403)	1,164,651	\$ <u>1,685,054</u>
Fund balance-beginning of year	4,058,240	4,058,240	4,058,240	
Prior year encumbrances appropriated	-	-	-	
<b>Fund balance-end of year</b>	<b>\$ 3,200,738</b>	<b>\$ 3,537,837</b>	<b>\$ 5,222,891</b>	

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
**Statement of Net Position**  
**Proprietary Funds**  
**June 30, 2025**

	Internal Service Funds
	<u>                    </u>
<b><i>Assets</i></b>	
Current assets:	
Cash and cash equivalents	\$ 1,551,587
Inventory	<u>41,057</u>
Total current assets	<u>1,592,644</u>
Noncurrent assets:	
Depreciable capital assets, net	<u>2,557,229</u>
Total assets	<u>4,149,873</u>
<b><i>Liabilities</i></b>	
Current liabilities:	
Accounts payable	263,426
Accrued liabilities	<u>5,018</u>
Total liabilities	<u>268,444</u>
<b><i>Net Position</i></b>	
Net investment in capital assets	2,557,229
Unrestricted	<u>1,324,200</u>
Total net position	<u>\$ 3,881,429</u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Revenues, Expenses and Change in Net Position  
Proprietary Funds  
Fiscal Year Ended June 30, 2025

	Internal Service Funds
<b><i>Operating Revenues</i></b>	
Charges for services	<u>\$ 1,566,707</u>
<b><i>Operating Expenses</i></b>	
Salaries, taxes and benefits	272,492
Gas, oil and fuel	131,551
Depreciation	440,720
Operation and maintenance	126,069
Contractual services and fees	231,595
Insurance and other	104,201
Benefits and claims	<u>86,655</u>
Total operating expenses	<u>1,393,283</u>
Operating income	<u>173,424</u>
<b><i>Nonoperating Revenues</i></b>	
Investment income	34,729
Gain on sale of equipment	<u>38,448</u>
Total nonoperating revenues	<u>73,177</u>
Income before transfers and contributions	246,601
Transfers in	<u>230,000</u>
Change in net position	476,601
Net position-beginning of year, <i>as previously reported</i>	<u>3,071,705</u>
Correction of an error	333,123
Net position-beginning of year, <i>restated</i>	<u>3,404,828</u>
Net position-end of year	<u><u>\$ 3,881,429</u></u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Cash Flows  
Proprietary Funds  
Fiscal Year Ended June 30, 2025

	Internal Service Funds
	<u>                    </u>
<b><i>Cash Flows from Operating Activities</i></b>	
Cash received from interfund charges	\$ 1,566,707
Cash payments for employee services and benefits	(271,331)
Cash payments for claims	(160,225)
Cash payments to suppliers for goods and services	<u>(354,660)</u>
Net cash flows from operating activities	<u>780,491</u>
 <b><i>Cash Flows from Noncapital Financing Activities</i></b>	
Cash received from transfers in	230,000
 <b><i>Cash Flows from Capital and Related Financing Activities</i></b>	
Acquisition of capital assets	(605,815)
Proceeds from sale of assets	<u>38,448</u>
Net cash flows from capital and related financing activities	<u>(567,367)</u>
 <b><i>Cash Flows from Investing Activities</i></b>	
Investment earnings	<u>34,729</u>
 Net change in cash and cash equivalents	477,853
 Cash and cash equivalents beginning of year	<u>1,073,734</u>
Cash and cash equivalents end of year	<u><u>\$ 1,551,587</u></u>
 <b><i>Reconciliation of operating loss to net cash flows from operating activities:</i></b>	
Operating income	\$ 173,424
Adjustments to reconcile operating loss to net cash from operating activities:	
Depreciation	440,720
Changes in assets and liabilities:	
Inventory	12,817
Accounts payable	152,369
Accrued liabilities	<u>1,161</u>
Net cash flows from operating activities	<u><u>\$ 780,491</u></u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Net Position  
Fiduciary Funds  
June 30, 2025

	Pension and Other Postemployment Benefits Trust Funds	Current Tax Collection Custodial Fund
	<u>Trust Funds</u>	<u>Fund</u>
<b>Assets</b>		
Cash and cash equivalents	\$ 1,087,144	\$ 1,438,142
Investments:		
U.S. agencies	2,443,576	-
U.S. treasuries	1,333,463	-
Corporate bonds	1,839,089	-
Domestic equities	18,389,169	-
International equities	5,741,150	-
Mutual funds	5,823,276	-
Real estate investment trusts	29,482	-
MERS retiree healthcare funding vehicle	11,557,779	-
Money market accounts	1,030,591	-
Accounts receivable	18,595	-
Due from other governments	4,008	-
Prepaid items	62,058	-
Total assets	<u>49,359,380</u>	<u>1,438,142</u>
<b>Liabilities</b>		
Benefits payable	1,300,300	-
Due to other governments	-	1,438,142
Total liabilities	<u>1,300,300</u>	<u>1,438,142</u>
<b>Net Position</b>		
Restricted for:		
Pension benefits	36,613,514	-
Other postemployment benefits	11,445,566	-
Total net position	<u>\$ 48,059,080</u>	<u>\$ -</u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Changes in Net Position  
Fiduciary Funds  
Fiscal Year Ended June 30, 2025

	Pension and Other Postemployment Benefits Trust Funds	Current Tax Collection Custodial Fund
	<u>                    </u>	<u>                    </u>
<b><i>Additions</i></b>		
Contributions:		
Employer	\$ 3,570,889	\$ -
Plan members	297,146	-
Total contributions	<u>3,868,035</u>	<u>-</u>
Investment earnings:		
Interest and dividends	1,011,642	-
Net appreciation in fair value of investments	4,055,837	-
Less: investment expenses	<u>(106,695)</u>	<u>-</u>
Net investment earnings	<u>4,960,784</u>	<u>-</u>
Taxes collected for other governments	<u>-</u>	<u>16,143,784</u>
Total additions	<u>8,828,819</u>	<u>16,143,784</u>
<b><i>Deductions</i></b>		
Benefits	5,003,812	-
Refunds	126,526	-
Administrative expenses	114,357	-
Distribution of taxes to other governments	<u>-</u>	<u>16,143,784</u>
Total deductions	<u>5,244,695</u>	<u>16,143,784</u>
Change in net position	3,584,124	-
Net position beginning of year	<u>44,474,956</u>	<u>-</u>
Net position end of year	<u>\$ 48,059,080</u>	<u>\$ -</u>

See accompanying notes to the basic financial statements.

CITY OF YPSILANTI, MICHIGAN  
Combining Statement of Net Position  
Component Units  
June 30, 2025

	Downtown Development Authority	Depot Town Downtown Development Authority	Economic Development Corporation	West Cross St. Downtown Development Authority	Total
<b>Assets</b>					
Cash and cash equivalents	\$ 594,518	\$ 323,831	\$ 36,601	\$ 298,690	\$ 1,253,640
Receivables	-	515	-	3,281	3,796
Nondepreciable capital assets	-	-	53,200	-	53,200
Depreciable capital assets, net	-	137,250	-	-	137,250
Total assets	<u>594,518</u>	<u>461,596</u>	<u>89,801</u>	<u>301,971</u>	<u>1,447,886</u>
<b>Liabilities</b>					
Accounts payable	91,574	45,308	-	49,621	186,503
Accrued liabilities	3,709	845	-	1,429	5,983
Total liabilities	<u>95,283</u>	<u>46,153</u>	<u>-</u>	<u>51,050</u>	<u>192,486</u>
<b>Net Position</b>					
Net investment in capital assets	-	137,250	53,200	-	190,450
Unrestricted	499,235	278,193	36,601	250,921	1,064,950
Total net position	<u>\$ 499,235</u>	<u>\$ 415,443</u>	<u>\$ 89,801</u>	<u>\$ 250,921</u>	<u>\$ 1,255,400</u>

See accompanying notes to the basic financial statements.

**CITY OF YPSILANTI, MICHIGAN**  
Combining Statement of Activities  
Component Units  
Fiscal Year Ended June 30, 2025

	Downtown Development Authority	Depot Town Downtown Development Authority	Economic Development Corporation	West Cross St. Downtown Development Authority	Total
<b>Expenses</b>					
Community development	\$ 359,688	\$ 167,026	\$ 76,030	\$ 130,736	\$ 733,480
<b>General Revenue</b>					
Property taxes	500,295	124,426	76,416	174,191	875,328
Other revenue	33,495	4,150	-	4,989	42,634
Investment income	11,527	4,074	1,009	3,977	20,587
Total general revenue	<u>545,317</u>	<u>132,650</u>	<u>77,425</u>	<u>183,157</u>	<u>938,549</u>
Net change in net position	185,629	(34,376)	1,395	52,421	205,069
Net position-beginning of year	<u>313,606</u>	<u>449,819</u>	<u>88,406</u>	<u>198,500</u>	<u>1,050,331</u>
Net position-end of year	<u>\$ 499,235</u>	<u>\$ 415,443</u>	<u>\$ 89,801</u>	<u>\$ 250,921</u>	<u>\$ 1,255,400</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the City of Ypsilanti, Michigan (the City) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP), as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the significant accounting policies used by the City.

**A. Reporting Entity**

The City was incorporated in 1858 and is located in Washtenaw County. The City operates under a Council-Manager form of government and provides the following services: legislative, general government, public safety, public works, public transportation, highways, streets, and bridges, culture and recreation, and community development.

As required by GAAP, the financial statements of the reporting entity include those of the City (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. Each discretely presented component unit has a June 30 fiscal year end.

*Discretely Presented Component Units*

**Downtown Development Authority (DDA)** - The DDA is responsible for correcting and preventing deterioration in the downtown district, encourages historical preservation and promotes economic growth within the district. The City Council appoints and may remove board members and approves the budget. Separate financial statements are not available.

**Depot Town Downtown Development Authority** - The Depot Town DDA is responsible for promoting development and preservation of the Depot Town DDA district. The City Council appoints and may remove board members and approves the budget. Separate financial statements are not available.

**Economic Development Corporation (EDC)** - The EDC is responsible for providing means and methods to encourage and assist industrial and commercial development within the City. The City Council appoints and may remove board members and approves the budget. Separate financial statements are not available.

**West Cross Street Downtown Development Authority** - The West Cross Street DDA is responsible for facilitating revitalization initiatives and coordinated planning in the business district adjacent to Eastern Michigan University. The City Council appoints and may remove board members and approves the budget. Separate financial statements are not available.

*Fiduciary Component Units*

**City of Ypsilanti Police and Fire Employees Retirement System** - This System is a single-employer defined benefit contributory pension plan that provides retirement, disability and death benefits for plan members and their beneficiaries in accordance with the City's pension ordinance. The System is included as a fiduciary component unit of the City because (1) the System is legally separate entity; (2) the City Council appoints a voting majority of the Board of Trustees; and (3) the City makes contributions to the System on behalf of its participants. Plan amendments are under the authority of the City. Changes in required contributions are subject to collective bargaining agreements and approval by the City Council (see Note 15).

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**A. Reporting Entity (continued)**

**City of Ypsilanti MERS Retiree Health Funding Vehicle (RHFV) Other Postemployment Benefits Plan** - The Plan is a single-employer defined benefit postemployment healthcare plan that provides health care benefits to certain full-time employees upon retirement, in accordance with labor agreements and/or the City Administrative Code, or in the case of AFSME and non-union personnel, according to City Council resolution. The Plan is included as a fiduciary component unit of the City because: (1) the Plan is a legally separate entity; (2) the City Council appoints a voting majority of the trustees (in the case of the MERS RHFV, the City Council is the fiduciary for the Plan with MERS acting as the program administrator); and (3) the City makes contributions to the Plan on behalf of its participants. The Plan provisions are established and may be amended by the City Council, subject to the City's various collective bargaining agreements (see Note 16).

During the fiscal year, the City reported a change in reporting entity, with the Capital Improvement Reserve fund satisfying the criteria to be reported as a major governmental fund.

**B. Government-wide and Fund Financial Statements**

*Government-wide Financial Statements.* The statements of net position and activities display information on the primary government and its component units. These statements include the financial activities of the overall government, except for fiduciary activities. As a general rule the effect of interfund activity has been removed from the government-wide financial statements, except for payments-in-lieu of taxes and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various applicable functions. Although government-wide financial statements generally distinguish between *governmental* and *business-type activities*, the City has no business-type activities and, therefore, only reports governmental activities. Governmental activities generally are financed through taxes and intergovernmental revenues.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

*Fund Financial Statements.* The fund financial statements provide information about the City's funds, including its fiduciary funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. The emphasis of fund financial statements is on major governmental funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as nonmajor funds.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

C. **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

*Government-wide, Proprietary and Fiduciary Fund Financial Statements.* The government-wide, proprietary and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, except for custodial funds, which use the economic resources focus. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenue and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenue of the City's internal service funds is charges to other funds of the City for various services. Operating expenses for internal service funds include these services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Nonexchange transactions, in which the City gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, entitlements and donations. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

*Governmental Fund Financial Statements.* Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Revenue is considered to be available if it is collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within sixty days of the end of the current fiscal period. Property taxes, franchise taxes, licenses and interest are considered to be susceptible to accrual.

Expenditures generally are recorded when a related fund liability is incurred, except for debt service expenditures, compensated absences, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds from general long-term debt and acquisitions under financed purchases, if any, are reported as other financing sources.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants and general revenues. Thus, when an expense is incurred for purposes for which both restricted and unrestricted resources are available, the City's policy is to first apply restricted resources.

The City reports the following major governmental funds:

The *general fund* is the government's primary operating fund. It accounts for all the financial resources of the general government, except those accounted for and reported in another fund.

The *major streets special revenue fund* accounts for state and local funding for construction and maintenance of City streets identified as major streets under the State of Michigan Act 51 of the Public Acts of 1951.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)**

The *capital improvement reserve fund* is used to account for and report financial resources that are committed to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets.

Additionally, the City reports the following fund types:

*Special revenue funds* are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

*Debt service funds* are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for principal and interest on long-term general obligation debt of governmental funds.

*Capital projects funds* are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays, including the acquisition or construction of capital facilities and other capital assets that are not being financed by proprietary funds.

*Internal service funds* are proprietary funds used to account for major machinery and equipment purchases and maintenance, retiree health care, as well as risk management services provided to other departments of the City on a cost reimbursement basis.

The *pension and other postemployment benefits trust funds* account for the activities of the Police and Fire Employees' Retirement system and the MERS RHFV Other Postemployment Benefits Plan, which accumulate resources for retirement and other postemployment benefits to qualified employees.

*Custodial funds* account for assets held by the City as an agent for individual, private organizations, other governments and/or other funds. The City's custodial fund accounts for property tax collections.

**D. Deposits and Investments**

State statutes authorize the government to deposit in the accounts of federally insured banks, credit unions, and savings and loan associations, and to invest in obligations of the U.S. Treasury, certain commercial paper, repurchase agreements, bankers' acceptances, and mutual funds composed of otherwise legal investments. The State's Pension Investment Act, as amended, authorizes the pension trust fund to invest in common stocks, real estate, and various other investment instruments, subject to certain limitations.

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with an original maturity of three months or less when acquired.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**D. Deposits and Investments (continued)**

Investments are stated at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Mortgages are valued on the basis of future principal and interest payments, and are discounted at prevailing interest rates for similar instruments. Investments that do not have established market values are reported at estimated fair value. Cash deposits are reported at carrying amounts, which reasonably approximates fair value.

Unrealized appreciation or depreciation on investments due to changes in fair value are recognized each year.

**E. Receivables and Payables**

All trade and delinquent property tax receivables are shown net of an allowance for uncollectibles, as applicable.

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year is referred to as either *interfund receivables/payables* (i.e., the current portion of interfund loans) or *advances to/from other funds* (i.e., the noncurrent portion of interfund loans). All other outstanding balances between funds are reported as *due to/from other funds*.

**F. Inventory and Prepaid Items**

Inventory in the general and internal service funds is valued at cost, using the first-in, first-out method. Inventory of governmental funds is recorded as an expenditure when consumed.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items, when incurred, in both the government-wide and fund financial statements.

**G. Assets Held for Sale**

Asset held for sale, consisting of land held for sale by the City that is no longer in use, are recorded at the lower of fair value or net book value (see Note 18).

**H. Capital Assets**

Capital assets, which include land, construction in progress, buildings and improvements, vehicles and equipment and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the governmental activities column in the government-wide financial statements. The government defines capital assets as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets of the primary government are depreciated using the straight-line method over the following estimated useful lives:

Infrastructure	15 years
Buildings and improvement	5 to 70 years
Vehicles and equipment	3 to 20 years

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**I. Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for *deferred outflows of resources*. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category and are reported in the government-wide statement of net position; pension and other postemployment benefits (OPEB). These are addressed in Notes 15 and 16, respectively.

In addition to liabilities, the statement of financial position and governmental funds balance sheet will sometimes report a separate section for *deferred inflows of resources*. This separate financial statement element, deferred inflows of resources, represents acquisition of net assets that applies to one or more future periods and so will not be recognized as an inflow of resources until that time. For the City, deferred inflows of resources include unavailable revenue, deferred charge on refunding, pension and OPEB. Unavailable revenue is reported only on the governmental fund financial statements and represents receivables that will not be collected within the available period (sixty days after fiscal year-end). Deferred charge on refunding results from the difference in the carrying value of refunded debt and its acquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt. Deferred inflows of resources related to pension and OPEB are addressed in Notes 15 and 16, respectively.

**J. Compensated Absences**

The City recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled during or upon separation from employment. Based on the criteria listed, two types of leave qualify for liability recognition for compensated absences - vacation and sick leave.

A liability for compensated absences is recorded as incurred in the government-wide statement of net position. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of resignations, retirements or other personnel policies. The liability for compensated absences includes salary-related benefits, where applicable.

**K. Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing source. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

**K. Long-term Obligations (continued)**

General obligation bonds are liquidated from the applicable debt service funds. Revenue bonds are liquidated from the applicable capital projects funds. Compensated absences, net pension liability and net OPEB liability are generally liquidated by the general fund.

**L. Pension and Other Postemployment Benefits**

For purposes of measuring the net pension asset and liability and net OPEB liability, deferred outflows of resources, and deferred inflows of resources related to pensions and other postemployment benefits, and pension and other postemployment benefit expenses, information about the fiduciary net position and the plan and additions to/deductions from the plan fiduciary net position have been determined on the same basis as they are reported by the plans. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

**M. Fund Balances**

Governmental funds report nonspendable fund balance for amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Restricted fund balance is reported when externally imposed constraints are placed on the use of resources by grantors, contributors, or laws or regulations of other governments. Committed fund balance is reported for amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the City Council; a formal resolution of the City Council is required to establish, modify, or rescind a fund balance commitment. Assigned fund balance is reported in instances where the City Council has given authority for the making of such assignments to City management; assigned fund balances are neither restricted nor committed. Unassigned fund balance is the residual classification for the general fund and includes all spendable amounts not contained in the other classifications. In other governmental funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed or assigned.

When the government incurs expenditures for purposes for which various fund balance classifications can be used, it is the government's policy to use restricted fund balance first, then committed, assigned and finally unassigned fund balance.

**N. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenue and expenses during the reporting period. Actual results could differ from those estimates.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**2. BUDGETARY INFORMATION**

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the governmental funds. All annual appropriations lapse at year end. The annual budget for the next fiscal year is prepared by the City’s management by June 1 of each year and adopted by the City Council no later than June 30 of each year (i.e., prior to the start of the next fiscal year); subsequent amendments are approved by the City Council.

Budgetary control is exercised at the fund level; expenditures in excess of amounts appropriated at this level are a violation of Michigan law. The accompanying budget to actual comparisons are presented at a greater level of detail than the adopted budget for management analysis only.

The City’s reported budgeted amounts are as originally adopted or as amended by department revision or resolution. Supplement budgetary appropriations were made during the year, the total of which was not significant in relation to the original appropriations.

Encumbrance accounting, under which purchase orders, contracts and other firm commitments are used for the expenditure of monies, is utilized as an extension of formal budgetary control in the governmental funds. Encumbered amounts lapse at fiscal year-end, however, material encumbrances generally are reappropriated as part of the following fiscal year’s budget.

During the year ended June 30, 2025, the City incurred expenditures in certain budgetary funds which were in excess of the amounts appropriated as follows:

	Final Budget	Actual	Over Budget
<b>General Fund</b>			
General government:			
Finance and accounting	\$ 586,569	\$ 600,296	\$ 13,727
General legal	330,000	450,871	120,871
Public safety:			
Fire	4,492,462	4,814,444	321,982
Building inspection	646,858	722,009	75,151
Public works:			
Street lighting	501,000	552,396	51,396
Culture and recreation:			
Parks and recreation	1,889,784	2,021,901	132,117
<b>Major Streets Fund</b>			
Highways, streets and bridges:			
Routine maintenance-bridges	66,404	85,171	18,767
<b>Nonmajor Special Revenue Funds</b>			
Local Streets Fund:			
Highways, streets and bridges:			
Street construction	201,775	226,296	24,521
Routine maintenance	506,849	534,377	27,528
Traffic services	59,498	69,307	9,809
Winter maintenance	72,149	79,244	7,095
<b>Nonmajor Debt Service Funds</b>			
2016 Refunding Bonds:			
General Government	500	576	76

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**3. CONSTRUCTION CODE FEES**

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The City oversees building construction in accordance with the State's Construction Code Act, including inspection of building construction and renovation to ensure compliance with the building codes. The City charges fees for these services. Beginning January 1, 2000, the law requires that collection of these fees be used only for construction costs, including an allocation of estimated overhead costs.

A summary of current fiscal year activity and the cumulative surplus generated since January 1, 2000 is as follows:

Current year building permit revenue	\$ 535,533
Less related expenditures:	
Direct costs	650,818
Estimated indirect costs	<u>45,283</u>
Current year surplus	(160,568)
Cumulative surplus, beginning of year	<u>213,539</u>
Cumulative surplus, end of year	<u><u>\$ 52,971</u></u>

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**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**4. DEPOSITS AND INVESTMENTS**

Following is a reconciliation of deposit and investment balances as of June 30, 2025 with the financial statements:

	<b>Primary Government</b>	<b>Component Units</b>	<b>Total</b>
<b>Statement of Net Position</b>			
Cash and cash equivalents	\$ 26,382,123	\$ 1,253,640	\$ 27,635,763
Investments	5,690,021	-	5,690,021
<b>Statement of Fiduciary Net Position</b>			
Custodial Fund:			
Cash and cash equivalents	1,438,142	-	1,438,142
Pension and OPEB Trust Funds:			
Cash and cash equivalents	-	1,087,144	1,087,144
Investments	-	48,187,575	48,187,575
	\$ 33,510,286	\$ 50,528,359	\$ 84,038,645
<b>Deposits and Investments</b>			
Bank deposits (checking, savings and certificates of deposit)			\$ 9,441,437
Investments in securities, mutual funds and similar vehicles:			
City investment pool (including \$4,051,190 certificates of deposit with original maturities greater than three months)			26,407,633
Pension and OPEB Trust Funds			48,187,575
Cash on hand			2,000
			\$ 84,038,645

*Custodial Credit Risk—Deposits.* For deposits, custodial credit risk is the risk that, in the event of a bank failure, the City’s deposits may not be returned to the City. The City’s carrying balance as of June 30, 2025 was \$9,441,437. As of June 30, 2024, \$9,089,629 of the City’s total bank balance of \$9,589,629 was exposed to custodial credit risk as it was uninsured and uncollateralized.

The City’s depository and investment policy does not specifically address this risk, although the City believes that due to the dollar amounts of cash deposits and the limits of FDIC insurance, it is impractical to insure all bank deposits. As a result, the City evaluates each financial institution with which it deposits City funds and assesses the level of risk of each institution; only those institutions with an acceptable estimated risk level are used as depositories.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**4. DEPOSITS AND INVESTMENTS (continued)**

The pension and OPEB trust funds investments are addressed in Note 5. The following is a summary of the City's investment pool investments as of June 30, 2025:

<u>Fair Value</u>	<u>Balance at</u> <u>6/30/25</u>	<u>Average</u> <u>Weighted</u> <u>Maturity (Yrs)</u>	<u>Concentration</u>	<u>S&amp;P</u> <u>Ratings</u>
<u>Level 1</u>				
U.S. treasuries	\$ 5,954,801	1.03	22.5%	AA+
<u>Level 2</u>				
Brokered CDs	4,051,190	1.10	15.3%	n/a
U.S. Agency securities	4,566,827	1.71	17.3%	AA+
<u>Amortized Cost/NAV</u>				
Money markets	134,765	0.11	less than 1.0%	AAAm
MILAF GovMic	5,183,645	0.16	19.6%	AAAm
Michigan CLASS	6,516,405	0.16	24.7%	AAAm
Total	<u>\$ 26,407,633</u>			

*Custodial Credit Risk—City Investment Pool.* For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's investment policy requires that investment securities be held in third-party safekeeping by a designated institution and that the safekeeping agent follow the procedure of delivery vs. payment. As of June 30, 2025, none of the City's investments were exposed to custodial credit risk, as they were held in the City's name by the counterparty.

*Credit Risk.* The City's investment policy does not have specific limits in excess of State law on investment credit risk.

*Concentration of Credit Risk.* The City's investment policy does not address concentration of credit risk.

*Interest Rate Risk.* Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of investments. As of June 30, 2025, the City had no investments in commercial paper. The City's investment policy does not address interest rate risk.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**4. DEPOSITS AND INVESTMENTS (continued)**

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*Fair Value Measurements.* The City categorizes the fair value measurements of its investments within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices (unadjusted) in active markets for identical assets or liabilities; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. These levels are determined by management’s review of the type and substance of investments held by the City.

The fair value of the City’s Level 1 investments are based on quotes from publicly traded securities markets, where available. The fair value of the City’s Level 2 investments is determined primarily by a matrix pricing technique, which is used to value securities based on their relationship to benchmark quoted prices. Due to the inherent uncertainty of determining the fair value of investments that are not publicly traded, the fair value reported for these investments may differ significantly from the values that would have been used had a publicly traded market existed for such investments.

*Investments in Entities that Calculate Net Asset Value per Share.* The City holds share in Michigan CLASS and MILAF GovMIC whereby the fair value of the investment is measured on a recurring basis using net asset value per share (or its equivalent) of the investment pool as a practical expedient. The Michigan CLASS investment pool invests in U.S. treasury obligations, federal agency obligations of the U.S. government, high-grade commercial paper (rated ‘A-1’ or better) collateralized bank deposits, repurchase agreements (collateralized at 102% by Treasuries and agencies), and approved money-market funds. The program seeks to provide safety, liquidity, convenience, and competitive rates of return, and is designed to meet the needs of Michigan public sector investors. It purchases securities that are legally permissible under state statutes and are available for investment by Michigan counties, cities, townships, school districts, authorities and other public agencies. The investments of MILAF+ portfolio (which includes GovMIC) are invested in Permitted Investments in such a manner as to result in an average dollar weighted maturity of no greater than sixty (60) days and a dollar-weighted average life (portfolio maturity computed to final maturity without regard to interest rate adjustments on investments) of no greater than one hundred twenty (120) days. In addition, the MILAF+ Portfolio seeks to maintain a constant net asset value per share of \$1.00.

**5. INVESTMENTS—PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST FUNDS**

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The City maintains two pension trust funds (see Note 15) and one other postemployment benefits (OPEB) trust fund (see Note 16) where investments are maintained separately from the City’s pooled cash and investments and are subject to separate investment policies and state statutes. Accordingly, the required disclosures for the pension and OPEB trust funds’ deposit and investments are presented separately.

*Deposits.* The Funds do not maintain any checking or other demand/time deposit accounts other than their claims on the City’s pooled cash and investments disclosed previously.

*Investments.* The Michigan Public Employees Retirement Systems’ Investment Act, Public Act 314 of 1965, as amended, authorized the pension and OPEB trusts to invest in stocks, government and corporate securities, mortgages, real estate, and various other investment instruments, subject to certain limitations. The Retirement Boards have the responsibility and authority to oversee the respective investment portfolios. Various professional investment managers are contracted to assist in managing the trust funds’ assets. All investment decisions are subject to Michigan law and the investment policy established by each respective Retirement Board.

The pension and OPEB trust funds’ investments are held in various financial institutions or bank-administered trusts.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**5. INVESTMENTS—PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST FUNDS (continued)**

The following is a summary of the pension and OPEB trust funds' investments as of June 30, 2025:

<b>Investments at fair value</b>	
Fixed income:	
U.S. agencies (asset-backed)	2,443,576
U.S. treasuries	1,333,463
Corporate domestic bonds	1,839,089
Equities:	
Domestic equities	18,389,169
International equities	5,741,150
Mutual funds	5,823,276
Real estate investment trusts (REIT)	29,482
MERS retiree health funding vehicle	11,557,779
Money market accounts	1,030,591
<b>Total investments</b>	<b><u>\$ 48,187,575</u></b>

*Credit Risk.* As of June 30, 2025, the pension and OPEB trust funds' investments in fixed income securities were rated by Standard & Poor's as follows:

A1	\$ 201,848
A2	508,280
A3	410,284
Aa1	3,777,040
Aaa	68,387
Baa1	280,383
Baa2	258,685
Baa3	111,221
	<b><u>\$ 5,616,128</u></b>

*Custodial Credit Risk.* For investments, custodial credit risk is the risk that, in the event of the failure of the counterparty, the pension and OPEB trust funds will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The pension and OPEB trust funds' investment policy requires that investment securities be held in trust by a third-party institution in each fund's name. As such, although uninsured and unregistered, the pension and OPEB trust funds' investments are not exposed to custodial credit risk since securities are held by the counterparty's trust department in the Funds' name. Short-term investments in money market funds are not subject to custodial credit risk.

*Concentration of Credit Risk.* The pension and OPEB trust funds' investment policies require that the securities of any one company or government agency should not exceed 5% of the total investment fair value of each individual pension and OPEB trust fund.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**5. INVESTMENTS—PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST FUNDS (continued)**

*Interest Rate Risk.* As of June 30, 2025, maturities of the fixed income securities were as follows:

	Fair Value	Maturities in Years			
		Less Than 1	1 to 5	6 to 10	More than 10
U.S. agencies	\$ 2,443,576	\$ -	\$ 547	\$ 86,710	\$ 2,356,319
U.S. treasuries	1,333,463	-	839,465	191,866	302,132
Corporate domestic bonds	1,839,089	-	586,780	588,657	663,652
	<u>\$ 5,616,128</u>	<u>\$ -</u>	<u>\$ 1,426,792</u>	<u>\$ 867,233</u>	<u>\$ 3,322,103</u>

The pension trust fund's policy regarding interest rate risk provides that fixed income maturities may not exceed 30 years; the pension trust's holdings comply with this requirement. The OPEB trust fund investment policies do not address interest rate risk.

*Foreign Currency Risk.* Foreign currency risk is the risk that significant fluctuations in exchange rates may adversely affect the fair value of an investment. The pension trust fund's exposure to foreign currency risk is limited to holdings of international equities via international exchange-traded funds.

In addition to the above, the pension trust fund's holdings in mutual funds are primarily composed of underlying investments in international equities. The residual mutual fund underlying investments are in cash and cash equivalents, domestic equities, and alternatives.

The pension trust fund's investment policy restricts the amount of investment in foreign currency-denominated investments to 20% of total pension system investments; the pension trust's holdings comply with this requirement.

*Fair Value Measurements.* The pension and OPEB trust funds' categorize their fair value measurements within the fair value hierarchy established by GAAP. The hierarchy is based on the valuation inputs used to measure the fair value of the asset, as determined by the investment advisors. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; and Level 3 inputs are significant unobservable inputs. These levels are determined by the pension and OPEB trust funds' investment manager, and are determined at the fund level based on a review of the investment's class, structure, and what kind of securities are held in the funds. The investment manager will request the information from the fund manager, if necessary.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**5. INVESTMENTS—PENSION AND OTHER POSTEMPLOYMENT BENEFITS TRUST FUNDS (continued)**

The pension and OPEB trust funds' had the following recurring fair value measurements as of June 30, 2025:

	Fair Value	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Fixed income:				
U.S. agencies (asset-backed)	\$ 2,443,576	\$ -	\$ 2,443,576	\$ -
U.S. treasuries	1,333,463	1,333,463	-	-
Corporate domestic bonds	1,839,089	-	1,839,089	-
Equities:				
Domestic equities	18,389,169	18,389,169	-	-
International equities	5,741,150	5,741,150	-	-
Mutual funds	5,823,276	5,823,276	-	-
Real estate investment trusts (REIT)	29,482	-	-	29,482
MERS retiree health funding vehicle	11,557,779	11,557,779	-	-
Money market accounts	1,030,591	1,030,591	-	-
	<u>\$48,187,575</u>	<u>\$ 43,875,428</u>	<u>\$4,282,665</u>	<u>\$ 29,482</u>

The fair value of the pension and OPEB trust funds' Level 1 investments is based on quotes from publicly traded securities markets, where available. The fair value of the pension and OPEB trust funds' Level 2 investments is determined primarily by a matrix pricing technique, which is used to value securities based on their relationship to benchmark quoted prices. Due to the inherent uncertainty of determining the fair value of investments that are not publicly traded, the fair value reported for these investments may differ significantly from the values that would have been used had a publicly traded market existed for such investments. Securities classified as Level 3 have limited trade information; these securities are valued using the last trade price or estimated using recent trade prices obtained from the financial institution where the security is held.

**6. INTERFUND TRANSACTIONS**

For the fiscal year ended June 30, 2025, interfund transactions consisted of the following:

	Transfers	
	In	Out
General Fund	\$ 220,000	\$ 1,249,287
Capital Improvement	524,568	65,388
Nonmajor Governmental Funds	1,000,107	660,000
Internal Service Funds	230,000	-
	<u>\$1,974,675</u>	<u>\$1,974,675</u>

Transfers are used to: (1) move revenues from the fund that is required to collect them to the fund that is required or allowed to expend them; (2) move receipts restricted to or allowed for debt service from the funds collecting the receipts to the debt service fund as debt service payments become due; and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**6. INTERFUND TRANSACTIONS (continued)**

During the year, the City transferred funds primarily to: (1) move unrestricted revenues from the general fund to finance activities of the garbage and rubbish collection fund, parking fund, and other nonmajor funds; (2) move public safety funds to the general fund to support public safety operations; and (3) transfer resources to the capital improvements reserve fund to finance ongoing construction.

**7. CAPITAL ASSETS**

Capital asset activity for the City as of June 30, 2025 was as follows:

	<i>Restated</i> Beginning Balance	Additions	Deletions	Ending Balance
<b>Governmental Activities</b>				
<i>Capital assets not being depreciated:</i>				
Land	\$ 1,358,840	\$ -	\$ -	\$ 1,358,840
Construction in progress	3,158,210	135,076	(3,029,018)	264,268
Total capital assets not being depreciated	<u>4,517,050</u>	<u>135,076</u>	<u>(3,029,018)</u>	<u>1,623,108</u>
<i>Capital assets being depreciated:</i>				
Infrastructure	47,415,735	3,029,018	-	50,444,753
Buildings and improvements	9,304,199	335,490	-	9,639,689
Vehicles and equipment	9,495,983	649,923	(54,428)	10,091,478
Total capital assets being depreciated	<u>66,215,917</u>	<u>4,014,431</u>	<u>(54,428)</u>	<u>70,175,920</u>
<i>Less accumulated depreciation</i>				
Infrastructure	(40,974,345)	(857,930)	-	(41,832,275)
Buildings and improvements	(5,299,966)	(203,027)	-	(5,502,993)
Vehicles and equipment	(6,922,352)	(500,852)	54,428	(7,368,776)
Total accumulated depreciation	<u>(53,196,663)</u>	<u>(1,561,809)</u>	<u>54,428</u>	<u>(54,704,044)</u>
Net capital assets being depreciated	<u>13,019,254</u>	<u>2,452,622</u>	<u>-</u>	<u>15,471,876</u>
Governmental activities capital assets, net	<u>\$17,536,304</u>	<u>\$ 2,587,698</u>	<u>\$ (3,029,018)</u>	<u>\$17,094,984</u>

Depreciation expense was charged to programs of the City as follows:

General government	\$ 73,613
Public safety	80,089
Public works	8,991
Highways, streets and bridges	838,045
Culture and recreation	120,351
Capital assets held by the government's internal service funds are charged to the various functions based on their usage of the assets	<u>440,720</u>
Total depreciation expense	<u>\$ 1,561,809</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**7. CAPITAL ASSETS (continued)**

Capital asset activity of the City's component units was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance
<b>Component Units</b>				
<i>Capital assets not being depreciated:</i>				
Land	\$ 53,200	\$ -	\$ -	\$ 53,200
 <i>Capital assets being depreciated:</i>				
Buildings and improvements	438,270	-	-	438,270
<i>Less accumulated depreciation</i>				
Buildings and improvements	(279,558)	(21,462)	-	(301,020)
Net capital assets being depreciated	158,712	(21,462)	-	137,250
Component units capital assets, net	<u>\$ 211,912</u>	<u>\$ (21,462)</u>	<u>\$ -</u>	<u>\$ 190,450</u>

**8. LONG-TERM OBLIGATIONS**

**A. Primary Government**

The City's long-term obligations during the fiscal year ended June 30, 2025 were as follows:

<u>Governmental Activities</u>	<u>Fiscal Year Maturity</u>	<u>Interest Rate</u>	<u>Original Amount</u>	<u>Outstanding Amount as of 6/30/25</u>
<i>General obligation bonds:</i>				
2016 Refunding	2031	2.02 - 4.00%	\$12,380,000	\$ 4,900,000
 <i>Revenue bonds:</i>				
2004-B Water/Sewer (DWRP)	2025	2.125%	6,330,000	-
2007 Water/Sewer (DWRP)	2027	2.125%	298,702	48,702
2008 Water/Sewer (DWRP)	2029	2.50%	434,253	99,253
2009 Water/Sewer (DWRP)	2029	2.50%	140,029	39,029
2012 Water/Sewer (DWRP)	2034	2.50%	2,900,000	1,485,000
2013 Water/Sewer Refunding	2028	2.00 - 4.00%	7,490,000	555,000
2015 Water/Sewer (DWRP)	2035	2.50%	450,000	250,000
2016 Water/Sewer Refunding	2031	1.39 - 4.00%	10,440,000	2,950,000
 <i>Direct borrowing:</i>				
Biltmore Agreement	2031	n/a	340,000	340,000
			<u>\$41,202,984</u>	<u>\$10,666,984</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**8. LONG-TERM OBLIGATIONS (continued)**

**A. Primary Government (continued)**

*General Obligation Bonds.* The City issued general obligation bonds to provide funds for remediation on land held for resale. The general obligation bonds are direct obligations that pledge the full faith and credit of the City. These bonds are issued as 10 to 20-year serial bonds with varying amounts of principal maturing each year.

*Revenue Bonds.* The City also issued Drinking Water Revolving Fund (DWRF) bonds, with the State of Michigan, where the income derived from the acquired or constructed assets is pledged to pay debt service. In this instance, the income is derived from the Ypsilanti Community Utilities Authority (see Note 17), which manages and operates the related water and wastewater systems.

*Installment Obligations.* The repayment of the remaining \$340,000 on the Biltmore agreement direct borrowing is contingent upon certain future events occurring between now and 2030, primarily of which is the City's sale of the former Biltmore property. The likelihood of such a future sale is presently indeterminable.

The changes in long-term obligations for the fiscal year ended June 30, 2025 was as follows:

<b>Primary Government</b>	<i>Restated</i> Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<b>Governmental Activities</b>					
General obligations bonds	\$ 5,610,000	\$ -	\$ (710,000)	\$ 4,900,000	\$ 730,000
Revenue bonds	7,336,984	-	(1,910,000)	5,426,984	1,585,000
Direct borrowing agreement	340,000	-	-	340,000	-
Unamortized premiums	302,839	-	(153,479)	149,360	-
Compensated absences *	1,121,830	139,954	-	1,261,784	443,482
Total governmental activities long-term obligations	<u>\$ 14,711,653</u>	<u>\$ 139,954</u>	<u>\$ (2,773,479)</u>	<u>\$12,078,128</u>	<u>\$ 2,758,482</u>

\* the change in compensated absences is a net change

Principal and interest requirements to retire the City's long-term obligations outstanding at June 30, 2025 are as follows:

Year Ending June 30,	General Obligation Bonds		Revenue Bonds	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2026	\$ 730,000	\$ 179,210	\$ 1,585,000	\$ 156,756
2027	760,000	156,652	1,628,702	96,089
2028	795,000	132,028	975,000	47,462
2029	830,000	104,600	218,282	26,846
2030	870,000	71,400	190,000	13,867
2031-2035	915,000	36,600	830,000	37,842
	<u>\$ 4,900,000</u>	<u>\$ 680,490</u>	<u>\$ 5,426,984</u>	<u>\$ 378,862</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**9. RISK MANAGEMENT**

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The City is exposed to various risks of loss related to property loss, torts, errors and omissions, and employee injuries (workers' compensation), as well as medical benefits provided to employees. The City has purchased commercial insurance for medical claims and participates in the Michigan Municipal League Liability and Property Pool for claims relating to property and general liability and participates in the Michigan Municipal League Workers' Compensation Fund for workers' compensation claims. Settled claims relating to the commercial insurance have not exceeded the amount of insurance coverage in any of the past three fiscal years.

The Michigan Municipal League risk pool program operates as a common risk-sharing management program for local units of government in Michigan; member premiums are used to purchase commercial excess insurance coverage and to pay member claims in excess of deductible amounts.

**10. PROPERTY TAXES**

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The City's property taxes are levied each July 1 on the taxable valuation of property located in the City as of the preceding December 31, the lien date. Property taxes are payable without penalty and interest through September 14; as of February 14 of the succeeding year, unpaid real property taxes are sold to and collected by Washtenaw County. Assessed values, as established annually by the government and subject to acceptance by the County, are equalized by the State at an estimated 50% of current market value.

The taxable value of real and personal property in the City for the 2024 levy was \$433,907,911. The City's general operating tax rate for fiscal year 2025 was 17.0435 mills plus 2.4918 mills for sanitation, 1.6648 mills for streets, 0.8768 for public transit and 8.1234 mills for police and fire pension.

Property taxes are recognized in the fiscal year in which they are levied. Property taxes for the component units are derived from tax increment financing agreements with the various applicable taxing authorities. Under these arrangements, the tax increment finance entities receive the property taxes levied on the increment of current taxable values over the base year values on those properties located within the established tax increment financing district.

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**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**11. TAX ABATEMENTS**

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Tax abatements through industrial and commercial facilities tax exemption agreements provided in accordance with state statutes are generally made by discrete component units of the City, as opposed to by the primary government. Properties qualifying for these tax exemptions, as approved by the applicable governing body, are taxed at 50% of the millage rate applicable to the specified property. The amount of such abatements are not significant and have no impact on the current tax revenues of the primary government.

Brownfield redevelopment agreements are intended to reimburse taxpayers that remediate environmental contamination on their properties. These agreements were entered into based upon the Brownfield Redevelopment Act, PA 381 of 1996, as amended. Under this Act, a municipality may create a brownfield redevelopment authority to develop and implement brownfield projects. Tax increment financing may be used as a tool for property redevelopment. The City's Brownfield redevelopment authority had no activity during fiscal year 2025.

**12. RISK MANAGEMENT AND CONTINGENCIES**

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Amounts received or receivable from grantor agencies are subject to audit and potential adjustment by grantor agencies, principally the federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the government expects such amounts, if any, to be immaterial.

The City is a defendant in various lawsuits. Although the outcome of these lawsuits is not presently determinable, it is the opinion of the government's counsel that resolution of these matters will not have a material adverse effect on the financial condition of the government.

**13. NET INVESTMENT IN CAPITAL ASSETS**

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The following is a summary of net investment in capital assets, as presented in the government-wide statement of net position:

	Governmental Activities	Component Units
Capital assets:		
Capital assets not being depreciated	\$ 1,623,108	\$ 53,200
Capital assets being depreciated, net	15,471,876	137,250
Less: Capital-related long-term liabilities:		
Biltmore agreement	(340,000)	-
Net Investment in Capital Assets	\$ 16,754,984	\$ 190,450

The general obligation bonds were used to finance remediation activities on land held for resale. The DWRP revenue bonds' proceeds were contributed to the Ypsilanti Community Utilities Authority for various water and sewer improvements and construction on its infrastructure (see Note 17).

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**14. FUND BALANCES**

Fund balances are classified as nonspendable, restricted, committed, assigned and unassigned based primarily on the extent to which the City is bound to observe constraints imposed upon the resources in the governmental funds. The constraints placed upon fund balance for the major governmental funds and nonmajor governmental funds are as follows:

	General	Major Streets	Capital Improvement Reserve	Nonmajor Governmental Funds	Total Governmental Funds
<b>Nonspendable:</b>					
Prepaid items	\$ 116,875	\$ -	\$ -	\$ -	\$ 116,875
Inventory	290,928	-	-	-	290,928
Land held for resale	11,110	-	-	-	11,110
Total nonspendable	<u>418,913</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>418,913</u>
<b>Restricted for:</b>					
Major and local streets	-	5,222,891	-	1,844,010	7,066,901
Public safety	-	-	-	267,244	267,244
Public transportation	-	-	-	18,507	18,507
Public Works	-	-	-	127,128	127,128
Refuse collections	-	-	-	612,428	612,428
Land held for resale	-	-	-	1,195,450	1,195,450
Capital projects	-	-	-	824,706	824,706
Debt service	-	-	-	24,505	24,505
Total restricted	<u>-</u>	<u>5,222,891</u>	<u>-</u>	<u>4,913,978</u>	<u>10,136,869</u>
<b>Committed for:</b>					
Active employees cumulative benefits	1,261,784	-	-	-	1,261,784
Energy efficiency and conservation project	473,321	-	-	-	473,321
Peninsular dam inspection study and repair	353,385	-	-	-	353,385
Social equity	105,000	-	-	-	105,000
Budget stabilization fund	3,329,548	-	-	-	3,329,548
Capital projects	-	-	2,707,257	1,247,977	3,955,234
Total committed	<u>5,523,038</u>	<u>-</u>	<u>2,707,257</u>	<u>1,247,977</u>	<u>9,478,272</u>
<b>Assigned for:</b>					
Subsequent FY appropriation	3,280,366	-	-	-	3,280,366
Unassigned	<u>6,526,855</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,526,855</u>
Fund Balance Totals	<u>\$ 15,749,172</u>	<u>\$ 5,222,891</u>	<u>\$ 2,707,257</u>	<u>\$ 6,161,955</u>	<u>\$ 29,841,275</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS**

The net pension asset, net pension liability and related deferred outflows and inflows of resources recorded in the accrual basis financial statements as of June 30, 2025 were as follows:

	Police and Fire Retirement System	MERS of Michigan	Total
Net pension asset	\$ -	\$1,142,530	\$1,142,530
Net pension liability	17,034,861	-	17,034,861
Deferred outflows of resources	1,355,351	971,813	2,327,164
Deferred inflows of resources	(1,577,012)	(19,893)	(1,596,905)
Pension expense	(785,639)	924,049	138,410

**A. Police and Fire Retirement System**

*Plan Administration.* The Police and Fire Retirement System is a single-employer defined benefit pension plan that is administered by the City of Ypsilanti Police and Fire Employees' Retirement System (the System); this plan covers all full-time police and fire employees of the City. The System provides retirement, disability, and death benefits to plan members and their beneficiaries. Cost of living adjustments are provided to members and beneficiaries. The System is included the City's financial report as a pension fiduciary component unit. Separate plan financial statements are also available for the System. Reports for the System can be obtained from the City's Finance Department, 1 South Huron Street, 4<sup>th</sup> Floor, Ypsilanti, MI 48197.

Management of the System is vested in the Retirement Board of the City of Ypsilanti, Michigan Police and Fire Retirement System, which consists of five members: two that are elected (one each representing fire and police employees), two that are appointed by the City Council of the City and one that is the Treasurer of the City.

The financial statements of the System are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. The City's contributions are recognized when due and a formal commitment to provide the contributions has been made. Benefits and refunds are recognized when due and payable in accordance with the terms of the plans.

Plan investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value. Securities traded on national or international exchanges are valued at the last reported sales price at current exchange rates. Investments that do not have established market values are reported at estimated fair values as determined by the custodian under the direction of the Retirement Board with the assistance of a valuation service. Administrative costs are financed through investment earnings.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**A. Police and Fire Retirement System (continued)**

*Plan Membership.* At June 30, 2024, the date of the latest actuarial valuation, membership in the plan consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	122
Inactive employees entitled to, but not yet receiving benefits	6
Active employees	41
Total	169

*Benefits Provided.* The System provides retirement, disability, and death benefits. Generally, retirement benefits are calculated as a percentage of the member’s final average compensation (AFC) for a certain number of years times the member’s years of service as summarized in the following table:

Eligibility	Amount of Benefit
20 or more years of service (25 years for Fire Chief) regardless of age or age 60 regardless of service.	Straight life pension equals 3.0% of three-year AFC times years of service for police and 3.0% of AFC times first 25 years of service, plus 1.0% of AFC times years of service in excess of 25 years, for fire. Additional benefit provisions apply to COAM members depending on hire dates.
25 or more years of service regardless of age for fire members hired after July 1, 2009	Straight life pension equals 2.5% of three-year AFC times years of service, with a 75% maximum.
25 or more years of service regardless of age for POAM/COAM members hired after July 1, 2009	Straight life pension equals 2.0% of three-year AFC times years of service.
Members hired after July 1, 2012	Same as members hired after July 1, 2009, except there is no annuity withdrawal options.

Retirees who are receiving benefits below the estimated federal and state poverty levels have their benefits increased up to the poverty level.

*Contributions.* The obligation to contribute to the System for these employees was established by City ordinances and state statute and requires a contribution from the employees of 10.0% of gross wages for plan members hired prior to July 1, 2009 and 5% of gross wages for plan members hired after July 1, 2009. The funding policy provides for periodic employer contributions at actuarially determined rates; the current rate is 76.94% of covered payroll.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**A. Police and Fire Retirement System (continued)**

*Deferred Retirement Option Program (DROP).* In lieu of retiring and receiving a monthly benefit, an eligible participant may elect to participate in the DROP by making an irrevocable election to terminate employment with the City and retire upon ceasing participation in the DROP. The DROP election must specify the future retirement date which must be within the maximum time period permitted (typically 3 to 5 years, based on bargaining unit and hire date). Upon entry in the DROP, the participant ceases to accrue years of service in the defined benefit pension plan. The participant remains an employee of the City for all other purposes, but the retirement benefit payment is calculated, and payments commence into a separate, restricted account. These monthly payments, along with interest earnings thereon, are not distributed to the participant until employment has terminated. DROP activity for the fiscal year ended June 30, 2025 is as follows:

Beginning balance	\$ 1,459,135
Interest	49,474
Distributions	<u>(294,735)</u>
Ending balance	<u>\$ 1,213,874</u>

*Net Pension Liability.* The City's net pension liability was measured as of June 30, 2025, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2024 (as rolled forward to June 30, 2025).

*Actuarial Assumptions.* The total pension liability was determined by an actuarial valuation as of June 30, 2024 and rolled forward to the measurement date of June 30, 2025, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5%
Salary increases	3.0% - 8.5%, including inflation
Investment rate of return	6.85%, net of pension plan investment expense, including inflation
Retirement age	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation.
Mortality rates	PubS-2010 Healthy Retiree Mortality Table for males and females with fully generational projection using MP-2018.

The actuarial assumptions used in the June 30, 2024 valuation were based on the results of an actuarial experience study for the period July 1, 2010 through June 30, 2017.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**A. Police and Fire Retirement System (continued)**

*Investments.* The System’s policy in regard to the allocation of invested assets is established and may be amended by the Retirement Board. The policy pursues an investment strategy that protects the financial health of the System and reduces risk through the prudent portfolio diversification. The adopted asset allocation policy as of June 30, 2025, is presented in the table below.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plan’s target asset allocation as of June 30, 2025 are summarized below:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	50%	6.1%
Domestic fixed income	33%	2.6%
International equity	15%	6.6%
Cash	2%	1.0%
	100%	

*Discount Rate.* The discount rate used to measure the total pension liability was 6.85%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that City contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**15. DEFINED BENEFIT PENSION PLANS (continued)**

**A. Police and Fire Retirement System (continued)**

*Changes in the Net Pension Liability.* The components of the changes in the net pension liability are summarized as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at June 30, 2024	\$ 52,865,648	\$ 33,668,671	\$ 19,196,977
Changes for the fiscal year:			
Service cost	668,496	-	668,496
Interest	3,505,516	-	3,505,516
Differences between expected and actual experience	511,654	-	511,654
Assumption changes	-	-	-
Employer contributions	-	2,717,606	(2,717,606)
Employee contributions	-	297,146	(297,146)
Net investment income	-	3,947,387	(3,947,387)
Benefit payments, including refunds of employee contributions	(3,902,939)	(3,902,939)	-
Administrative expense	-	(114,357)	114,357
Net changes	<u>782,727</u>	<u>2,944,843</u>	<u>(2,162,116)</u>
Balances at June 30, 2025	<u>\$ 53,648,375</u>	<u>\$ 36,613,514</u>	<u>\$ 17,034,861</u>

*Sensitivity of Net Pension Liability to Changes in the Discount Rate.* The following presents the net pension liability of the City, calculated using the discount rate of 6.85%, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1% lower (5.85%) and 1% higher (7.85%) than the current discount rate:

1% Decrease (5.85%)	Current Rate (6.85%)	1% Increase (7.85%)
23,089,528	\$ 17,034,861	\$ 11,982,616

*Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pension.* For the year ended June 30, 2025, the City recognized negative pension expense of (\$785,639). The City reported deferred outflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1,010,939	\$ -
Assumption changes	344,412	-
Net difference between projected and actual earnings on pension plan investments	-	1,577,012
Total	<u>\$ 1,355,351</u>	<u>\$ 1,577,012</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**A. Police and Fire Retirement System (continued)**

Amounts reported as deferred outflows and inflows of resources related to pension will be recognized in pension expense as follows:

Year Ended June 30,	Amount
2026	\$ 1,315,100
2027	(476,388)
2028	(727,450)
2029	(332,923)
	<u>\$ (221,661)</u>

**B. Municipal Employees Retirement System of Michigan**

*Plan Description.* The employer’s defined benefit pension plan provides certain retirement, disability and death benefits to plan members and beneficiaries. The employer participates in the Municipal Employees Retirement System (MERS) of Michigan. MERS is an agent multiple-employer, statewide public employee pension plan established by the Michigan Legislature under Public Act 135 of 1945 and administered by a nine-member Retirement Board. Public Act 427 of 1984, as amended, establishes and amends the benefit provisions of the participants in MERS. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained accessing the MERS website at [www.mersofmich.com](http://www.mersofmich.com).

*Benefits Provided.* Pension benefits vary by division/bargaining unit and are calculated as final average compensation (based on a 3 - 5 year period) and multipliers at 2.00% to 2.50%. Participants are considered to be fully vested in the plan after 10 years. Normal retirement age is 60 with early retirement at age 50 with 25 years of service, or age 55 with 15 years of service, depending on division/bargaining unit.

*Employees Covered by Benefit Terms.* At December 31, 2024, plan membership consisted of the following:

Inactive employees or beneficiaries currently receiving benefits	58
Inactive employees entitled to but not receiving benefits	56
Active employees	43
Total	157

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**15. DEFINED BENEFIT PENSION PLANS (continued)**

**B. Municipal Employees Retirement System of Michigan (continued)**

*Contributions.* The employer is required to contribute amounts at least equal to the actuarially determined rate, as established by the MERS Retirement Board. The actuarially determined rate is the estimated amount necessary to finance the cost of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. In addition, the employer may establish contribution rates to be paid by its covered employees. Employer and employee contribution amounts or rates, by division/bargaining unit, were as follows for the fiscal year ended June 30, 2025:

Division/Bargaining Unit	Employer	Employee	Status
General Non-Union	n/a	5.00%	Closed
General AFSCME	n/a	5.00%	Closed
General Dispatch	n/a	10.00%	Open
City Manager	n/a	0.00%	Closed
AFSCME after 7/1/2010	\$8,617/mo.	5.00%	Open
Non-Union after 1/1/2013	\$8,084/mo.	5.00%	Open

*Net Pension Asset.* The City's net pension asset was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset was determined by an actuarial valuation as of that date.

*Actuarial Assumptions.* The total pension liability in the December 31, 2024 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increases:	3.00% in the long term
Investment rate of return:	7.18%, including inflation and gross of administrative expenses

The base mortality tables used are constructed as described below and are based on amount weighted sex distinct rates:

- Pre-retirement mortality based on 100% of Pub-2010 Juvenile Mortality Tables for ages 0-17, 100% of PubG-2010 Employee Mortality Tables for Ages 18-80, and 100% of PubG-2010 Healthy Retiree Tables for ages 81-120;
- Non-disabled retired plan members and beneficiaries' mortality based on 106% of Pub-2010 Juvenile Mortality Tables for ages 0-17, 106% of PubG-2010 Employee Mortality Tables for Ages 18-49, and 106% of PubG-2010 Healthy Retiree Tables for ages 50-120;
- Disabled retired plan members mortality based on 100% of Pub-2010 Juvenile Mortality Tables for ages 0-17, and 100% of PubNS-2010 Disabled Retiree Tables for ages 18-120.

The economic assumptions used in the valuation were adopted in 2024. A reduction in the long-term investment return from 7.00% to 6.93% annually (net of investment and administrative expense) was first used for the December 31, 2023 valuation. The demographic assumptions used in the valuation are based on the results of a study of plan experience that covered the period from January 1, 2019 through December 31, 2023 which was dated 2024.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**B. Municipal Employees Retirement System of Michigan (continued)**

*Investments.* The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global equity	60.0%	2.70%
Global fixed income	20.0%	0.40%
Diversifying strategies	<u>20.0%</u>	1.40%
	<u>100.0%</u>	

*Discount Rate.* The discount rate (gross of administrative expenses) used to measure the total pension liability as of December 31, 2024 was 7.18%. The projection of cash flows used to determine the discount rate assumes that employer and employee contributions will be made at the rates agreed upon for employees and the actuarially determined rates for employers. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**15. DEFINED BENEFIT PENSION PLANS (continued)**

**B. Municipal Employees Retirement System of Michigan (continued)**

*Changes in the Net Pension (Asset).* The components of the changes in net pension (asset) are summarized as follows:

	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) (a) - (b)
Balances at December 31, 2023	\$ 19,504,562	\$ 20,794,543	\$ (1,289,981)
Changes for the fiscal year:			
Service cost	315,570	-	315,570
Interest	1,364,881	-	1,364,881
Differences between expected and actual experience	252,255	-	252,255
Change in assumptions	(39,786)	-	(39,786)
Employer contributions	-	116,050	(116,050)
Employee contributions	-	131,820	(131,820)
Net investment income	-	1,543,167	(1,543,167)
Benefit payments, including refunds of employee contributions	(1,305,718)	(1,305,718)	-
Administrative expense	-	(45,568)	45,568
Other changes	-	-	-
Net changes	<u>587,202</u>	<u>439,751</u>	<u>147,451</u>
Balances at December 31, 2024	<u>\$ 20,091,764</u>	<u>\$ 21,234,294</u>	<u>\$ (1,142,530)</u>

*Sensitivity of the Net Pension (Asset) to Changes in the Discount Rate.* The following presents the net pension asset of the City, calculated using the discount rate of 7.18%, as well as what the City's net pension asset would be if it were calculated using a discount rate that is 1% lower (6.18%) and 1% higher (8.18%) than the current rate:

	1% Decrease (6.18%)	Current Rate (7.18%)	1% Increase (8.18%)
Net pension liability (asset)	\$ 1,139,182	\$ (1,142,530)	\$ (3,053,786)

*Pension Expense and Deferred Outflows and Inflows of Resources Related to Pensions.* For the fiscal year ended June 30, 2025, the City recognized pension expense of \$924,049. The City reported deferred outflows of resources related to pension from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 126,128	\$ -
Net difference between projected and actual earnings on pension plan investments	801,145	-
Change in assumptions	-	19,893
Contributions subsequent to the measurement date	44,540	-
Total	<u>\$ 971,813</u>	<u>\$ 19,893</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**15. DEFINED BENEFIT PENSION PLANS (continued)**

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**B. Municipal Employees Retirement System of Michigan (continued)**

Contributions subsequent to the measurement date will be recognized as an adjustment to the net pension asset for the year ending June 30, 2025. Other amounts reported as deferred outflows of resources related to pension will be recognized in pension expense as follows:

Year Ended	
2026	\$ 465,864
2027	631,904
2028	(172,442)
2029	(17,946)
	\$ 907,380

**16. OTHER POSTEMPLOYMENT BENEFITS**

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The City provides retiree healthcare benefits for all eligible employees, their spouses and dependents who meet eligibility requirements. Depending on hire date, employees either participate in the Municipal Employees Retirement System (MERS) of Michigan’s Retiree Health Funding Vehicle (RHFV) (defined benefit OPEB plan) or Health Care Savings Program (defined contribution OPEB plan). MERS pools assets of the participating employers for investment purposes but maintains separate accounts for each individual employer in the Retiree Health Funding Vehicle and each individual employee in the Health Care Savings Program. MERS issues a publicly available financial report that includes financial statements and required supplementary information. This report may be obtained accessing the MERS website at [www.mersofmich.com](http://www.mersofmich.com).

**A. MERS RHFV OPEB Plan**

*Plan Description.* The City provides postemployment healthcare benefits to substantially all full-time employees, hired prior to 2010, who retire from the City under one of its two pension plans. The extent of the cost of those benefits paid by the City are dependent upon a variety of factors including hire date, retirement date, years of service and bargaining unit. The MERS RHFV OPEB Plan (the “Plan”) is treated as a single-employer defined benefit healthcare plan administered by the City; the Plan utilizes a retirement health funding vehicle trust established with the MERS to invest plan assets. The Plan was adopted and established by action of the City Council. The Plan is reported as an other postemployment benefit trust fund in the accompanying financial statements. The Plan does not issue a separate or stand-alone report.

The Plan’s financial statements are prepared using the accrual basis of accounting. Plan contributions are recognized in the period in which the contributions are due and the employer has made a formal commitment to provide the contribution. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**16. OTHER POSTEMPLOYMENT BENEFITS (continued)**

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**A. MERS RHVF OPEB Plan (continued)**

*Plan Membership.* At the June 30, 2025 measurement date, the Plan’s membership consisted of the following:

Retired participants	156
Active participants (includes current eligible employees with waivers)	17
<b>Total</b>	<b>173</b>

*Benefits Provided.* Retirees and their dependents may elect coverage under the City’s health program for current active employees. Certain retirees have grandfathered benefit plans. The City pays a range of percentages of medical, dental and optical coverage for retirees, and in certain instances, contributions toward spouse/dependent coverage. a portion of the cost of coverage, depending on the retiree’s hire date, years of service, and union affiliation, as applicable. Retirees must be at least 50 when separating from active employment and receiving pension benefits to be eligible. Retirees may elect for additional coverage at their cost. Retirees electing to opt-out of the health care plan are eligible to a stipend for coverage under another plan. City public safety employees hired on or after July 1, 2012, and all other City employees hired on or after July 1, 2010, are not eligible to receive coverage under this Plan.

*Contributions.* The City has no obligation to make contributions in advance of when the insurance premiums or benefits are due for payment; in other words, the Plan may be financed on a pay-as-you go basis. Administrative costs of the Plan are paid for by the City’s general fund. Plan participants are not required to contribute to the Plan.

*Net OPEB Liability.* The net OPEB liability and total OPEB liability were determined by an actuarial valuation as of June 30, 2025.

*Actuarial Assumptions.* The total OPEB liability in the June 30, 2025 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial cost method	Entry age normal
Investment rate of return	7.0%
Projected salary increases	3.5%
Retirement rates	Graded by age and service
Healthcare cost trend rates	7.5% for 2024, grading to 4.5% in 2037 and after

Mortality rates of participants were based on the Pub-2010 base rates, projected fully generationally using scale MP2021. Public safety rates were assumed for police and firefighters and general rates were assumed for all others.

The actuarial assumptions used in the June 30, 2025 actuarial valuation were based on industry studies of municipal employers’ retirement plans and studies published by the Society of Actuaries.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**16. OTHER POSTEMPLOYMENT BENEFITS (continued)**

**A. MERS RHFV OPEB Plan (continued)**

*Investments.* As permitted under the Public Employees Health Care Funds Public Act 149 of 1999, the City Council established a Public Employee Health Care Fund by adoption of a resolution. That resolution provides for MERS to act as the RHFV Investment Fiduciary and Trustee. The City funds the RHFV Trust sub-fund to provide health care benefits for eligible employees that qualify for such benefits as approved by the City Council and applicable collective bargaining agreements. The resolution also directs the Finance Director of the City to be its RHFV Coordinator, which gives that person the authority to direct payment of fund monies to eligible employees, make investment allocations of the sub trust fund within MERS-approved portfolios and, in general, act on behalf of the City as it relates to the administrative duties relating to the fund. The City invests in the MERS Total Market Portfolio which is a diversified portfolio with the objective of providing current income and capital appreciation while minimizing the volatility of capital markets.

The long-term expected rate of return on pension plan investments was determined using a model method in which the best-estimate ranges of expected future real rates of return (expected returns, net of investment and administrative expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global equity	60.0%	2.70%
Global fixed income	20.0%	0.43%
Diversifying strategies	20.0%	1.30%
	<u>100.0%</u>	

*Discount Rate.* The discount rate used to measure the total OPEB liability as of the June 30, 2025 measurement date was 7.00%. The projection of cash flows used to determine the discount rate assumes City contributions will be made at the rates agreed upon for employees and the actuarially determined rates. Based on these assumptions, the OPEB plan’s fiduciary net position was projected to be available to pay all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

**16. OTHER POSTEMPLOYMENT BENEFITS (continued)**

**A. MERS RHVF OPEB Plan (continued)**

*Changes in the Net OPEB Liability.* The components of the changes in net OPEB liability are summarized as follows:

	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at June 30, 2024	\$ 16,173,525	\$ 10,806,285	\$ 5,367,240
Changes for the fiscal year:			
Service cost, including administrative expenses	64,180	-	64,180
Interest	1,073,628	-	1,073,628
Differences between expected and actual experience	595,966	-	595,966
Assumption changes	87,354	-	87,354
Employer contributions	-	853,283	(853,283)
Net investment income	-	1,013,397	(1,013,397)
Benefit payments	(1,227,399)	(1,227,399)	-
Net changes	<u>593,729</u>	<u>639,281</u>	<u>(45,552)</u>
Balances at June 30, 2025	<u>\$ 16,767,254</u>	<u>\$ 11,445,566</u>	<u>\$ 5,321,688</u>

*Sensitivity of the Net OPEB Liability to Changes in the Discount Rates.* The following presents the net OPEB liability of the City, calculated using the discount rate of 7.00%, as well as what the City's net OPEB liability would be if it were calculated using a discount rate that is 1% lower (6.00%) and 1% higher (8.00%) than the current rate:

	1% Decrease (6.00%)	Current Rate (7.00%)	1% Increase (8.00%)
Net OPEB liability	\$ 7,224,276	\$ 5,321,688	\$ 3,732,620

*Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates.* The following presents the net OPEB liability of the City, as well as what the City's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (6.50% decreasing to 3.5%) and 1% higher (8.50% decreasing to 5.5%) than the current healthcare cost trend rates:

	1% Decrease (6.50% decreasing to 3.50%)	Current Cost Trend Rate (7.50% decreasing to 4.50%)	1% Increase (8.50% decreasing to 5.50%)
Net OPEB liability	\$ 3,899,868	\$ 5,321,688	\$ 7,015,493

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**16. OTHER POSTEMPLOYMENT BENEFITS (continued)**

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**A. MERS RHVF OPEB Plan (continued)**

*OPEB Expense and Deferred Outflows and Inflows of Resources Related to OPEB.* For the fiscal year ended June 30, 2025, the City recognized OPEB expense of \$227,067. The City reported deferred inflows of resources related to OPEB from the following source:

	Deferred Inflows of Resources
Net difference between projected and actual earnings on plan investments	120,621

Amounts reported as deferred outflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended	Amount
June 30,	
2026	\$ 185,808
2027	(131,672)
2028	(118,623)
2029	(56,134)
	\$ (120,621)

**B. MERS Health Care Savings Program**

*Plan Description.* The City’s defined contribution OPEB plan (MERS Health Care Savings Program) provides certain health care benefits to plan members and legal dependents upon termination of employment. The MERS Health Care Savings Program became operational in June 2004 and was made available to all municipalities in Michigan. The employer-sponsored program provides medical reimbursement accounts to participants. Medical expenses are reimbursed, as defined in IRS Code Section 213, once participants terminate employment, are on medical leave for six months or longer, or are on disability from any public pension plan. There are four types of contributions that may be used in the program: 1) Basic Employer (tax-favored); 2) Mandatory Salary Reductions (tax-favored); 3) Mandatory Leave Conversions (tax-favored); and 4) Voluntary Employee Contributions (post-tax).

*Contributions.* City public safety employees hired on or after July 1, 2012, and all other City employees hired on or after July 1, 2010, are provided a health care savings account and the City will contribute \$150 per month to each fund. There are no contribution requirements for employees. For the fiscal year ended June 30, 2025, the City contributed \$56,558 to employee health care savings accounts.

*Benefit Terms.* Employees are vested in the employer contributions and earnings on those contributions after 3 years of service and become fully vested after completion of 10 years of creditable service with the City.

*Forfeiture Amounts.* Nonvested employer contributions are forfeited upon termination of employment. Such forfeitures are used to cover future employer contributions, be directed to the City’s Retiree Health Funding Vehicle, or be equally distributed among all remaining active participants in the Plan.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Financial Statements**  
**Fiscal Year Ended June 30, 2025**

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**17. JOINT VENTURE**

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The City is a member of the Ypsilanti Community Utilities Authority (YCUA), which provides water and wastewater services to the residents of the City, Ypsilanti Township and other adjacent municipalities. The City appoints two of the five members of the joint venture's governing board. The joint venture does not involve an explicit, measurable equity interest; hence it is not recorded as an asset in the City's financial statements. Complete financial statements for YCUA can be obtained from its administrative offices at 2777 State Street, Ypsilanti, Michigan.

The City has issued various revenue bonds on behalf of YCUA. Proceeds from the issues are contributed to YCUA for various water and sewer improvements and construction. YCUA reimburses the City annually for debt service payments, with income derived from water and sewer use rates. The City has recorded a lease receivable on its government-wide statement of net position for the principal balance of the bonds drawn to date by YCUA, which is reported net of fund balance amounts in the related capital project funds maintained by the City.

In addition to the various revenue bonds on behalf of YCUA, the City has also entered into State Revolving Fund (SRF) contracts with YCUA to extend financial guarantees on \$17.7 million in YCUA-issued limited tax SRF general obligation bonds. All required payments on the bonds are guaranteed by the City in the event YCUA is unable to make the required payments. Based on qualitative factors and historical data, the City has determined the likelihood of having to make any payments under the guarantee remote.

**18. LAND HELD FOR RESALE**

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The City has been engaged in a multiyear contaminated property redevelopment project referred to as the Water Street Redevelopment Project. As a part of this project, involving funding from bond issues, federal grants and loans, and City resources, the City acquired various parcels of land in the Water Street area and undertook a process of preparing and marketing the property for resale. The property is reported by the City as land held for resale and is recorded at acquisition cost (plus the cost of improvements) and valued at the lower of cost or market (since it is not held as an investment or for investment purposes).

The City also owns approximately four acres of property located at 220 N. Park. The City acquired the property from tax reversion. The City issued a request for proposals to sell the property for development.

**19. CHANGE IN ACCOUNTING PRINCIPLE AND ERROR CORRECTION**

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During fiscal year 2025, the City implemented GASB Statement No. 101, *Compensated Absences*. GASB Statement No. 101 provides updated guidance on accounting for and reporting compensated absences, which includes recognizing a liability for leave that is attributable to service already rendered and is more likely than not to be used or otherwise paid or settled.

In addition, the City transitioned to a new capital assets accounting system in fiscal year 2025 and, in doing so, identified errors in the acquisition costs and accumulated depreciation for a number of capital assets. As a result, the City restated its beginning position for depreciable capital assets and accumulated depreciation at June 30, 2024.

The implementation of GASB No. 101 and the correction of errors related to capital assets had the following impact on beginning net positions.

CITY OF YPSILANTI, MICHIGAN  
Notes to the Financial Statements  
Fiscal Year Ended June 30, 2025

19. CHANGE IN ACCOUNTING PRINCIPLE AND ERROR CORRECTION (continued)

	Internal Service Funds		
	Motor Pool	Workers' Compensation	Total Internal Service Funds
Net Position at June 30, 2024, <i>as previously reported</i>	\$ 2,949,315	\$ 122,390	\$ 3,071,705
Adjustments:			
Correction of an error	333,123	-	333,123
Net Position at June 30, 2024, <i>as restated</i>	\$ 3,282,438	\$ 122,390	\$ 3,404,828
		Governmental Activities	
Net Position at June 30, 2024, <i>as previously reported</i>		\$ 15,156,101	
Adjustments:			
Change in accounting principle		(138,403)	
Correction of an error		1,154,330	
Net Position at June 30, 2024, <i>as restated</i>		\$ 16,172,028	

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# Required Supplementary Information

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CITY OF  
**YPSILANTI**

Home of Eastern Michigan University

**CITY OF YPSILANTI, MICHIGAN**  
Required Supplementary Information  
Schedule of Changes in Net Pension Asset and Related Ratios  
Municipal Employees Retirement System of Michigan

	Calendar Year Ended December 31,				
	2024	2023	2022	2021	2020
<b>Total pension liability</b>					
Service cost	\$ 315,570	\$ 283,438	\$ 256,441	\$ 256,701	\$ 234,003
Interest	1,364,881	1,255,906	1,240,628	1,208,229	1,169,372
Difference between expected and actual experience	252,255	1,074,930	23,186	188,185	(350,087)
Changes of assumptions	(39,786)	140,989	-	620,728	482,752
Benefit payments, including employee refunds	(1,305,718)	(1,225,904)	(1,082,358)	(1,036,343)	(1,027,097)
Other	-	12,244	(2)	-	(8,803)
<b>Net change in total pension liability</b>	<b>587,202</b>	<b>1,541,603</b>	<b>437,895</b>	<b>1,237,500</b>	<b>500,140</b>
<b>Total pension liability - beginning</b>	<b>19,504,562</b>	<b>17,962,959</b>	<b>17,525,064</b>	<b>16,287,564</b>	<b>15,787,424</b>
<b>Total pension liability - ending (a)</b>	<b>20,091,764</b>	<b>19,504,562</b>	<b>17,962,959</b>	<b>17,525,064</b>	<b>16,287,564</b>
<b>Plan net position</b>					
Contributions - employer	116,050	94,290	88,502	65,044	43,253
Contributions - member	131,820	125,641	117,863	117,817	103,080
Net investment income	1,543,167	2,148,985	(2,387,325)	2,921,257	2,412,858
Benefit payments, including employee refunds	(1,305,718)	(1,225,904)	(1,082,358)	(1,036,343)	(1,027,097)
Administrative expense	(45,568)	(45,664)	(42,009)	(33,587)	(47,534)
<b>Net change in plan net position</b>	<b>439,751</b>	<b>1,097,348</b>	<b>(3,305,327)</b>	<b>2,034,188</b>	<b>1,484,560</b>
<b>Plan net position - beginning</b>	<b>20,794,543</b>	<b>19,697,195</b>	<b>23,002,522</b>	<b>20,968,334</b>	<b>19,483,774</b>
<b>Plan net position - ending (b)</b>	<b>21,234,294</b>	<b>20,794,543</b>	<b>19,697,195</b>	<b>23,002,522</b>	<b>20,968,334</b>
<b>Net pension (asset) - ending (a) - (b)</b>	<b>\$ (1,142,530)</b>	<b>\$ (1,289,981)</b>	<b>\$ (1,734,236)</b>	<b>\$ (5,477,458)</b>	<b>\$ (4,680,770)</b>
<b>Ratio of plan net position to total pension liability</b>	<b>105.7%</b>	<b>106.6%</b>	<b>109.7%</b>	<b>131.3%</b>	<b>128.7%</b>
<b>Covered payroll</b>	<b>\$ 2,740,505</b>	<b>\$ 2,480,572</b>	<b>\$ 2,148,225</b>	<b>\$ 2,260,273</b>	<b>\$ 2,045,964</b>
<b>Net pension (asset) as a percentage of covered payroll</b>	<b>-41.69%</b>	<b>-52.00%</b>	<b>-80.73%</b>	<b>-242.34%</b>	<b>-228.78%</b>

See notes to required supplementary information.

**CITY OF YPSILANTI, MICHIGAN**  
Required Supplementary Information  
Schedule of Changes in Net Pension Asset and Related Ratios  
Municipal Employees Retirement System of Michigan  
(continued)

	Calendar Year Ended December 31,				
	2019	2018	2017	2016	2015
<b>Total pension liability</b>					
Service cost	\$ 234,864	\$ 235,814	\$ 260,883	\$ 270,060	\$ 297,939
Interest	1,103,826	1,136,153	1,114,331	1,130,555	1,026,796
Difference between expected and actual experience	37,507	(80,784)	(231,608)	(769,105)	27,391
Changes of assumptions	462,057	-	-	-	758,423
Benefit payments, including employee refunds	(1,031,038)	(906,156)	(810,433)	(849,021)	(814,387)
Other	58,096	-	-	-	32,088
<b>Net change in total pension liability</b>	<b>865,312</b>	<b>385,027</b>	<b>333,173</b>	<b>(217,511)</b>	<b>1,328,250</b>
<b>Total pension liability - beginning</b>	<b>14,922,112</b>	<b>14,537,085</b>	<b>14,203,912</b>	<b>14,421,423</b>	<b>13,093,173</b>
<b>Total pension liability - ending (a)</b>	<b>15,787,424</b>	<b>14,922,112</b>	<b>14,537,085</b>	<b>14,203,912</b>	<b>14,421,423</b>
<b>Plan net position</b>					
Contributions - employer	32,835	33,752	38,443	37,997	16,098
Contributions - member	100,383	107,886	112,810	120,245	118,023
Net investment income	2,413,922	(749,695)	2,348,356	1,886,365	(260,995)
Benefit payments, including employee refunds	(1,031,038)	(906,156)	(810,433)	(849,021)	(814,387)
Administrative expense	(41,568)	(37,602)	(37,212)	(37,254)	(38,466)
<b>Net change in plan net position</b>	<b>1,474,534</b>	<b>(1,551,815)</b>	<b>1,651,964</b>	<b>1,158,332</b>	<b>(979,727)</b>
<b>Plan net position - beginning</b>	<b>18,009,240</b>	<b>19,561,055</b>	<b>17,909,091</b>	<b>16,750,759</b>	<b>17,730,486</b>
<b>Plan net position - ending (b)</b>	<b>19,483,774</b>	<b>18,009,240</b>	<b>19,561,055</b>	<b>17,909,091</b>	<b>16,750,759</b>
<b>Net pension (asset) - ending (a) - (b)</b>	<b>\$ (3,696,350)</b>	<b>\$ (3,087,128)</b>	<b>\$ (5,023,970)</b>	<b>\$ (3,705,179)</b>	<b>\$ (2,329,336)</b>
<b>Ratio of plan net position to total pension liability</b>	<b>123.4%</b>	<b>120.7%</b>	<b>134.6%</b>	<b>126.1%</b>	<b>116.2%</b>
<b>Covered payroll</b>	<b>\$ 2,037,810</b>	<b>\$ 2,031,338</b>	<b>\$ 2,202,714</b>	<b>\$ 2,263,584</b>	<b>\$ 2,440,537</b>
<b>Net pension (asset) as a percentage of covered payroll</b>	<b>-181.39%</b>	<b>-151.98%</b>	<b>-228.08%</b>	<b>-163.69%</b>	<b>-95.44%</b>

**CITY OF YPSILANTI, MICHIGAN**  
Required Supplementary Information  
Schedule of Changes in Net Pension Liability and Related Ratios  
Police and Fire Retirement System

	Fiscal Year Ended June 30,				
	2025	2024	2023	2022	2021
<b>Total pension liability</b>					
Service cost	\$ 668,496	\$ 693,377	\$ 598,730	\$ 565,008	\$ 566,096
Interest	3,505,516	3,423,312	3,384,602	3,388,376	3,415,305
Difference between expected and actual experience	511,654	1,447,569	630,588	139,744	(263,557)
Changes of assumptions	-	811,984	-	-	-
Benefit payments, including employee refunds	(3,902,939)	(4,136,711)	(4,079,781)	(4,248,026)	(3,955,990)
<b>Net change in total pension liability</b>	<b>782,727</b>	<b>2,239,531</b>	<b>534,139</b>	<b>(154,898)</b>	<b>(238,146)</b>
<b>Total pension liability - beginning</b>	<b>52,865,648</b>	<b>50,626,117</b>	<b>50,091,978</b>	<b>50,246,876</b>	<b>50,485,022</b>
<b>Total pension liability - ending (a)</b>	<b>53,648,375</b>	<b>52,865,648</b>	<b>50,626,117</b>	<b>50,091,978</b>	<b>50,246,876</b>
<b>Plan net position</b>					
Contributions - employer and State grant*	2,717,606	8,174,671	2,277,213	2,302,615	2,493,821
Contributions - member	297,146	285,561	283,287	244,899	239,284
Net investment income	3,947,387	3,910,281	2,784,005	(4,837,681)	7,821,980
Benefit payments, including employee refunds	(3,902,939)	(4,136,711)	(4,079,781)	(4,248,026)	(3,955,990)
Administrative expense	(114,357)	(79,141)	(79,571)	(65,308)	(63,529)
<b>Net change in plan net position</b>	<b>2,944,843</b>	<b>8,154,661</b>	<b>1,185,153</b>	<b>(6,603,501)</b>	<b>6,535,566</b>
<b>Plan net position - beginning</b>	<b>33,668,671</b>	<b>25,514,010</b>	<b>24,328,857</b>	<b>30,932,358</b>	<b>24,396,792</b>
<b>Plan net position - ending (b)</b>	<b>36,613,514</b>	<b>33,668,671</b>	<b>25,514,010</b>	<b>24,328,857</b>	<b>30,932,358</b>
<b>Net pension liability - ending (a) - (b)</b>	<b>\$ 17,034,861</b>	<b>\$ 19,196,977</b>	<b>\$ 25,112,107</b>	<b>\$ 25,763,121</b>	<b>\$ 19,314,518</b>
<b>Ratio of plan net position to total pension liability</b>	<b>68.25%</b>	<b>63.69%</b>	<b>50.40%</b>	<b>48.57%</b>	<b>61.56%</b>
<b>Covered payroll</b>	<b>\$ 3,532,168</b>	<b>\$ 3,775,951</b>	<b>\$ 3,486,732</b>	<b>\$ 3,306,874</b>	<b>\$ 3,204,912</b>
<b>Net pension liability as a percentage of covered payroll</b>	<b>482.28%</b>	<b>508.40%</b>	<b>720.22%</b>	<b>779.08%</b>	<b>602.65%</b>
<b>Annual money-weighted rate of return, net of investment expense</b>	<b>11.37%</b>	<b>12.93%</b>	<b>11.27%</b>	<b>-15.64%</b>	<b>31.77%</b>

\* Fiscal year 2024 includes State grant of \$5,894,671

See notes to required supplementary information.

**CITY OF YPSILANTI, MICHIGAN**  
 Required Supplementary Information  
 Schedule of Changes in Net Pension Liability and Related Ratios  
 Police and Fire Retirement System  
 (continued)

	Fiscal Year Ended June 30,				
	2020	2019	2018	2017	2016
<b>Total pension liability</b>					
Service cost	\$ 513,082	\$ 427,454	\$ 410,415	\$ 483,184	\$ 624,175
Interest	3,382,970	3,401,642	3,329,509	3,334,772	3,377,822
Difference between expected and actual experience	79,724	(46,777)	989,272	297,192	-
Changes of assumptions	419,434	3,049,619	-	-	-
Benefit payments, including employee refunds	(3,963,579)	(3,840,067)	(3,711,871)	(4,585,964)	(4,425,057)
<b>Net change in total pension liability</b>	<u>431,631</u>	<u>2,991,871</u>	<u>1,017,325</u>	<u>(470,816)</u>	<u>(423,060)</u>
<b>Total pension liability - beginning</b>	<u>50,053,391</u>	<u>47,061,520</u>	<u>46,044,195</u>	<u>46,515,011</u>	<u>46,938,071</u>
<b>Total pension liability - ending (a)</b>	<u>50,485,022</u>	<u>50,053,391</u>	<u>47,061,520</u>	<u>46,044,195</u>	<u>46,515,011</u>
<b>Plan net position</b>					
Contributions - employer	2,026,131	1,517,865	1,466,261	1,355,989	1,240,657
Contributions - member	218,505	200,724	171,520	208,502	234,471
Net investment income	843,733	923,634	2,087,588	2,619,925	(253,617)
Benefit payments, including employee refunds	(3,963,579)	(3,840,067)	(3,711,871)	(4,585,964)	(4,425,057)
Administrative expense	(63,035)	(68,881)	(70,982)	(72,546)	(67,345)
<b>Net change in plan net position</b>	<u>(938,245)</u>	<u>(1,266,725)</u>	<u>(57,484)</u>	<u>(474,094)</u>	<u>(3,270,891)</u>
<b>Plan net position - beginning</b>	<u>25,335,037</u>	<u>26,601,762</u>	<u>26,659,246</u>	<u>27,133,340</u>	<u>30,404,231</u>
<b>Plan net position - ending (b)</b>	<u>24,396,792</u>	<u>25,335,037</u>	<u>26,601,762</u>	<u>26,659,246</u>	<u>27,133,340</u>
<b>Net pension liability - ending (a) - (b)</b>	<u>\$ 26,088,230</u>	<u>\$ 24,718,354</u>	<u>\$ 20,459,758</u>	<u>\$ 19,384,949</u>	<u>\$ 19,381,671</u>
<b>Ratio of plan net position to total pension liability</b>	48.32%	50.62%	56.53%	57.90%	58.33%
<b>Covered payroll</b>	\$ 3,171,434	\$ 2,794,588	\$ 2,844,954	\$ 3,174,402	\$ 3,170,835
<b>Net pension liability as a percentage of covered payroll</b>	822.60%	884.51%	719.16%	610.66%	611.25%
<b>Annual money-weighted rate of return, net of investment expense</b>	3.56%	3.92%	8.35%	10.34%	-27.00%

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CITY OF YPSILANTI, MICHIGAN  
 Required Supplementary Information  
 Defined Benefit Pension Plans  
 Schedule of City's Contributions

<u>Fiscal Year Ended</u>	<u>Actuarially Determined Employer Contributions</u>	<u>Actual Employer Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>City Covered Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
<b>Municipal Employees Retirement System of Michigan</b>					
6/30/16	48,530	48,530	-	2,350,653	2.06%
6/30/17	41,680	41,680	-	2,336,356	1.78%
6/30/18	31,699	31,699	-	2,463,975	1.29%
6/30/19	31,043	31,043	-	2,337,851	1.33%
6/30/20	35,139	35,139	-	2,407,228	1.46%
6/30/21	52,504	52,504	-	2,585,092	2.03%
6/30/22	87,859	87,859	-	2,830,007	3.10%
6/30/23	80,020	80,020	-	2,975,400	2.69%
6/30/24	127,054	127,054	-	3,895,668	3.26%
6/30/25	89,079	89,079	-	3,690,464	2.41%
<b>Police and Fire Retirement System</b>					
6/30/16	1,240,657	1,240,657	-	3,170,835	39.13%
6/30/17	1,355,989	1,355,989	-	3,174,402	42.72%
6/30/18	1,466,261	1,466,261	-	2,844,954	51.54%
6/30/19	1,517,865	1,517,865	-	2,794,588	54.31%
6/30/20	2,026,131	2,026,131	-	3,171,434	63.89%
6/30/21	2,493,821	2,493,821	-	3,204,912	77.81%
6/30/22	2,302,615	2,302,615	-	3,306,874	69.63%
6/30/23	2,277,213	2,277,213	-	3,486,732	65.31%
6/30/24	2,280,000 *	2,280,000	-	3,775,971	60.38%
6/30/25	2,717,606	2,717,606	-	3,532,168	76.94%

\* Fiscal year 2024 excludes State grant of \$5,894,671 as it is not a contribution made in relation to the actuarially determined contribution.

See notes to required supplementary information.

**CITY OF YPSILANTI, MICHIGAN**  
 Required Supplementary Information  
 Schedule of Changes in Net OPEB Liability and Related Ratios  
 Other Postemployment Health Care Benefits  
 Last Nine Measurement Periods (1)

	Fiscal Year Ended June 30,				
	2025	2024	2023	2022	2021
<b>Total OPEB liability</b>					
Service cost	\$ 64,180	\$ 111,331	\$ 118,379	\$ 163,066	\$ 172,980
Interest	1,073,628	1,156,224	1,145,970	1,516,680	1,487,319
Benefit changes	-	-	-	-	-
Difference between expected and actual experience	595,966	(1,277,262)	139,754	(5,639,579)	(53,250)
Changes of assumptions	87,354	(52,176)	-	203,608	-
Benefit payments, including employee refunds	(1,227,399)	(1,287,540)	(1,221,299)	(1,140,963)	(1,234,274)
<b>Net change in total OPEB liability</b>	<u>593,729</u>	<u>(1,349,423)</u>	<u>182,804</u>	<u>(4,897,188)</u>	<u>372,775</u>
<b>Total OPEB liability - beginning</b>	<u>16,173,525</u>	<u>17,522,948</u>	<u>17,340,144</u>	<u>22,237,332</u>	<u>21,864,557</u>
<b>Total OPEB liability - ending (a)</b>	<u>16,767,254</u>	<u>16,173,525</u>	<u>17,522,948</u>	<u>17,340,144</u>	<u>22,237,332</u>
<b>Plan net position</b>					
Contributions - employer	853,283	1,236,522	1,243,920	1,260,625	1,924,115
Other revenue	-	-	-	-	20,722
Net investment income	1,013,397	986,833	693,093	(888,520)	1,511,790
Benefit payments, including employee refunds	(1,227,399)	(1,287,540)	(1,221,299)	(1,140,963)	(1,234,274)
<b>Net change in plan net position</b>	<u>639,281</u>	<u>935,815</u>	<u>715,714</u>	<u>(768,858)</u>	<u>2,222,353</u>
<b>Plan net position - beginning</b>	<u>10,806,285</u>	<u>9,870,470</u>	<u>9,154,756</u>	<u>9,923,614</u>	<u>7,701,261</u>
<b>Plan net position - ending (b)</b>	<u>11,445,566</u>	<u>10,806,285</u>	<u>9,870,470</u>	<u>9,154,756</u>	<u>9,923,614</u>
<b>Net OPEB liability - ending (a) - (b)</b>	<u>\$ 5,321,688</u>	<u>\$ 5,367,240</u>	<u>\$ 7,652,478</u>	<u>\$ 8,185,388</u>	<u>\$ 12,313,718</u>
<b>Ratio of plan net position to total OPEB liability</b>	68.26%	66.81%	56.33%	52.80%	44.63%
<b>Covered payroll</b>	\$ 1,344,742	\$ 1,279,870	\$ 2,053,814	\$ 1,984,361	\$ 1,836,749
<b>Net OPEB liability as a percentage of covered payroll</b>	395.74%	419.36%	372.60%	412.49%	670.41%

(1) Information prior to 2017 was not available. The City will continue to present information for years available until a full ten-year trend is available.

**CITY OF YPSILANTI, MICHIGAN**  
Required Supplementary Information  
Schedule of Changes in Net OPEB Liability and Related Ratios  
Other Postemployment Health Care Benefits  
Last Nine Measurement Periods (1)  
(continued)

	Fiscal Year Ended June 30,			
	2020	2019	2018	2017
<b>Total OPEB liability</b>				
Service cost	\$ 342,439	\$ 367,312	\$ 331,725	\$ 272,161
Interest	1,761,197	1,699,532	1,389,225	1,344,933
Benefit changes	(2,162,005)	-	-	-
Difference between expected and actual experience	(2,292,169)	225,529	(1,792,674)	388,347
Changes of assumptions	(249,307)	-	4,358,987	3,631,280
Benefit payments, including employee refunds	(1,391,112)	(1,431,762)	(1,330,100)	(1,063,766)
<b>Net change in total OPEB liability</b>	<b>(3,990,957)</b>	<b>860,611</b>	<b>2,957,163</b>	<b>4,572,955</b>
<b>Total OPEB liability - beginning</b>	<b>25,855,514</b>	<b>24,994,903</b>	<b>22,037,740</b>	<b>17,464,785</b>
<b>Total OPEB liability - ending (a)</b>	<b>21,864,557</b>	<b>25,855,514</b>	<b>24,994,903</b>	<b>22,037,740</b>
<b>Plan net position</b>				
Contributions - employer	1,614,933	1,457,080	1,579,641	1,392,235
Other revenue	-	-	-	-
Net investment income	174,251	218,970	396,722	398,295
Benefit payments, including employee refunds	(1,391,112)	(1,431,762)	(1,330,100)	(1,063,766)
<b>Net change in plan net position</b>	<b>398,072</b>	<b>244,288</b>	<b>646,263</b>	<b>726,764</b>
<b>Plan net position - beginning</b>	<b>7,303,189</b>	<b>7,058,901</b>	<b>6,412,638</b>	<b>5,685,874</b>
<b>Plan net position - ending (b)</b>	<b>7,701,261</b>	<b>7,303,189</b>	<b>7,058,901</b>	<b>6,412,638</b>
<b>Net OPEB liability - ending (a) - (b)</b>	<b>\$ 14,163,296</b>	<b>\$ 18,552,325</b>	<b>\$ 17,936,002</b>	<b>\$ 15,625,102</b>
<b>Ratio of plan net position to total OPEB liability</b>	<b>35.22%</b>	<b>28.25%</b>	<b>28.24%</b>	<b>29.10%</b>
<b>Covered payroll</b>	<b>\$ 2,158,140</b>	<b>\$ 4,493,655</b>	<b>\$ 4,341,696</b>	<b>\$ 4,499,309</b>
<b>Net OPEB liability as a percentage of covered payroll</b>	<b>656.27%</b>	<b>412.86%</b>	<b>413.11%</b>	<b>347.28%</b>

(1) Information prior to 2017 was not available. The City will continue to present information for years available until a full ten-year trend is available.

**CITY OF YPSILANTI, MICHIGAN**  
 Required Supplementary Information  
 Other Postemployment Health Care Benefits  
 Schedule of City's Contributions  
 Last Nine Fiscal Years

<u>Fiscal Year Ended</u>	<u>Actuarially Determined Employer Contributions</u>	<u>Actual Employer Contributions</u>	<u>Contribution Deficiency (Excess)</u>	<u>City Covered Payroll</u>	<u>Contributions as a Percentage of Covered Payroll</u>
6/30/17	\$ 1,434,981	\$ 1,434,981	\$ -	\$ 4,499,309	31.89%
6/30/18	1,579,641	1,579,641	-	4,341,696	36.38%
6/30/19	1,457,080	1,457,080	-	4,493,655	32.43%
6/30/20	1,614,933	1,614,933	-	2,158,140	74.83%
6/30/21	1,265,947	1,924,115	(658,168)	1,836,749	104.76%
6/30/22	1,134,804	1,260,625	(125,821)	1,984,364	63.53%
6/30/23	811,306	1,243,920	(432,614)	2,053,814	60.57%
6/30/24	769,782	1,236,522	(466,740)	1,279,870	96.61%
6/30/25	536,270	853,283	(317,013)	1,344,742	63.45%

See notes to required supplementary information.

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Required Supplementary Information**  
**Fiscal Year Ended June 30, 2025**

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**Pension Information**

***Municipal Employees' Retirement System***

The significant changes in assumptions for each of the fiscal years ended June 30 were as follows:

- 2016: The Plan experienced a change in actuarial assumptions, updating the mortality tables used from 1994 Group Annuity Mortality Table to the RP-2014 Health Mortality Table and a reduction in the salary increases from 4.5% to 3.75%.
- 2020: The Plan experienced a change in actuarial assumptions, reducing the discount rate from 8.0% to 7.6% and salary increases were decreased from 3.75% to 3.0%.
- 2021: Amounts reported as changes of assumptions resulted primarily from updates to demographic assumptions, including adjustments to the following actuarial assumptions: mortality, retirement, disability, and termination rates.
- 2022: Amounts reported as changes of assumptions resulted from a decrease in the assumed rate of return from 7.35% to 7.00%.
- 2023: Amounts reported as changes of assumptions resulted from a decrease in the assumed rate of return from 7.00% to 6.93%.
- 2024: The MERS Retirement Board adopted the results of an Experience Study covering the period, January 1, 2019 through December 31, 2023. The study resulted in incremental updates to demographic and economic assumptions, with limited impact on employer contributions and funded status. The results of this study are reflected in the December 31, 2024 annual actuarial valuations.

***Notes to Schedule of City Contributions - MERS***

Valuation date: December 31, 2024

Notes: Actuarially determined contribution rates are calculated as of the December 31 that is 18 months prior to the beginning of the fiscal year in which contributions are reported.

**Methods and assumptions used to determine contribution rates:**

Actuarial cost method:	Entry age normal
Amortization method:	Level of percentage of payroll, closed
Remaining amortization period:	14 years
Asset valuation method:	5-year smoothed market
Inflation:	2.50% long-term wage inflation
Salary increases:	3.00%
Investment rate of return:	6.93%, net of investment and administrative expense, including inflation
Retirement age:	Age 60
Mortality rates:	106% of Pub-2010 Juvenile Mortality Tables for Ages 0-17, 106% of PubG-2010 Employee Mortality Tables for Ages 18- 49, 106% of PubG-2010 Healthy Retiree Tables for Ages 50- 120

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Required Supplementary Information**  
**Fiscal Year Ended June 30, 2025**

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**Pension Information**

***Police and Fire Pension Plan***

The significant changes in assumptions for each of the fiscal years ended June 30 were as follows:

- 2015: The Plan experienced a change in actuarial assumptions, updating the mortality tables used from RP-2000 Mortality Table to the RP-2014 Mortality Table.
- 2019: The Plan experienced a change in actuarial assumptions that included a reduction in the discount rate assumption from 7.5% to 7.0% and a reduction in the salary increases assumption from 4.0% to 3.0%.
- 2020: The Plan experienced a change in actuarial assumptions that included an update to mortality tables used to measure the probabilities of members dying before retirement and the probabilities of each benefit payment being made after retirement.
- 2024: The Plan experienced a change in actuarial assumptions that included a reduction in the discount rate assumption from 7.0% to 6.85% as of June 30, 2024.

***Notes to Schedule of City Contributions - Police and Fire***

Valuation date: June 30, 2024

Notes: Actuarially determined contribution rates are calculated as of June 30 that is 12 months prior to the beginning of the fiscal year in which contributions are reported.

**Methods and assumptions used to determine contribution rates:**

Actuarial cost method:	Individual entry age
Amortization method:	Level of percentage of payroll, closed
Remaining amortization period:	13 years
Asset valuation method:	5-year smoothed market
Inflation:	2.50%
Salary increases:	3.00% - 8.50%, including inflation
Investment rate of return:	6.85%, net of investment and administrative expense, including inflation
Retirement age:	Experience-based table of rates that are specific to the type of eligibility condition. Last updated for the 2018 valuation
Mortality rates:	PubS-2010 Healthy Retiree Mortality Table for males and females with fully generational projection using MP-2018

**CITY OF YPSILANTI, MICHIGAN**  
**Notes to the Required Supplementary Information**  
**Fiscal Year Ended June 30, 2025**

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**OPEB Information**

GASB Statement No. 74 was implemented in fiscal year 2017. This schedule is being built prospectively. Ultimately, ten years of data will be presented.

The significant changes in assumptions for each of the fiscal years ended June 30 were as follows:

- 2018: The discount rate was increased from 6.5% to 7.0% and the mortality assumptions were updated to RP-2014 based rates projected to 2018 using improvement scale MP-2017.
- 2020: Base mortality rates were changed from RP-2014 to Pub-2010 with public safety rates assumed for police and firefighters and general rates assumed for others; mortality improvement scales were changed from MP-2017 projected to 2018 to MP-2019 projected fully generationally; and assumed health care cost inflation trend rates used were lowered.
- 2022: The discount rate was decreased from 7.0% to 6.85%. The mortality improvement scale was updated from MP-2019 projected fully generationally to MP2021 projected fully generationally.
- 2024: The discount rate was increased from 6.85% to 6.90%. The healthcare cost trend rates were changed to an initial rate of 7.25% trending down to 4.5% for pre-Medicare retirees and to an initial rate of 5.5% trending down to 4.5% for Medicare-eligible retirees.
- 2025: The discount rate was increased from 6.90% to 7.00%. The healthcare cost trend rates were changed to an initial rate of 7.50% trending down to 4.5% for pre-Medicare retirees and to an initial rate of 5.75% trending down to 4.5% for Medicare-eligible retirees.

*Notes to Schedule of City Contributions - OPEB*

Valuation date: June 30, 2025

Methods and assumptions used to determine contribution rates:

Actuarial cost method:	Entry age normal
Amortization method:	100% of unfunded liability as a level dollar amount, closed
Remaining amortization period:	30 years (22 years remaining)
Asset valuation method:	Fair value
Healthcare cost trend rates:	<u>Pre-Medicare Retirees</u> : 7.50% for 2025, decreasing 0.25% per year to an ultimate rate of 4.5% for 2037 and later years. <u>Post-Medicare Retirees</u> : 5.75% for 2025, decreasing by 0.25% per year to an ultimate rate of 4.5% for 2030 and later years
Salary increases:	3.65%
Investment rate of return:	7.0%
Retirement age:	Graded by age and service
Mortality rates:	Probabilities of death for participants were according to Pub-2010 base rates projected fully generationally using scale MP2021. Public safety rates were assumed for Police and Firefighters; and General rates for all others.
Expenses:	Investment and other postemployment benefit plan administrative expenses are net of investment returns

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# Supplemental Section

## Combining and Other Financial Information

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CITY OF  
**YPSILANTI**

Home of Eastern Michigan University

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**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 Capital Improvement Reserve Major Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 1,500,000	\$ 6,519,355	\$ 1,116,147	\$ (5,403,208)
Investment income	26,835	62,086	87,805	25,719
Total revenues	<u>1,526,835</u>	<u>6,581,441</u>	<u>1,203,952</u>	<u>(5,377,489)</u>
<b>Expenditures</b>				
Current:				
General government	525,000	525,000	26,387	498,613
Public safety	405,000	405,000	111,060	293,940
Public works	2,500,000	2,600,000	908,203	1,691,797
Culture and recreation	490,000	4,290,000	155,699	4,134,301
Total expenditures	<u>3,920,000</u>	<u>7,820,000</u>	<u>1,201,349</u>	<u>6,618,651</u>
Deficiency of revenues under expenditures	<u>(2,393,165)</u>	<u>(1,238,559)</u>	<u>2,603</u>	<u>1,241,162</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in	2,393,165	524,568	524,568	-
Transfers out	-	(65,388)	(65,388)	-
Total other financing sources (uses)	<u>2,393,165</u>	<u>459,180</u>	<u>459,180</u>	<u>-</u>
Net change in fund balances	-	(779,379)	461,783	<u>\$ 1,241,162</u>
Fund balance-beginning of year	<u>2,245,474</u>	<u>2,245,474</u>	<u>2,245,474</u>	
Fund balance-end of year	<u>\$ 2,245,474</u>	<u>\$ 1,466,095</u>	<u>\$ 2,707,257</u>	

**CITY OF YPSILANTI, MICHIGAN**  
**Combining Balance Sheet**  
**Nonmajor Governmental Funds**  
**June 30, 2025**

	<u>Special Revenue</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Nonmajor Governmental Funds</u>
<b>Assets</b>				
Cash and cash equivalents	\$ 2,869,102	\$ 27,419	\$ 2,210,876	\$ 5,107,397
Receivables	124,147	4,795	-	128,942
Land held for resale	-	-	1,195,450	1,195,450
Due from other governments	<u>98,912</u>	<u>-</u>	<u>-</u>	<u>98,912</u>
Total assets	<u>\$ 3,092,161</u>	<u>\$ 32,214</u>	<u>\$ 3,406,326</u>	<u>\$ 6,530,701</u>
<b>Liabilities</b>				
Accounts payable	\$ 169,954	\$ 62	\$ 138,193	\$ 308,209
Accrued liabilities	46,262	-	-	46,262
Tax refunds payable	<u>6,628</u>	<u>7,647</u>	<u>-</u>	<u>14,275</u>
Total liabilities	<u>222,844</u>	<u>7,709</u>	<u>138,193</u>	<u>368,746</u>
<b>Fund Balances</b>				
Restricted	2,869,317	24,505	2,020,156	4,913,978
Committed	<u>-</u>	<u>-</u>	<u>1,247,977</u>	<u>1,247,977</u>
Total fund balances	<u>2,869,317</u>	<u>24,505</u>	<u>3,268,133</u>	<u>6,161,955</u>
Total liabilities and fund balances	<u>\$ 3,092,161</u>	<u>\$ 32,214</u>	<u>\$ 3,406,326</u>	<u>\$ 6,530,701</u>

**CITY OF YPSILANTI, MICHIGAN**

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Governmental Funds

Fiscal Year Ended June 30, 2025

	Special Revenue	Debt Service	Capital Projects	Total Nonmajor Governmental Funds
<b>Revenues</b>				
Taxes and special assessments	\$ 1,405,735	\$ 726,350	\$ -	\$ 2,132,085
Licenses and permits	125,492	-	-	125,492
Intergovernmental	1,144,503	-	2,128,404	3,272,907
Fines and forfeitures	199,295	-	-	199,295
Investment income	92,588	135	11,532	104,255
Other	142,501	-	-	142,501
<b>Total revenues</b>	<u>3,110,114</u>	<u>726,485</u>	<u>2,139,936</u>	<u>5,976,535</u>
<b>Expenditures</b>				
Current:				
General government	-	576	-	576
Public works	309,681	-	-	309,681
Refuse collection	1,369,520	-	-	1,369,520
Public transportation	365,438	-	-	365,438
Highways, streets and bridges	925,674	-	-	925,674
Debt Service:				
Principal retirement	-	710,000	1,910,000	2,620,000
Interest and fiscal charges	-	201,081	218,404	419,485
<b>Total expenditures</b>	<u>2,970,313</u>	<u>911,657</u>	<u>2,128,404</u>	<u>6,010,374</u>
Excess (deficiency) of revenues over (under) expenditures	<u>139,801</u>	<u>(185,172)</u>	<u>11,532</u>	<u>(33,839)</u>
<b>Other Financing Sources (Uses)</b>				
Transfers in	808,970	191,137	-	1,000,107
Transfers out	(660,000)	-	-	(660,000)
<b>Total other financing sources (uses)</b>	<u>148,970</u>	<u>191,137</u>	<u>-</u>	<u>340,107</u>
Net change in fund balances	288,771	5,965	11,532	306,268
Fund balance-beginning of year, <i>as previously presented</i>	<u>2,580,546</u>	<u>18,540</u>	<u>5,502,075</u>	<u>8,101,161</u>
Change in reporting entity	-	-	(2,245,474)	(2,245,474)
Fund balance-beginning of year, <i>as restated</i>	<u>2,580,546</u>	<u>18,540</u>	<u>3,256,601</u>	<u>5,855,687</u>
Fund balance-end of year	<u>\$ 2,869,317</u>	<u>\$ 24,505</u>	<u>\$ 3,268,133</u>	<u>\$ 6,161,955</u>

CITY OF YPSILANTI, MICHIGAN  
Combining Balance Sheet  
Nonmajor Special Revenue Funds  
June 30, 2025

	Local Streets	Public Safety	Garbage and Rubbish Collection	Police	Parking	Public Transportation	Total Nonmajor Special Revenue Funds
<b>Assets</b>							
Cash and cash equivalents	\$ 1,820,115	\$ 194,021	\$ 573,310	\$ 90,417	\$ 126,747	\$ 64,492	\$ 2,869,102
Receivables	47,827	-	64,000	-	12,320	-	124,147
Due from other governments	98,912	-	-	-	-	-	98,912
<b>Total assets</b>	<b>\$ 1,966,854</b>	<b>\$ 194,021</b>	<b>\$ 637,310</b>	<b>\$ 90,417</b>	<b>\$ 139,067</b>	<b>\$ 64,492</b>	<b>\$ 3,092,161</b>
<b>Liabilities</b>							
Accounts payable	\$ 111,934	\$ -	\$ 7,293	\$ -	\$ 6,467	\$ 44,260	\$ 169,954
Accrued liabilities	10,910	-	12,686	17,194	5,472	-	46,262
Tax refunds payable	-	-	4,903	-	-	1,725	6,628
<b>Total liabilities</b>	<b>122,844</b>	<b>-</b>	<b>24,882</b>	<b>17,194</b>	<b>11,939</b>	<b>45,985</b>	<b>222,844</b>
<b>Fund Balances</b>							
Restricted	1,844,010	194,021	612,428	73,223	127,128	18,507	2,869,317
<b>Total liabilities and fund balances</b>	<b>\$ 1,966,854</b>	<b>\$ 194,021</b>	<b>\$ 637,310</b>	<b>\$ 90,417</b>	<b>\$ 139,067</b>	<b>\$ 64,492</b>	<b>\$ 3,092,161</b>

**CITY OF YPSILANTI, MICHIGAN**  
Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
Nonmajor Special Revenue Funds  
Fiscal Year Ended June 30, 2025

	Local Streets	Public Safety	Garbage and Rubbish Collection	Police	Parking	Public Transportation	Total Nonmajor Special Revenue Funds
<b>Revenues</b>							
Taxes and special assessments	\$ -	\$ -	\$ 1,041,755	\$ -	\$ -	\$ 363,980	\$ 1,405,735
Licenses and permits	82,176	-	-	-	43,316	-	125,492
Intergovernmental	620,535	523,968	-	-	-	-	1,144,503
Fines and forfeitures	-	-	-	-	199,295	-	199,295
Investment income	77,431	-	10,116	3,564	-	1,477	92,588
Other	75,042	-	67,459	-	-	-	142,501
<b>Total revenues</b>	<b>855,184</b>	<b>523,968</b>	<b>1,119,330</b>	<b>3,564</b>	<b>242,611</b>	<b>365,457</b>	<b>3,110,114</b>
<b>Expenditures</b>							
Current:							
Public works	-	-	-	-	309,681	-	309,681
Refuse collection	-	-	1,369,520	-	-	-	1,369,520
Public transportation	-	-	-	-	-	365,438	365,438
Highways, streets and bridges	925,674	-	-	-	-	-	925,674
<b>Total expenditures</b>	<b>925,674</b>	<b>-</b>	<b>1,369,520</b>	<b>-</b>	<b>309,681</b>	<b>365,438</b>	<b>2,970,313</b>
Excess (deficiency) of revenues over (under) expenditures	(70,490)	523,968	(250,190)	3,564	(67,070)	19	139,801
<b>Other Financing Sources (Uses)</b>							
Transfers in	-	-	693,582	-	115,388	-	808,970
Transfers out	-	(660,000)	-	-	-	-	(660,000)
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>(660,000)</b>	<b>693,582</b>	<b>-</b>	<b>115,388</b>	<b>-</b>	<b>148,970</b>
Net change in fund balances	(70,490)	(136,032)	443,392	3,564	48,318	19	288,771
Fund balance-beginning of year	1,914,500	330,053	169,036	69,659	78,810	18,488	2,580,546
<b>Fund balance-end of year</b>	<b>\$ 1,844,010</b>	<b>\$ 194,021</b>	<b>\$ 612,428</b>	<b>\$ 73,223</b>	<b>\$ 127,128</b>	<b>\$ 18,507</b>	<b>\$ 2,869,317</b>

**CITY OF YPSILANTI, MICHIGAN**  
 Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 Local Streets Nonmajor Special Revenue Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Licenses and permits	\$ -	\$ 130	\$ 82,176	\$ 82,046
Intergovernmental	584,000	584,000	620,535	36,535
Investment income	41,551	49,050	77,431	28,381
Other	35,000	38,619	75,042	36,423
Total revenues	<u>660,551</u>	<u>671,799</u>	<u>855,184</u>	<u>183,385</u>
<b>Expenditures</b>				
Current:				
Highways, streets and bridges:				
Street construction	201,768	201,775	226,296	(24,521)
Routine maintenance	506,721	506,849	534,377	(27,528)
Traffic services	59,482	59,498	69,307	(9,809)
Winter maintenance	72,125	72,149	79,244	(7,095)
Administration	17,256	17,260	16,450	810
Total expenditures	<u>857,352</u>	<u>857,531</u>	<u>925,674</u>	<u>(68,143)</u>
Net change in fund balances	(196,801)	(185,732)	(70,490)	\$ <u>115,242</u>
Fund balance-beginning of year	<u>1,914,500</u>	<u>1,914,500</u>	<u>1,914,500</u>	
Fund balance-end of year	<u>\$ 1,717,699</u>	<u>\$ 1,728,768</u>	<u>\$ 1,844,010</u>	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Public Safety Nonmajor Special Revenue Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 430,000	\$ 430,000	\$ 523,968	\$ 93,968
<b>Other Financing Uses</b>				
Transfers out	(430,000)	(660,000)	(660,000)	-
Net change in fund balances	-	(230,000)	(136,032)	\$ 93,968
Fund balance-beginning of year	330,053	330,053	330,053	
Fund balance-end of year	\$ 330,053	\$ 100,053	\$ 194,021	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 Garbage and Rubbish Collection Nonmajor Special Revenue Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes and special assessments	\$ 1,045,015	\$ 1,046,032	\$ 1,041,755	\$ (4,277)
Investment income	4,501	10,275	10,116	(159)
Other	25,000	27,077	67,459	40,382
Total revenues	<u>1,074,516</u>	<u>1,083,384</u>	<u>1,119,330</u>	<u>35,946</u>
<b>Expenditures</b>				
Current:				
Refuse collection	<u>1,767,100</u>	<u>1,767,979</u>	<u>1,369,520</u>	<u>398,459</u>
Deficiency of revenues under expenditures	<u>(692,584)</u>	<u>(684,595)</u>	<u>(250,190)</u>	<u>434,405</u>
<b>Other Financing Sources</b>				
Transfers in	<u>693,582</u>	<u>693,582</u>	<u>693,582</u>	<u>-</u>
Net change in fund balances	998	8,987	443,392	<u>\$ 434,405</u>
Fund balance-beginning of year	<u>169,036</u>	<u>169,036</u>	<u>169,036</u>	
Fund balance-end of year	<u>\$ 170,034</u>	<u>\$ 178,023</u>	<u>\$ 612,428</u>	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Police Nonmajor Special Revenue Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Investment income	\$ 1,900	\$ 2,244	\$ 3,564	1,320
Net change in fund balances	1,900	2,244	3,564	\$ 1,320
Fund balance-beginning of year	69,659	69,659	69,659	
Fund balance-end of year	\$ 71,559	\$ 71,903	\$ 73,223	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Parking Nonmajor Special Revenue Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Licenses and permits	\$ 50,000	\$ 50,000	\$ 43,316	\$ (6,684)
Fines and forfeitures	200,000	160,000	199,295	39,295
Total revenues	<u>250,000</u>	<u>210,000</u>	<u>242,611</u>	<u>32,611</u>
<b>Expenditures</b>				
Current:				
Public works	170,519	372,870	309,681	63,189
Total expenditures	<u>170,519</u>	<u>372,870</u>	<u>309,681</u>	<u>\$ 63,189</u>
Excess (deficiency) of revenues over (under) expenditures	<u>79,481</u>	<u>(162,870)</u>	<u>(67,070)</u>	<u>\$ 95,800</u>
<b>Other Financing Sources</b>				
Transfers in	-	115,388	115,388	\$ -
Net change in fund balances	79,481	(47,482)	48,318	<u>\$ 95,800</u>
Fund balance-beginning of year	<u>78,810</u>	<u>78,810</u>	<u>78,810</u>	
Fund balance-end of year	<u>\$ 158,291</u>	<u>\$ 31,328</u>	<u>\$ 127,128</u>	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Public Transportation Nonmajor Special Revenue Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes and special assessments	\$ 367,710	\$ 367,810	\$ 363,980	\$ (3,830)
Investment income	-	1,037	1,477	440
Total revenues	<u>367,710</u>	<u>368,847</u>	<u>365,457</u>	<u>(3,390)</u>
<b>Expenditures</b>				
Current:				
Public transportation	<u>367,710</u>	<u>368,024</u>	<u>365,438</u>	<u>2,586</u>
Net change in fund balances	-	823	19	<u>\$ (804)</u>
Fund balance-beginning of year	<u>18,488</u>	<u>18,488</u>	<u>18,488</u>	
Fund balance-end of year	<u>\$ 18,488</u>	<u>\$ 19,311</u>	<u>\$ 18,507</u>	

**CITY OF YPSILANTI, MICHIGAN**  
**Combining Balance Sheet**  
**Nonmajor Debt Service Funds**  
**June 30, 2025**

	2016 Refunding Bonds Debt Service	2012 Refunding Bonds Debt Service	Total Nonmajor Debt Service Funds
	<u>                    </u>	<u>                    </u>	<u>                    </u>
<b><i>Assets</i></b>			
Cash and cash equivalents	\$      12,453	\$      14,966	\$      27,419
Accounts receivable	<u>          4,795</u>	<u>                  -</u>	<u>          4,795</u>
Total assets	<u><u>\$      17,248</u></u>	<u><u>\$      14,966</u></u>	<u><u>\$      32,214</u></u>
<b><i>Liabilities</i></b>			
Accounts payable	\$          62	\$          -	\$          62
Tax refunds payable	<u>         3,169</u>	<u>         4,478</u>	<u>         7,647</u>
Total liabilities	<u>         3,231</u>	<u>         4,478</u>	<u>         7,709</u>
<b><i>Fund Balances</i></b>			
Restricted	<u>         14,017</u>	<u>         10,488</u>	<u>         24,505</u>
 Total liabilities and fund balances	 <u><u>\$      17,248</u></u>	 <u><u>\$      14,966</u></u>	 <u><u>\$      32,214</u></u>

**CITY OF YPSILANTI, MICHIGAN**

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Debt Service Funds

Fiscal Year Ended June 30, 2025

	2016 Refunding Bonds Debt Service	2012 Refunding Bonds Debt Service	Total Nonmajor Debt Service Funds
<b>Revenues</b>			
Taxes and special assessments	\$ 726,350	\$ -	\$ 726,350
Investment income	-	135	135
Total revenues	<u>726,350</u>	<u>135</u>	<u>726,485</u>
<b>Expenditures</b>			
Current:			
General government	576	-	576
Debt Service:			
Principal retirement	710,000	-	710,000
Interest and fiscal charges	<u>201,081</u>	-	<u>201,081</u>
Total expenditures	<u>911,657</u>	<u>-</u>	<u>911,657</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(185,307)</u>	<u>135</u>	<u>(185,172)</u>
<b>Other Financing Sources</b>			
Transfers in	<u>191,137</u>	-	<u>191,137</u>
Net change in fund balances	5,830	135	5,965
Fund balance-beginning of year	<u>8,187</u>	<u>10,353</u>	<u>18,540</u>
Fund balance-end of year	<u><u>\$ 14,017</u></u>	<u><u>\$ 10,488</u></u>	<u><u>\$ 24,505</u></u>

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

2016 Refunding Bonds Nonmajor Debt Service Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Taxes and special assessments	\$ 720,446	\$ 721,148	\$ 726,350	\$ 5,202
<b>Expenditures</b>				
Current:				
General government	-	500	576	(76)
Debt Service:				
Principal retirement	710,000	710,000	710,000	-
Interest and fiscal charges	201,583	201,583	201,081	502
Total expenditures	911,583	912,083	911,657	426
Deficiency of revenues under expenditures	(191,137)	(190,935)	(185,307)	5,628
<b>Other Financing Sources</b>				
Transfers in	191,137	191,137	191,137	-
Net change in fund balances	-	202	5,830	\$ 5,628
Fund balance-beginning of year	8,187	8,187	8,187	
Fund balance-end of year	\$ 8,187	\$ 8,389	\$ 14,017	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

2012 Refunding Bonds Nonmajor Debt Service Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Investment income	\$ -	\$ 120	\$ 135	\$ 15
Net change in fund balances	-	120	135	\$ 15
Fund balance-beginning of year	10,353	10,353	10,353	
Fund balance-end of year	\$ 10,353	\$ 10,473	\$ 10,488	

CITY OF YPSILANTI, MICHIGAN  
 Combining Balance Sheet  
 Nonmajor Capital Projects Funds  
 June 30, 2025

	Sidewalk Improvement	2004-B Water and Sewer	2006 General Obligation	2007 Water and Sewer DWRP	2008 Water and Sewer DWRP	2009 Water and Sewer DWRP
<b>Assets</b>						
Cash and cash equivalents	\$ 277,711	\$ -	\$ -	\$ -	\$ -	\$ -
Land held for resale	-	-	1,195,450	-	-	-
Total assets	<u>\$ 277,711</u>	<u>\$ -</u>	<u>\$ 1,195,450</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>Liabilities</b>						
Accounts payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Fund Balances</b>						
Restricted	-	-	1,195,450	-	-	-
Committed	<u>277,711</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total fund balances	<u>277,711</u>	<u>-</u>	<u>1,195,450</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total liabilities and fund balances	<u>\$ 277,711</u>	<u>\$ -</u>	<u>\$ 1,195,450</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

<u>Factory Street Pump Station</u>	<u>Water Main Bond DWRP</u>	<u>2016 Water and Sewer Refunding</u>	<u>Capital Improvement Reserve</u>	<u>2013 Revenue Refunding Bonds</u>	<u>Total Nonmajor Capital Projects Funds</u>
\$ 886,291	\$ -	\$ -	\$ -	\$ 1,046,874	\$ 2,210,876
-	-	-	-	-	1,195,450
<u>\$ 886,291</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,046,874</u>	<u>\$ 3,406,326</u>
\$ 61,585	\$ -	\$ -	\$ -	\$ 76,608	\$ 138,193
824,706	-	-	-	-	2,020,156
-	-	-	-	970,266	1,247,977
<u>824,706</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>970,266</u>	<u>3,268,133</u>
<u>\$ 886,291</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,046,874</u>	<u>\$ 3,406,326</u>

**CITY OF YPSILANTI, MICHIGAN**

Combining Statement of Revenues, Expenditures and Changes in Fund Balances

Nonmajor Capital Projects Funds

Fiscal Year Ended June 30, 2025

	Sidewalk Improvement	2004-B Water and Sewer	2006 General Obligation	2007 Water and Sewer DWRF	2008 Water and Sewer DWRF	2009 Water and Sewer DWRF
<b>Revenues</b>						
Intergovernmental	\$ -	\$ 389,091	\$ -	\$ 21,247	\$ 27,794	\$ 11,101
Investment income	<u>11,532</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>11,532</u>	<u>389,091</u>	<u>-</u>	<u>21,247</u>	<u>27,794</u>	<u>11,101</u>
<b>Expenditures</b>						
Debt Service:						
Principal retirement	-	385,000	-	20,000	25,000	10,000
Interest and fiscal charges	<u>-</u>	<u>4,091</u>	<u>-</u>	<u>1,247</u>	<u>2,794</u>	<u>1,101</u>
Total expenditures	<u>-</u>	<u>389,091</u>	<u>-</u>	<u>21,247</u>	<u>27,794</u>	<u>11,101</u>
Net change in fund balances	11,532	-	-	-	-	-
Fund balance-beginning of year, <i>as previously presented</i>	<u>266,179</u>	<u>-</u>	<u>1,195,450</u>	<u>-</u>	<u>-</u>	<u>-</u>
Change in reporting entity	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance-beginning of year, <i>as restated</i>	<u>266,179</u>	<u>-</u>	<u>1,195,450</u>	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance-end of year	<u>\$ 277,711</u>	<u>\$ -</u>	<u>\$ 1,195,450</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Factory Street Pump Station	Water Main Bond DWRf	2016 Water and Sewer Refunding	Capital Improvement Reserve	2013 Revenue Refunding Bonds	Total Nonmajor Capital Projects Funds
\$ 183,938	\$ 22,683	\$ 1,276,200	\$ -	\$ 196,350	\$ 2,128,404
-	-	-	-	-	11,532
<u>183,938</u>	<u>22,683</u>	<u>1,276,200</u>	<u>-</u>	<u>196,350</u>	<u>2,139,936</u>
145,000	20,000	1,135,000	-	170,000	1,910,000
<u>38,938</u>	<u>2,683</u>	<u>141,200</u>	<u>-</u>	<u>26,350</u>	<u>218,404</u>
<u>183,938</u>	<u>22,683</u>	<u>1,276,200</u>	<u>-</u>	<u>196,350</u>	<u>2,128,404</u>
-	-	-	-	-	11,532
<u>824,706</u>	<u>-</u>	<u>-</u>	<u>2,245,474</u>	<u>970,266</u>	<u>5,502,075</u>
<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,245,474)</u>	<u>-</u>	<u>(2,245,474)</u>
<u>824,706</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>970,266</u>	<u>3,256,601</u>
<u>\$ 824,706</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 970,266</u>	<u>\$ 3,268,133</u>

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 Sidewalk Improvement Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Licenses and permits	\$ 65,000	\$ 65,000	\$ -	\$ (65,000)
Intergovernmental	50,000	50,000	-	(50,000)
Charges for services	1,000	1,000	-	(1,000)
Investment income	5,677	8,295	11,532	3,237
Total revenues	<u>121,677</u>	<u>124,295</u>	<u>11,532</u>	<u>(112,763)</u>
<b>Expenditures</b>				
Current:				
Public works	<u>80,229</u>	<u>80,229</u>	-	<u>80,229</u>
Excess revenues over expenditures	<u>41,448</u>	<u>44,066</u>	<u>11,532</u>	<u>(32,534)</u>
Net change in fund balances	41,448	44,066	11,532	<u><u>\$ (32,534)</u></u>
Fund balance-beginning of year	<u>266,179</u>	<u>266,179</u>	<u>266,179</u>	
Fund balance-end of year	<u><u>\$ 307,627</u></u>	<u><u>\$ 310,245</u></u>	<u><u>\$ 277,711</u></u>	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2004-B Water and Sewer Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 389,091	\$ 389,091	\$ 389,091	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	385,000	385,000	385,000	-
Interest and fiscal charges	4,091	4,091	4,091	-
Total expenditures	389,091	389,091	389,091	-
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ -	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2006 General Obligation Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	\$ 1,195,450	\$ 1,195,450	\$ 1,195,450	
Fund balance-end of year	\$ 1,195,450	\$ 1,195,450	\$ 1,195,450	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2007 Water and Sewer DWRf Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 21,247	\$ 21,247	\$ 21,247	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	20,000	20,000	20,000	-
Interest and fiscal charges	1,247	1,247	1,247	-
Total expenditures	21,247	21,247	21,247	-
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ -	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2008 Water and Sewer DWRf Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 27,794	\$ 27,794	\$ 27,794	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	25,000	25,000	25,000	-
Interest and fiscal charges	2,794	2,794	2,794	-
Total expenditures	27,794	27,794	27,794	-
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ -	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2009 Water and Sewer DWRP Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 11,101	\$ 11,101	\$ 11,101	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	10,000	10,000	10,000	-
Interest and fiscal charges	1,101	1,101	1,101	-
Total expenditures	11,101	11,101	11,101	-
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ -	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Factory Street Pump Station Nonmajor Capital Projects Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 183,938	\$ 183,938	\$ 183,938	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	145,000	145,000	145,000	-
Interest and fiscal charges	38,938	38,938	38,938	-
Total expenditures	183,938	183,938	183,938	-
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	824,706	824,706	824,706	
Fund balance-end of year	\$ 824,706	\$ 824,706	\$ 824,706	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

Water Main Bond DWRP Nonmajor Capital Projects Fund

Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 25,116	\$ 25,116	\$ 22,683	\$ (2,433)
<b>Expenditures</b>				
Debt Service:				
Principal retirement	20,000	20,000	20,000	-
Interest and fiscal charges	5,116	5,116	2,683	2,433
Total expenditures	25,116	25,116	22,683	2,433
Net change in fund balances	-	-	-	\$ -
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ -	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2016 Water and Sewer Refunding Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 1,275,700	\$ 1,275,700	\$ 1,276,200	\$ 500
<b>Expenditures</b>				
Debt Service:				
Principal retirement	1,135,000	1,135,000	1,135,000	-
Interest and fiscal charges	140,700	141,200	141,200	-
Total expenditures	1,275,700	1,276,200	1,276,200	-
Net change in fund balances	-	(500)	-	\$ 500
Fund balance-beginning of year	-	-	-	
Fund balance-end of year	\$ -	\$ (500)	\$ -	

**CITY OF YPSILANTI, MICHIGAN**

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
 2013 Revenue Refunding Bonds Nonmajor Capital Projects Fund  
 Fiscal Year Ended June 30, 2025

	Budgeted Amounts		Actual	Variance From Final Budget
	Original	Final		
<b>Revenues</b>				
Intergovernmental	\$ 196,350	\$ 196,350	\$ 196,350	\$ -
<b>Expenditures</b>				
Debt Service:				
Principal retirement	170,000	170,000	170,000	-
Interest and fiscal charges	<u>26,350</u>	<u>26,350</u>	<u>26,350</u>	-
Total expenditures	<u>196,350</u>	<u>196,350</u>	<u>196,350</u>	-
Net change in fund balances	-	-	-	<u>\$ -</u>
Fund balance-beginning of year	<u>970,266</u>	<u>970,266</u>	<u>970,266</u>	
Fund balance-end of year	<u>\$ 970,266</u>	<u>\$ 970,266</u>	<u>\$ 970,266</u>	

**CITY OF YPSILANTI, MICHIGAN**  
**Combining Statement of Net Position**  
**Internal Service Funds**  
**June 30, 2025**

	<u>Motor Pool</u>	<u>Workers' Compensation</u>	<u>Total Internal Service Funds</u>
<b>Assets</b>			
Current assets:			
Equity in pooled cash and cash equivalents	\$ 1,380,608	\$ 170,979	\$ 1,551,587
Inventory	41,057	-	41,057
Total current assets	<u>1,421,665</u>	<u>170,979</u>	<u>1,592,644</u>
Noncurrent assets:			
Depreciable capital assets, net	<u>2,557,229</u>	-	<u>2,557,229</u>
Total noncurrent assets	<u>2,557,229</u>	-	<u>2,557,229</u>
Total assets	<u>3,978,894</u>	<u>170,979</u>	<u>4,149,873</u>
<b>Liabilities</b>			
Current liabilities:			
Accounts payable	282,540	(19,114)	263,426
Accrued liabilities	5,018	-	5,018
Total current liabilities	<u>287,558</u>	<u>(19,114)</u>	<u>268,444</u>
Total liabilities	<u>287,558</u>	<u>(19,114)</u>	<u>268,444</u>
<b>Net Position</b>			
Investment in capital assets	2,557,229	-	2,557,229
Unrestricted	<u>1,134,107</u>	<u>190,093</u>	<u>1,324,200</u>
Total net position	<u>\$ 3,691,336</u>	<u>\$ 190,093</u>	<u>\$ 3,881,429</u>

**CITY OF YPSILANTI, MICHIGAN**

Combining Statement of Revenues, Expenses and Change in Net Position

Internal Service Funds

Fiscal Year Ended June 30, 2025

	Motor Pool	Workers' Compensation	Total Internal Service Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Operating Revenues:</b>			
Charges for services	\$ 1,419,314	\$ 147,393	\$ 1,566,707
<b>Operating Expenses:</b>			
Salaries, taxes and benefits	272,492	-	272,492
Gas, oil and fuel	131,551	-	131,551
Depreciation	440,720	-	440,720
Operation and maintenance	126,069	-	126,069
Contractual services and fees	231,595	-	231,595
Insurance and other	104,201	-	104,201
Benefits and claims	-	86,655	86,655
Total operating expenses	<u>1,306,628</u>	<u>86,655</u>	<u>1,393,283</u>
Operating loss	<u>112,686</u>	<u>60,738</u>	<u>173,424</u>
<b>Nonoperating Revenues:</b>			
Investment income	27,764	6,965	34,729
Gain on sale of equipment	<u>38,448</u>	<u>-</u>	<u>38,448</u>
Total nonoperating revenues	<u>66,212</u>	<u>6,965</u>	<u>73,177</u>
Income before transfers	178,898	67,703	246,601
Transfers in	230,000	-	230,000
Change in net position	408,898	67,703	476,601
Net position-beginning of year, <i>as previously reported</i>	2,949,315	122,390	3,071,705
Correction of an error	333,123	-	333,123
Net position-beginning of year, <i>restated</i>	<u>3,282,438</u>	<u>122,390</u>	<u>3,404,828</u>
Net position-end of year	<u>\$ 3,691,336</u>	<u>\$ 190,093</u>	<u>\$ 3,881,429</u>

**CITY OF YPSILANTI, MICHIGAN**  
Combining Statement of Cash Flows  
Internal Service Funds  
Fiscal Year Ended June 30, 2025

	Motor Pool	Workers' Compensation	Total Internal Service Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b><i>Cash Flows from Operating Activities</i></b>			
Cash received from interfund charges	\$ 1,419,314	\$ 147,393	\$ 1,566,707
Cash payments for employee services and benefits	(271,331)	-	(271,331)
Cash payments for claims	-	(160,225)	(160,225)
Cash payments to suppliers for goods and services	<u>(354,660)</u>	<u>-</u>	<u>(354,660)</u>
Net cash flows from operating activities	<u>793,323</u>	<u>(12,832)</u>	<u>780,491</u>
<b><i>Cash Flows from Noncapital Financing Activities</i></b>			
Cash received from transfers in	230,000	-	230,000
<b><i>Cash Flows from Capital and Related Financing Activities</i></b>			
Acquisition of capital assets	(605,815)	-	(605,815)
Proceeds from sale of assets	<u>38,448</u>	<u>-</u>	<u>38,448</u>
Net cash flows from capital and related financing activities	<u>(567,367)</u>	<u>-</u>	<u>(567,367)</u>
<b><i>Cash Flows from Investing Activities</i></b>			
Investment earnings	<u>27,764</u>	<u>6,965</u>	<u>34,729</u>
Net change in cash and cash equivalents	483,720	(5,867)	477,853
Cash and cash equivalents beginning of year	<u>896,888</u>	<u>176,846</u>	<u>1,073,734</u>
Cash and cash equivalents end of year	<u>\$ 1,380,608</u>	<u>\$ 170,979</u>	<u>\$ 1,551,587</u>
<b>Reconciliation of operating loss to net cash flows from operating activities:</b>			
Operating income	\$ 112,686	\$ 60,738	\$ 173,424
Adjustments to reconcile operating loss to net cash from operating activities:			
Depreciation	440,720	-	440,720
Changes in assets and liabilities:			
Receivables	-	-	-
Inventory	12,817	-	12,817
Accounts payable	225,939	(73,570)	152,369
Accrued liabilities	<u>1,161</u>	<u>-</u>	<u>1,161</u>
Net cash flows from operating activities	<u>\$ 793,323</u>	<u>\$ (12,832)</u>	<u>\$ 780,491</u>

**CITY OF YPSILANTI, MICHIGAN**  
**Combining Statement of Net Position**  
**Pension and Other Postemployment Benefits Trust Funds**  
**June 30, 2025**

	Police and Fire Pension Trust Fund	Other Postemployment Benefits Trust Fund	Total Pension and Other Postemployment Benefits Trust Funds
<b>Assets</b>			
Cash and cash equivalents	\$ 1,265,423	\$ (178,279)	\$ 1,087,144
Investments:			
U.S. agencies	2,443,576	-	2,443,576
U.S. treasuries	1,333,463	-	1,333,463
Corporate bonds	1,839,089	-	1,839,089
Domestic equities	18,389,169	-	18,389,169
International equities	5,741,150	-	5,741,150
Mutual funds	5,823,276	-	5,823,276
Real estate investment trusts	29,482	-	29,482
MERS retiree healthcare funding vehicle	-	11,557,779	11,557,779
Money market accounts	1,030,591	-	1,030,591
Accounts receivable	18,595	-	18,595
Due from other governments	-	4,008	4,008
Prepaid items	-	62,058	62,058
Total assets	<u>37,913,814</u>	<u>11,445,566</u>	<u>49,359,380</u>
<b>Liabilities</b>			
Benefits payable	1,300,300	-	1,300,300
<b>Net Position</b>			
Restricted for:			
Pension benefits	36,613,514	-	36,613,514
Other postemployment benefits	-	11,445,566	11,445,566
Total net position	<u>\$ 36,613,514</u>	<u>\$ 11,445,566</u>	<u>\$ 48,059,080</u>

**CITY OF YPSILANTI, MICHIGAN**  
Combining Statement of Changes in Net Position  
Pension and Other Postemployment Benefits Trust Funds  
Fiscal Year Ended June 30, 2025

	Police and Fire Pension Trust Fund	Other Postemployment Benefits Trust Fund	Total Pension and Other Postemployment Benefits Trust Funds
<b>Additions</b>			
Contributions:			
Employer	2,717,606	853,283	\$ 3,570,889
Plan members	<u>297,146</u>	<u>-</u>	<u>297,146</u>
Total contributions	<u>3,014,752</u>	<u>853,283</u>	<u>3,868,035</u>
Investment earnings:			
Interest and dividends	1,007,174	4,468	1,011,642
Net appreciation in fair value of investments	3,046,908	1,008,929	4,055,837
Less: investment expenses	<u>(106,695)</u>	<u>-</u>	<u>(106,695)</u>
Net investment earnings	<u>3,947,387</u>	<u>1,013,397</u>	<u>4,960,784</u>
Total additions	<u>6,962,139</u>	<u>1,866,680</u>	<u>8,828,819</u>
<b>Deductions</b>			
Benefits	3,776,413	1,227,399	5,003,812
Refunds	126,526	-	126,526
Administrative expenses	<u>114,357</u>	<u>-</u>	<u>114,357</u>
Total deductions	<u>4,017,296</u>	<u>1,227,399</u>	<u>5,244,695</u>
Change in net position	2,944,843	639,281	3,584,124
Net position beginning of year	<u>33,668,671</u>	<u>10,806,285</u>	<u>44,474,956</u>
Net position end of year	<u>\$ 36,613,514</u>	<u>\$ 11,445,566</u>	<u>\$ 48,059,080</u>

**CITY OF YPSILANTI, MICHIGAN**  
Statement of Net Position and Governmental Fund Balance Sheet  
Downtown Development Authority Component Unit  
June 30, 2025

	General Fund	Adjustments	Statement of Net Position
<b>Assets</b>			
Cash and cash equivalents	\$ 594,518	\$ -	\$ 594,518
<b>Liabilities</b>			
Accounts payable	\$ 91,574	-	91,574
Accrued liabilities	3,709	-	3,709
Total liabilities	<u>95,283</u>	<u>-</u>	<u>95,283</u>
<b>Fund Balance</b>			
Committed	25,000		
Unassigned	474,235		
Total fund balances	<u>499,235</u>		
Total liabilities and fund balance	<u>\$ 594,518</u>		
<b>Net Position</b>			
Unrestricted		\$ 499,235	\$ 499,235
Total net position		<u>\$ 499,235</u>	<u>\$ 499,235</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balances  
Downtown Development Authority Component Unit  
Fiscal Year Ended June 30, 2025

	General Fund	Adjustments	Statement of Activities
<b><i>Expenditures / Expenses</i></b>			
Community development	\$ 359,688	\$ -	\$ 359,688
<b>General Revenue</b>			
Property taxes	510,585	(10,290)	500,295
Other revenue	23,205	10,290	33,495
Investment income	11,527	-	11,527
Total general revenue	<u>545,317</u>	<u>-</u>	<u>545,317</u>
General revenue over (under) expenditures / expenses	185,629	-	185,629
Net change in fund balances	185,629		
Fund balance-beginning of year	<u>313,606</u>		
Fund balance-end of year	<u>\$ 499,235</u>		
Net change in net position		185,629	185,629
Net position-beginning of year		<u>313,606</u>	<u>313,606</u>
Net position-end of year		<u>\$ 499,235</u>	<u>\$ 499,235</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Net Position and Governmental Fund Balance Sheet

Depot Town Downtown Development Authority Component Unit

June 30, 2025

	General Fund	Adjustments	Statement of Net Position
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Assets</b>			
Cash and cash equivalents	\$ 323,831	\$ -	\$ 323,831
Receivables	515	-	515
Depreciable capital assets, net	-	137,250	137,250
Total assets	<u>\$ 324,346</u>	<u>137,250</u>	<u>461,596</u>
<b>Liabilities</b>			
Accounts payable	\$ 45,308	-	45,308
Accrued liabilities	845	-	845
Total liabilities	<u>46,153</u>	<u>-</u>	<u>46,153</u>
<b>Fund Balance</b>			
Assigned	15,000		
Unassigned	<u>263,193</u>		
Total fund balances	<u>278,193</u>		
Total liabilities and fund balance	<u>\$ 324,346</u>		
<b>Net Position</b>			
Investment in capital assets		137,250	137,250
Unrestricted		<u>278,193</u>	<u>278,193</u>
Total net position		<u>\$ 415,443</u>	<u>\$ 415,443</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance  
 Depot Town Downtown Development Authority Component Unit  
 Fiscal Year Ended June 30, 2025

	General Fund	Adjustments	Statement of Activities
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Expenditures / Expenses</b>			
Community development	\$ 145,564	\$ 21,462	\$ 167,026
<b>General Revenue</b>			
Property taxes	124,426	-	124,426
Other revenue	4,150	-	4,150
Investment income	<u>4,074</u>	-	<u>4,074</u>
Total general revenue	<u>132,650</u>	<u>-</u>	<u>132,650</u>
General revenue over (under) expenditures / expenses	(12,914)	(21,462)	(34,376)
Net change in fund balances	(12,914)		
Fund balance-beginning of year	<u>291,107</u>		
Fund balance-end of year	<u><u>278,193</u></u>		
Net change in net position		(34,376)	(34,376)
Net position-beginning of year		<u>449,819</u>	<u>449,819</u>
Net position-end of year		<u><u>\$ 415,443</u></u>	<u><u>\$ 415,443</u></u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Net Position and Governmental Fund Balance Sheet

Economic Development Corporation Component Unit

June 30, 2025

	General Fund	Adjustments	Statement of Net Position
	<u>          </u>	<u>          </u>	<u>          </u>
<b>Assets</b>			
Cash and cash equivalents	\$ 36,601	\$ -	\$ 36,601
Nondepreciable capital assets	-	53,200	53,200
Total assets	<u>\$ 36,601</u>	<u>53,200</u>	<u>89,801</u>
<b>Fund Balance</b>			
Unassigned	<u>36,601</u>		
Total liabilities and fund balance	<u>\$ 36,601</u>		
<b>Net Position</b>			
Investment in capital assets		53,200	53,200
Unrestricted		36,601	36,601
Total net position		<u>\$ 89,801</u>	<u>\$ 89,801</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance  
 Economic Development Corporation Component Unit  
 Fiscal Year Ended June 30, 2025

	General Fund	Adjustments	Statement of Activities
	<u>          </u>	<u>          </u>	<u>          </u>
<b><i>Expenditures / Expenses</i></b>			
Community development	\$ 76,030	\$ -	\$ 76,030
<b>General Revenue</b>			
Property taxes	76,416	-	76,416
Investment income	<u>1,009</u>	<u>-</u>	<u>1,009</u>
Total general revenue	<u>77,425</u>	<u>-</u>	<u>77,425</u>
Net change in fund balances	1,395		
Fund balance-beginning of year	<u>35,206</u>		
Fund balance-end of year	<u>\$ 36,601</u>		
Net change in net position		1,395	1,395
Net position-beginning of year		<u>88,406</u>	<u>88,406</u>
Net position-end of year		<u>\$ 89,801</u>	<u>\$ 89,801</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Net Position and Governmental Fund Balance Sheet  
 West Cross Street Downtown Development Authority Component Unit  
 June 30, 2025

	<u>General Fund</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<b>Assets</b>			
Cash and cash equivalents	\$ 298,690	\$ -	\$ 298,690
Receivables	<u>3,281</u>	<u>-</u>	<u>3,281</u>
Total assets	<u>\$ 301,971</u>	<u>-</u>	<u>301,971</u>
<b>Liabilities</b>			
Accounts payable	<u>\$ 49,621</u>	<u>-</u>	<u>49,621</u>
<b>Fund Balance</b>			
Unassigned	<u>250,921</u>		
Total fund balances	<u>250,921</u>		
Total liabilities and fund balance	<u>\$ 301,971</u>		
<b>Net Position</b>			
Unrestricted		<u>\$ 250,921</u>	<u>\$ 250,921</u>

**CITY OF YPSILANTI, MICHIGAN**

Statement of Activities and Governmental Fund Revenues, Expenditures and Changes in Fund Balance  
 West Cross Street Downtown Development Authority Component Unit  
 Fiscal Year Ended June 30, 2025

	General Fund	Adjustments	Statement of Activities
	<u>          </u>	<u>          </u>	<u>          </u>
<b><i>Expenditures / Expenses</i></b>			
Community development	\$ 130,736	\$ -	\$ 130,736
<b>General Revenue</b>			
Property taxes	174,191	-	174,191
Other revenue	4,989	-	4,989
Investment income	<u>3,977</u>	<u>-</u>	<u>3,977</u>
Total general revenue	<u>183,157</u>	<u>-</u>	<u>183,157</u>
General revenue over (under) expenditures / expenses	52,421	-	52,421
Net change in fund balances	52,421		
Fund balance-beginning of year	<u>198,500</u>		
Fund balance-end of year	<u>\$ 250,921</u>		
Net change in net position		52,421	52,421
Net position-beginning of year		<u>198,500</u>	<u>198,500</u>
Net position-end of year		<u>\$ 250,921</u>	<u>\$ 250,921</u>

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# STATISTICAL SECTION

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CITY OF  
**YPSILANTI**

Home of Eastern Michigan University

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## Statistical Section

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

<u>Contents</u>	<u>Page</u>
<b>Financial Trends (Tables 1 thru 4)</b> These schedules contain trend information to help the reader understand how the City's financial position has changed over time.	143
<b>Revenue Capacity (Tables 5 thru 8)</b> These schedules contain information to help the reader understand and assess the factors affecting the City's ability to generate its most significant local revenue source, the property tax.	150
<b>Debt Capacity (Tables 9 thru 13)</b> These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	154
<b>Economic and Demographic Information (Tables 14 thru 15)</b> These schedules offer economic and demographic indicators to help the reader understand the environment within which the City's financial activities take place and to provide information that facilitates comparisons of financial information over time and among governments.	160
<b>Operating Information (Tables 16 thru 19)</b> These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	162

Sources: Unless otherwise noted, the information in these schedules is derived from the annual comprehensive financial reports for the relevant year.

CITY OF YPSILANTI, MICHIGAN  
*Net Position by Component*  
*Last Ten Fiscal Years*  
*(accrual basis of accounting)*

	<u>2016</u>	<u>2017 (1)</u>	<u>2018</u>	<u>2019 (2)</u>	<u>2020</u>
Governmental Activities:					
Net Investment in Capital Assets	\$ 18,147,399	\$ 16,659,020	\$ 16,446,266	\$ 15,491,863	\$ 15,254,452
Restricted	7,598,773	6,954,062	7,737,133	9,863,406	10,035,651
Unrestricted (Deficit)	<u>(17,387,277)</u>	<u>(33,336,312)</u>	<u>(34,226,541)</u>	<u>(38,059,316)</u>	<u>(35,745,875)</u>
Total	<u>\$ 8,358,895</u>	<u>\$ (9,723,230)</u>	<u>\$ (10,043,142)</u>	<u>\$ (12,704,047)</u>	<u>\$ (10,455,772)</u>

Source: City of Ypsilanti's financial statements

- (1) The City implemented GASB 74 in FY2017. Information prior to FY2017 was not available to restate.
- (2) Restricted net position was restated to correct the recognition of a reimbursable grant.
- (3) The City implemented GASB 84 in FY2021. Information prior to FY2021 was not available to restate.
- (4) The City implemented GASB 101.

CITY OF YPSILANTI, MICHIGAN  
*Net Position by Component*  
*Last Ten Fiscal Years*  
*(accrual basis of accounting)*  
*(continued)*

	<u>2021 (3)</u>	<u>2022</u>	<u>2023</u>	<u>2024 (4)</u>	<u>2025 (4)</u>
Governmental Activities:					
Net Investment in Capital Assets	\$ 15,824,664	\$ 14,913,237	\$ 14,236,276	\$ 16,041,974	\$ 16,754,984
Restricted	11,143,309	14,592,014	12,289,452	9,849,353	11,192,506
Unrestricted (Deficit)	<u>(36,504,459)</u>	<u>(29,682,126)</u>	<u>(22,610,113)</u>	<u>(10,735,226)</u>	<u>(8,669,539)</u>
Total	<u>\$ (9,536,486)</u>	<u>\$ (176,875)</u>	<u>\$ 3,915,615</u>	<u>\$ 15,156,101</u>	<u>\$ 19,277,951</u>

**CITY OF YPSILANTI, MICHIGAN**  
*Changes in Net Position*  
*Last Ten Fiscal Years*  
*(accrual basis of accounting)*

	2016	2017	2018	2019 (1)	2020
<b>Expenses</b>					
Legislative	\$ -	\$ -	\$ -	\$ -	\$ -
General Government	4,294,933	3,084,786	3,556,035	4,177,241	2,770,051
Public Safety	10,198,973	8,961,050	9,749,189	11,316,595	9,780,593
Public Works and Refuse Collection	2,034,380	1,925,326	1,617,860	1,696,531	1,618,428
Public Transportation	316,471	282,793	283,372	289,809	294,984
Highways, Streets and Bridges	3,049,680	3,825,640	3,598,015	3,091,800	2,945,099
Culture and Recreation	911,753	1,095,758	517,317	529,135	272,872
Community Development	404,780	454,835	624,746	453,202	594,942
Interest and Fiscal Charges	1,654,899	1,218,241	831,258	850,057	654,247
<b>Total Expenses</b>	<b>22,865,869</b>	<b>20,848,429</b>	<b>20,777,792</b>	<b>22,404,370</b>	<b>18,931,216</b>
<b>Program Revenues</b>					
Charges for Services					
General Government	2,258,965	1,738,729	1,813,812	1,632,037	1,440,197
Public Safety	763,522	1,041,006	968,656	941,262	1,296,332
Public Works and Refuse Collections	-	-	83,269	82,525	92,877
Highways, Streets and Bridges	-	-	48,616	45,520	66,712
Culture and Recreation	-	-	2,125	1,125	2,000
Community Development	1,500	-	-	11,200	-
Operating Grants and Contributions	6,574,946	2,547,760	3,596,920	2,610,388	3,443,453
Capital Grants and Contributions	1,525,918	59,983	628,205	196,966	519,682
<b>Total Program Revenues</b>	<b>11,124,851</b>	<b>5,387,478</b>	<b>7,141,603</b>	<b>5,521,023</b>	<b>6,861,253</b>
<b>Net (Expense)/Revenue</b>	<b>(11,741,018)</b>	<b>(15,460,951)</b>	<b>(13,636,189)</b>	<b>(16,883,347)</b>	<b>(12,069,963)</b>
<b>General Revenues</b>					
Property Taxes	10,452,347	10,582,364	10,345,083	11,018,343	11,348,696
Unrestricted Grants and Contributions	2,555,299	3,033,942	2,755,507	2,693,174	2,621,332
Unrestricted Investment Earnings (Loss)	242,763	68,510	169,432	337,327	340,433
Other	-	-	46,255	173,598	7,777
<b>Total General Revenues</b>	<b>13,250,409</b>	<b>13,684,816</b>	<b>13,316,277</b>	<b>14,222,442</b>	<b>14,318,238</b>
<b>Special Item</b>					
Change in Fair Value of Land Held for Resale	-	(768,350)	-	-	-
<b>Change in Net Position</b>	<b>\$ 1,509,391</b>	<b>\$ (2,544,485)</b>	<b>\$ (319,912)</b>	<b>\$ (2,660,905)</b>	<b>\$ 2,248,275</b>

Source: City of Ypsilanti's financial statements

(1) - Operating grants and contributions were restated to correct the recognition of a reimbursable grant.

**CITY OF YPSILANTI, MICHIGAN**  
*Changes in Net Position*  
*Last Ten Fiscal Years*  
*(accrual basis of accounting)*  
*(continued)*

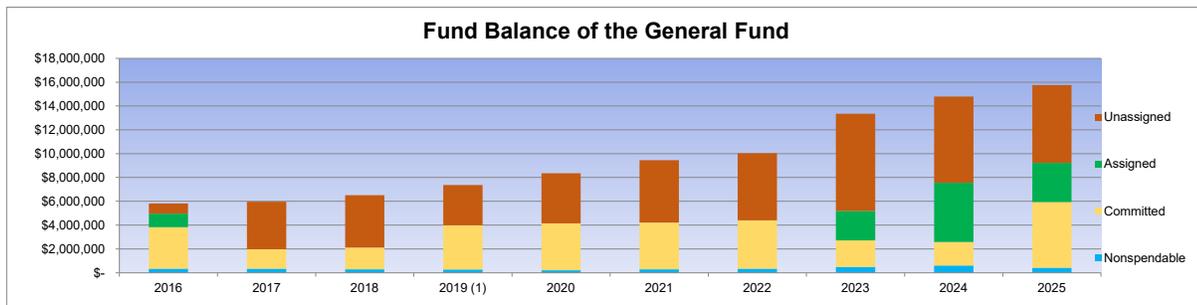
	2021	2022	2023	2024	2025
<b>Expenses</b>					
Legislative	\$ 140,728	\$ 132,227	\$ 140,296	\$ 141,398	\$ 131,058
General Government	2,641,628	1,349,430	4,213,462	3,881,243	4,232,398
Public Safety	9,188,901	7,674,368	10,379,222	4,131,386	10,689,429
Public Works and Refuse Collection	4,024,987	1,750,619	2,645,048	2,961,956	3,433,946
Public Transportation	308,218	300,545	311,754	337,038	365,438
Highways, Streets and Bridges	2,205,971	2,203,166	2,455,091	2,063,360	2,552,599
Culture and Recreation	620,355	1,042,772	928,751	1,199,365	3,173,542
Community Development	544,410	502,724	793,404	1,749,932	972,039
Interest and Fiscal Charges	709,721	427,758	410,082	318,996	227,824
<b>Total Expenses</b>	<b>20,384,919</b>	<b>15,383,609</b>	<b>22,277,110</b>	<b>16,784,674</b>	<b>25,778,273</b>
<b>Program Revenues</b>					
Charges for Services					
General Government	1,666,213	2,289,161	967,704	1,041,205	984,280
Public Safety	1,375,299	1,044,850	2,283,215	2,122,987	1,976,527
Public Works and Refuse Collections	-	-	481,611	371,172	363,294
Highways, Streets and Bridges	-	-	86,324	93,432	162,258
Culture and Recreation	-	-	259,384	276,028	231,756
Community Development	-	-	110,930	52,448	58,039
Operating Grants and Contributions	4,666,320	6,338,785	5,588,619	5,054,798	4,430,204
Capital Grants and Contributions	319,991	31,997	110,000	758,131	1,251,762
<b>Total Program Revenues</b>	<b>8,027,823</b>	<b>9,704,793</b>	<b>9,887,787</b>	<b>9,770,201</b>	<b>9,458,120</b>
<b>Net (Expense)/Revenue</b>	<b>(12,357,096)</b>	<b>(5,678,816)</b>	<b>(12,389,323)</b>	<b>(7,014,473)</b>	<b>(16,320,153)</b>
<b>General Revenues</b>					
Property Taxes	12,216,350	11,633,250	11,790,818	12,415,953	13,150,627
Unrestricted Grants and Contributions	3,247,849	3,381,426	3,946,995	4,322,996	4,428,684
Unrestricted Investment Earnings (Loss)	104,823	(144,052)	432,267	1,466,790	1,269,153
Other	-	167,803	311,733	44,087	577,612
<b>Total General Revenues</b>	<b>15,569,022</b>	<b>15,038,427</b>	<b>16,481,813</b>	<b>18,249,826</b>	<b>19,426,076</b>
<b>Special Item</b>					
Change in Fair Value of Land Held for Resale	-	-	-	-	-
<b>Change in Net Position</b>	<b>\$ 3,211,926</b>	<b>\$ 9,359,611</b>	<b>\$ 4,092,490</b>	<b>\$ 11,235,353</b>	<b>\$ 3,105,923</b>

**CITY OF YPSILANTI, MICHIGAN**  
Fund Balances, Governmental Funds  
Last Ten Fiscal Years  
(modified accrual basis of accounting)

	2016	2017	2018	2019 (1)	2020	2021	2022	2023	2024	2025
<b>General Fund</b>										
Nonspendable	\$ 343,892	\$ 336,731	\$ 281,801	\$ 273,809	\$ 199,312	\$ 282,358	\$ 345,028	\$ 488,638	\$ 611,780	\$ 418,913
Committed	3,485,701	1,632,133	1,828,128	3,714,499	3,945,778	3,934,723	4,051,659	2,228,094	1,972,793	5,523,038
Assigned	1,130,833	-	-	-	-	-	-	2,470,066	4,964,732	3,280,366
Unassigned	852,096	3,996,055	4,397,639	3,370,652	4,205,335	5,234,303	5,643,763	8,164,403	7,241,030	6,526,855
<b>Total General Fund</b>	<b>5,812,522</b>	<b>5,964,919</b>	<b>6,507,568</b>	<b>7,358,960</b>	<b>8,350,425</b>	<b>9,451,384</b>	<b>10,040,450</b>	<b>13,351,201</b>	<b>14,790,335</b>	<b>15,749,172</b>
<b>All Other Governmental Funds</b>										
Nonspendable	2,019,100	-	1,131,950	-	-	-	1,645	1,953	2,384	-
Restricted	3,539,698	3,106,870	3,732,277	5,639,702	6,165,090	7,247,057	7,935,546	8,573,656	8,675,098	10,136,869
Committed	2,193,435	3,055,162	1,899,256	2,365,698	2,617,193	2,225,461	2,254,216	3,073,817	3,481,919	3,955,234
Unassigned (deficit)	-	-	-	-	-	-	-	-	-	-
<b>Total All Other Governmental Funds</b>	<b>7,752,233</b>	<b>6,162,032</b>	<b>6,763,483</b>	<b>8,005,400</b>	<b>8,782,283</b>	<b>9,472,518</b>	<b>10,191,407</b>	<b>11,649,426</b>	<b>12,159,401</b>	<b>14,092,103</b>
<b>Total Governmental Funds</b>	<b>\$ 13,564,755</b>	<b>\$ 12,126,951</b>	<b>\$ 13,271,051</b>	<b>\$ 15,364,360</b>	<b>\$ 17,132,708</b>	<b>\$ 18,923,902</b>	<b>\$ 20,231,857</b>	<b>\$ 25,000,627</b>	<b>\$ 26,949,736</b>	<b>\$ 29,841,275</b>

Source: City of Ypsilanti's financial statements

(1) - A correction was made in All Other Governmental Funds to correct the recognition of a reimbursable grant.



**CITY OF YPSILANTI, MICHIGAN**  
*Changes in Fund Balances, Governmental Funds*  
*Last Ten Fiscal Years*  
*(modified accrual basis of accounting)*

	2016	2017	2018	2019 (1)	2020
<b>Revenues</b>					
Taxes and special assessments	\$ 10,452,347	\$ 10,582,364	\$ 10,345,083	\$ 11,018,343	\$ 11,348,696
Licenses and permits	822,818	880,933	1,061,002	1,071,663	947,988
Intergovernmental	9,002,708	8,232,651	8,099,175	8,175,615	8,660,108
Charges for services	471,898	635,838	483,949	563,582	972,785
Fines and forfeitures	356,170	446,318	484,649	542,875	454,089
Investment earnings	178,039	42,641	132,749	270,543	275,910
Donations and contributions	-	-	117,876	105,491	73,314
Other revenues	1,434,652	769,796	634,418	754,965	594,725
<b>Total Revenues</b>	<b>22,718,632</b>	<b>21,590,541</b>	<b>21,358,901</b>	<b>22,503,077</b>	<b>23,327,615</b>
<b>Expenditures</b>					
Current:					
Legislative	-	-	-	-	-
General government	3,562,602	3,282,815	3,490,622	3,674,222	3,716,730
Public safety	7,954,140	7,853,131	8,500,480	8,303,137	9,256,206
Public works	1,193,485	997,658	783,880	741,524	893,767
Refuse collection	833,639	884,179	940,435	954,998	981,524
Public transportation	315,229	282,327	283,544	287,313	294,896
Highways, streets and bridges	2,523,389	2,229,228	1,450,475	1,338,469	1,829,896
Culture and recreation	2,174,842	1,048,105	413,267	758,355	1,061,290
Community development	46,002	-	-	-	-
Debt service:					
Principal retirement	5,985,000	4,270,000	3,545,000	3,425,000	2,685,000
Interest and fiscal charges	1,781,392	1,412,552	1,017,275	926,750	839,958
Bond issuance costs	209,618	153,418	-	-	-
<b>Total Expenditures</b>	<b>26,579,338</b>	<b>22,413,413</b>	<b>20,424,978</b>	<b>20,409,768</b>	<b>21,559,267</b>
<i>Excess/(Deficiency) of Revenues</i>					
<i>Over/(Under) Expenditures</i>	<u>(3,860,706)</u>	<u>(822,872)</u>	<u>933,923</u>	<u>2,093,309</u>	<u>1,768,348</u>
<b>Other Financing Sources (Uses)</b>					
Transfers in	4,614,790	1,610,549	1,442,333	1,323,410	1,224,141
Transfers out	(4,614,790)	(1,610,549)	(1,442,333)	(1,323,410)	(1,224,141)
Sale of assets	-	-	210,177	-	-
Issuance of debt	10,838,601	8,455,000	-	-	-
Bond premiums (discounts)	60,015	1,122,195	-	-	-
Payment to refunding escrow agent	(10,290,000)	(9,423,777)	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>608,616</b>	<b>153,418</b>	<b>210,177</b>	<b>-</b>	<b>-</b>
Special Item - change in market value of land held for resale	-	(768,350)	-	-	-
<b>Net Change in Fund Balances</b>	<b>\$ (3,252,090)</b>	<b>\$ (1,437,804)</b>	<b>\$ 1,144,100</b>	<b>\$ 2,093,309</b>	<b>\$ 1,768,348</b>
<i>Debt Service as a percentage of non-capital expenditures</i>	<u>33.4%</u>	<u>26.6%</u>	<u>22.5%</u>	<u>21.9%</u>	<u>17.2%</u>

Source: City of Ypsilanti's financial statements

(1) - Intergovernmental revenue was restated to correct the recognition of a reimbursable grant.

**CITY OF YPSILANTI, MICHIGAN**  
*Changes in Fund Balances, Governmental Funds*  
*Last Ten Fiscal Years*  
*(modified accrual basis of accounting)*  
*(continued)*

	2021	2022	2023	2024	2025
<b>Revenues</b>					
Taxes and special assessments	\$ 12,216,350	\$ 11,633,250	\$ 11,790,818	\$ 12,415,953	\$ 13,150,627
Licenses and permits	691,527	854,130	1,735,626	1,712,787	1,244,852
Intergovernmental	10,791,769	9,692,350	11,990,754	11,815,902	12,116,390
Charges for services	1,313,171	1,546,444	1,803,674	1,853,004	1,905,534
Fines and forfeitures	56,781	46,518	316,012	215,777	262,519
Investment earnings	99,121	(132,737)	418,427	1,416,227	1,234,424
Donations and contributions	73,209	112,227	71,199	62,384	245
Other revenues	536,453	881,923	714,528	361,781	923,260
<b>Total Revenues</b>	<b>25,778,381</b>	<b>24,634,105</b>	<b>28,841,038</b>	<b>29,853,815</b>	<b>30,837,851</b>
<b>Expenditures</b>					
Current:					
Legislative	140,728	132,227	140,296	141,398	131,058
General government	3,621,719	3,499,925	3,625,129	3,556,460	3,522,012
Public safety	10,617,681	10,261,534	10,084,931	10,767,662	11,695,125
Public works	1,081,300	1,172,338	1,213,327	1,626,214	2,040,361
Refuse collection	1,098,357	1,179,222	1,483,901	1,375,953	1,369,520
Public transportation	308,218	300,545	311,754	337,038	365,438
Highways, streets and bridges	2,123,928	1,788,930	2,126,387	3,417,238	2,405,459
Culture and recreation	903,951	924,201	724,761	1,376,520	2,177,600
Community development	544,410	519,033	814,039	1,768,972	979,254
Debt service:					
Principal retirement	2,780,000	2,855,000	2,940,000	3,040,000	2,620,000
Interest and fiscal charges	766,895	693,195	607,743	512,251	419,485
Bond issuance costs	-	-	-	-	-
<b>Total Expenditures</b>	<b>23,987,187</b>	<b>23,326,150</b>	<b>24,072,268</b>	<b>27,919,706</b>	<b>27,725,312</b>
<i>Excess/(Deficiency) of Revenues</i> <i>Over/(Under) Expenditures</i>	<b>1,791,194</b>	<b>1,307,955</b>	<b>4,768,770</b>	<b>1,934,109</b>	<b>3,112,539</b>
<b>Other Financing Sources (Uses)</b>					
Transfers in	937,963	1,008,122	1,718,035	2,310,839	1,744,675
Transfers out	(937,963)	(1,008,122)	(1,718,035)	(2,310,839)	(1,974,675)
Sale of assets	-	-	-	15,000	9,000
Issuance of debt	-	-	-	-	-
Bond premiums (discounts)	-	-	-	-	-
Payment to refunding escrow agent	-	-	-	-	-
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,000</b>	<b>(221,000)</b>
Special Item - change in market value of land held for resale	-	-	-	-	-
<b>Net Change in Fund Balances</b>	<b>\$ 1,791,194</b>	<b>\$ 1,307,955</b>	<b>\$ 4,768,770</b>	<b>\$ 1,949,109</b>	<b>\$ 2,891,539</b>
<i>Debt Service as a percentage of</i> <i>non-capital expenditures</i>	<b>15.9%</b>	<b>15.7%</b>	<b>15.2%</b>	<b>13.9%</b>	<b>11.2%</b>

**CITY OF YPSILANTI, MICHIGAN**  
*Assessed Value and Taxable Value of Real and Personal Property*  
*Last Ten Fiscal Years*

Tax Year	Fiscal Year Ended	Real Property (1)		Personal Property (1)		Total		Total Direct Tax Rate
		Taxable Value	(2) Assessed Value	Taxable Value	(2) Assessed Value	Taxable Value	(2) Assessed Value	
2024	2025	\$ 419,250,711	\$ 673,768,087	\$ 14,657,200	\$ 14,657,200	\$ 433,907,911	\$ 688,425,287	30.2003
2023	2024 (3)	382,127,224	592,523,055	15,638,400	15,638,400	397,765,624	608,161,455	30.4746
2022	2023 (3)	360,954,605	526,766,552	16,147,500	16,147,500	377,102,105	542,914,052	31.2817
2021	2022 (3)	339,706,666	498,227,695	17,724,495	17,724,495	357,431,161	515,952,190	32.3395
2020	2021 (3)	327,514,401	461,807,500	17,891,600	17,891,600	345,406,001	479,699,100	35.4130
2019	2020 (3)	314,540,241	413,814,100	16,516,800	16,516,800	331,057,041	430,330,900	34.1423
2018	2019	300,675,193	387,161,686	16,829,624	16,829,624	317,504,817	403,991,310	33.5261
2017	2018	289,053,202	376,271,300	16,896,400	16,896,400	305,949,602	393,167,700	35.0727
2016	2017	281,935,196	343,372,917	15,501,500	15,501,500	297,436,696	358,874,417	34.9012
2015	2016	278,428,012	313,904,850	16,897,689	16,897,689	295,325,701	330,802,539	35.7735

Source: City of Ypsilanti Assessing Division

(1) Includes properties subject to Industrial Facility Tax exemptions.

(2) Estimated actual value equals the assessed value.

(3) Information incorrectly reported in prior year has been revised

**CITY OF YPSILANTI, MICHIGAN**  
*Direct and Overlapping Property Tax Rates*  
*(rate per \$1,000 of taxable value)*  
*Last Ten Fiscal Years*

Fiscal Year Ended	Ypsilanti City	Ypsilanti Public Schools	State Education Tax	Washtenaw Intermediate School District		Washtenaw Community College	Ypsilanti District Library	Ann Arbor Area Transit Authority	Totals	
				School District	County				Homestead	Non-Homestead
2025	30.2003	24.9834	6.0000	5.4889	7.5495	3.3548	2.4457	2.3740	64.3966	82.3966
2024	(1) 30.4746	25.5523	6.0000	5.5389	7.0413	3.3548	2.4633	0.6805	63.1057	81.1057
2023	31.2817	27.9023	6.0000	5.5989	7.0413	3.3548	2.4633	0.6805	66.3228	84.3228
2022	32.3395	27.9385	6.0000	5.6417	7.0856	3.3759	2.4948	0.6862	67.5622	85.5622
2021	35.4130	27.9712	6.0000	5.6625	7.2683	3.3538	1.8344	0.6880	70.1912	88.1912
2020	34.1423	27.9712	6.0000	5.3285	7.5911	3.3763	1.9338	0.6936	69.0368	87.0368
2019	33.5261	25.8579	6.0000	5.4109	6.2122	3.4267	2.7166	0.6860	65.9785	83.8364
2018	35.0727	25.9712	6.0000	5.4509	6.2432	3.4360	2.7660	0.6943	67.6631	85.6343
2017	34.9012	26.0000	6.0000	3.9745	6.3058	3.4576	2.7922	0.7000	66.1313	84.1313
2016	35.7735	25.0000	6.0000	3.9745	6.2838	3.4576	2.8110	0.7000	66.0004	84.0004

Components of City Millage Rate

Fiscal Year Ended	General Operating	Sanitation	Streets	Public Transport	Police and Fire Pension	Total
2025	17.0435	2.4918	1.6648	0.8768	8.1234	30.2003
2024	17.2803	2.5265	1.7312	0.8890	8.0476	30.4746 (1)
2023	17.2803	2.5265	1.8698	0.8890	8.7161	31.2817
2022	17.6637	2.5826	1.9483	0.9088	9.2361	32.3395
2021	18.0298	2.6362	2.0043	0.9277	11.8150	35.4130
2020	18.3137	2.6778	2.0613	0.9424	10.1471	34.1423
2019	18.7386	2.7400	2.7189	0.9643	8.3643	33.5261
2018	18.9069	2.7647	4.5866	0.9730	7.8415	35.0727
2017	19.0211	2.7814	4.5787	0.9789	7.5411	34.9012
2016	19.0211	2.7814	4.6772	0.9789	8.3149	35.7735

Source: City of Ypsilanti Finance Department

(1) Information incorrectly reported in prior year has been revised

Table 7  
Unaudited

CITY OF YPSILANTI, MICHIGAN  
Principal Property Tax Payers  
Current Tax Year and Nine Years Ago  
(expressed in thousands)

Taxpayer	Tax Year 2024			Tax Year 2015		
	Taxable Value	Rank	Percent of Total Taxable Value	Taxable Value	Rank	Percent of Total Taxable Value
VTP River Woods LLC	\$ 8,934	1	2.06%			
Barnes & Barnes Properties, LLC	7,837	2	1.81%	\$ 2,889	4	0.98%
DTE Electric Company	7,595	3	1.75%	4,129	2	1.40%
Leforge Station II, LLC	6,431	4	1.48%	5,222	1	1.77%
River Drive Properties LLC	3,871	5	0.89%	3,041	3	1.03%
VTP Arbor One LLC	3,117	6	0.72%			
DTE Gas Company	2,577	7	0.59%	2,842	5	0.96%
Beal Properties, LLC	2,474	8	0.57%			
Forest Knoll Apartments	2,396	9	0.55%	1,918	7	0.65%
Ypsilanti Realty Holdings, LLC	2,076	10	0.48%			
Barnes & Barnes Properties, LLC				2,197	6	0.74%
Erie Investments No. 15, LLC				1,830	9	0.62%
Khailany Asad				1,780	10	0.60%
CPI Apartments Fund 18 LLC				1,868	8	0.63%
	<u>\$ 47,308</u>		<u>10.90%</u>	<u>\$ 27,716</u>		<u>9.38%</u>
Total Taxable Value	<u>\$ 433,908</u>			<u>\$ 295,326</u>		

Source: City of Ypsilanti Assessing Division

CITY OF YPSILANTI, MICHIGAN  
Property Tax Levies and Collections  
Last Ten Fiscal Years

Fiscal Year Ended (1)	Taxes Levied For The Fiscal Year (2)	Collected Within The Fiscal Year of the Levy			Total Collections To Date		
		Amount	Percent of Levy	Delinquent Collections (3)	Amount	Percent of Levy	
2025	\$ 10,886,862	\$ 10,103,428	92.8%	\$ 419,988	\$ 10,523,416	96.7%	
2024	10,312,660	9,917,980	96.2%	380,801	10,298,781	99.9%	
2023	9,805,087	9,450,059	96.4%	333,675	9,783,734	99.8%	
2022	9,585,988	9,201,847	96.0%	370,670	9,572,517	99.9%	
2021	10,264,516	9,784,388	95.3%	441,201	10,225,589	99.6%	
2020	9,408,316	8,846,552	94.0%	561,765	9,408,317	100.0%	
2019	8,510,864	7,931,411	93.2%	556,266	8,487,677	99.7%	
2018	8,069,358	7,501,956	93.0%	567,402	8,069,358	100.0%	
2017	7,976,943	7,464,410	93.6%	512,533	7,976,943	100.0%	
2016	7,821,191	7,297,100	93.3%	524,091	7,821,191	100.0%	

(1) Property taxes are levied July 1st of the current fiscal year based on taxable property values as of the preceding December 31st. Summer taxes become delinquent as of September 15th. Winter taxes become delinquent as of February 15th. The City's delinquent real property taxes are purchased by the Washtenaw County Delinquent Uncollected Tax Revolving Fund. Uncollected personal property taxes are sent to the Ypsilanti Credit Bureau on June 1st for collection.

(2) Includes Industrial Facility Tax.

(3) Includes settlement from Washtenaw County Delinquent Tax Revolving Fund for purchase of delinquent real property taxes.

Source: City of Ypsilanti Treasury Division

Table 9  
Unaudited

**CITY OF YPSILANTI, MICHIGAN**  
*Ratios of Outstanding Debt by Type*  
*Last Ten Fiscal Years*

Fiscal Year	General Obligation Bonds	Revenue Bonds	Unamortized Premium	Direct Borrowing Agreement	Amounts Available in Debt Service Funds	Total Outstanding Debt
2025	\$ 4,900,000	\$ 5,426,984	\$ 149,360	\$ 340,000	\$ (24,505)	\$ 10,791,839
2024	5,610,000	7,336,984	302,839	340,000	(18,540)	13,571,283
2023	6,290,000	9,696,984	456,317	340,000	(14,908)	16,768,393
2022	6,945,000	11,981,984	609,797	340,000	(10,392)	19,866,389
2021	7,580,000	14,201,984	763,276	340,000	(8,010)	22,877,250
2020	8,195,000	16,366,984	916,755	363,943	(9,974)	25,832,708
2019	8,785,000	18,461,984	1,070,234	387,203	(8,502)	28,695,919
2018	10,180,000	20,491,984	1,223,713	409,798	(196,611)	32,108,884
2017	11,810,000	22,406,984	1,377,192	431,748	(190,375)	35,835,549
2016	14,160,000	25,491,984	399,767	453,072	(179,174)	40,325,649

Source: City of Ypsilanti Finance Department

Details regarding the City's debt can be found in the notes to the financial statements.

Unamortized premium applies only to revenue bonds.

(1) Information incorrectly reported in prior year has been revised (see Table 5)

Table 9  
Unaudited

CITY OF YPSILANTI, MICHIGAN  
*Ratios of Outstanding Debt by Type*  
*Last Ten Fiscal Years*  
*(continued)*

Fiscal Year	Total Outstanding Debt	Total Taxable Value (1)	Ratio of Total Debt To Taxable Value	Total Population	Total Debt Per Capita	Personal Income	Percent of Personal Income
2025	\$ 10,791,839	\$ 433,907,911	2.49%	20,648	\$ 523	1,117,297	0.97%
2024	13,571,283	397,765,624	3.41%	19,393	700	812,838	1.67%
2023	16,768,393	377,102,105	4.45%	20,648	812	1,169,110	1.43%
2022	19,866,389	357,431,161	5.56%	20,113	988	1,117,297	1.78%
2021	22,877,250	345,406,001	6.62%	20,648	1,108	1,016,460	2.25%
2020	25,832,708	331,057,041	7.80%	20,171	1,281	1,015,004	2.55%
2019	28,695,919	317,504,817	9.04%	20,995	1,367	1,016,746	2.82%
2018	32,108,884	305,949,602	10.49%	21,076	1,523	975,208	3.29%
2017	35,835,549	297,436,696	12.05%	21,018	1,705	955,982	3.75%
2016	40,325,649	295,325,701	13.65%	19,945	2,022	881,210	4.58%

**CITY OF YPSILANTI, MICHIGAN**  
*Ratios of General Bonded Debt Outstanding*  
*Last Ten Fiscal Years*

Fiscal Year	General Obligation Bonds	Less: Amounts Restricted to Repaying Principal	Net General Bonded Debt	Percent of Actual Taxable Value of Property (1)	Per Capita
2025	\$ 4,900,000	\$ (24,505)	\$ 4,875,495	1.12%	\$ 236
2024	5,610,000	(18,540)	5,591,460	1.41%	288
2023	6,290,000	(14,908)	6,275,092	1.66%	304
2022	6,945,000	(10,392)	6,934,608	1.94%	474
2021	7,580,000	(8,010)	7,571,990	2.19%	553
2020	8,195,000	(9,974)	8,185,026	2.47%	701
2019	8,785,000	(8,502)	8,776,498	2.76%	895
2018	10,180,000	(196,611)	9,983,389	3.26%	981
2017	11,810,000	(190,375)	11,619,625	3.91%	1,012
2016	14,160,000	(179,174)	13,980,826	4.73%	1,101

(1) Information incorrectly reported in prior year has been revised (see Table 5)



CITY OF YPSILANTI, MICHIGAN  
Legal Debt Margin Information  
Last Ten Fiscal Years

Legal debt margin calculation for 2024	
Assessed value (state equalized value)	<u>\$ 688,425,287</u>
Debt limit (10% of assessed value)	<u>\$ 68,842,529</u>
Net debt subject to limitation:	
General obligation bonds	4,900,000
Less: amounts available for repayment of general obligation bonds	<u>(24,505)</u>
	<u>4,875,495</u>
Legal debt margin	<u>\$ 63,967,034</u>

Fiscal Year	Debt Limit	Net Debt Applicable to Limit	Legal Debt Margin	Ratio
2025	\$ 68,842,529	\$ 4,875,495	\$ 63,967,034	7.08%
2024 (1)	60,816,146	5,591,460	55,224,686	9.19%
2023 (1)	54,291,405	6,275,092	48,016,313	11.56%
2022 (1)	51,595,219	6,945,000	44,650,219	13.46%
2021 (1)	47,696,910	7,580,000	40,116,910	15.89%
2020 (1)	43,033,090	8,185,026	34,848,064	19.02%
2019	40,399,131	8,776,498	31,622,633	21.72%
2018	35,887,442	11,619,625	24,267,817	32.38%
2017	33,080,254	13,503,640	19,576,614	40.82%
2016	31,159,247	17,796,936	13,362,311	57.12%

Source: City of Ypsilanti Finance Department

(1) Information incorrectly reported in prior year has been revised (see Table 5)

CITY OF YPSILANTI, MICHIGAN  
*Revenue Bond Coverage*  
*Last Ten Fiscal Years*

Fiscal Year Ended August 31,	Gross Revenue (1)	Operating Expenses (2)	Net Revenue Available for Debt Service	Total Debt Service Requirement (3)	Coverage
2024	\$ 49,545,998	\$ 39,587,752	\$ 9,958,246	\$ 8,464,952	117.6%
2023	44,918,203	47,157,102	(2,238,899)	5,910,095	-37.9%
2022	43,674,309	32,979,380	10,694,929	6,054,937	176.6%
2021	40,780,892	32,094,930	8,685,962	8,947,302	97.1%
2020	40,919,422	32,299,790	8,619,632	5,657,855	152.3%
2019	40,805,221	31,849,174	8,956,047	6,916,928	129.5%
2018	43,994,684	29,758,749	14,235,935	6,496,119	219.1%
2017	42,326,307	32,898,538	9,427,769	6,923,769	136.2%
2016	39,405,150	32,304,067	7,101,083	6,431,896	110.4%
2015	36,497,656	29,589,319	6,908,337	7,925,358	87.2%

(1) Includes operating revenue, investment earnings, connect fees and debt service contributions.

(2) Excludes depreciation expense.

(3) Includes bonds and financed purchases applicable to YCUA as a whole.

Source: Ypsilanti Community Utilities Authority (YCUA) annual comprehensive financial report. YCUA is on an August 31st fiscal year end; as such, the 2025 report is not yet available.

CITY OF YPSILANTI, MICHIGAN  
Demographic and Economic Statistics  
Last Ten Fiscal Years

Fiscal Year	Population (1)	Total		School Enrollment (3)	Unemployment Rates (4)
		Personal Income (2) (in thousands)	Per Capita Personal Income (2)		
2025	20,648	\$ 1,117,297	\$ 54,112	2,197	7.4%
2024	19,393	812,838	41,914	3,495	5.6%
2023	20,648	1,169,110	56,621	3,723	5.8%
2022	20,113	1,117,297	55,551	3,669	5.4%
2021	20,648	1,016,460	49,228	3,417	6.8%
2020	20,171	1,015,004	50,320	3,656	7.6%
2019	20,995	1,016,746	48,428	3,642	4.4%
2018	21,076	975,208	46,271	3,713	5.3%
2017	21,018	955,982	45,484	3,536	4.9%
2016	19,945	881,210	44,182	3,649	5.3%

Year	Population (1)	Median Age (1)
2020	20,648	24
2010	19,435	24
2000	22,237	24
1990	24,846	24
1980	24,031	24
1970	29,538	24
1960	20,957	-
1950	18,302	-
1940	12,121	-
1930	10,143	-

(1) Estimate per SEMCOG and/or U.S. Census Bureau;

<https://www.census.gov/quickfacts/fact/dashboard/ypsilantycitymichigan,MI,US/PST045216>

(2) Estimate from U.S. Department of Commerce, Bureau of Economic Analysis. (2013/14 data is not available, so used year 2013 data for Washtenaw County). (Total personal income=population \* per capita income)

<http://www.bea.gov/iTable/iTable.cfm?reqid=70&step=1&isuri=1&acrdn=5#reqid=70&step=27&isuri=1&7022=20&7023=7&7024=non-industry&7025=5&7026=11460&7001=720&7028=-1&7083=levels&7029=20&7090=70&7031=5>

(3) <https://www.mischooldata.org/historical-district-fte-pupil-counts>

(2021 Figure Based on Fall 20-21 data only)

(4) [http://ycharts.com/indicators/ypsilanti\\_mi\\_unemployment\\_rate](http://ycharts.com/indicators/ypsilanti_mi_unemployment_rate)

CITY OF YPSILANTI, MICHIGAN  
Principal Employers  
Current Fiscal Year and Nine Years Ago

Employer	2025			2016		
	Employees	Rank	% of Workforce	Employees	Rank	% of Workforce
Eastern Michigan University	1,425	1	4.96%	1,731	1	16.94%
Ypsilanti Community Schools	675	2	2.35%	550	3	5.38%
Ypsilanti Health Center	500	3	1.74%			
Chartwell's Higher Education	345	4	1.20%			
Washtenaw County	167	5	0.58%	1,252	2	12.25%
Villa at Parkridge (Bortz Health Care)	156	6	0.54%	145	4	1.42%
City of Ypsilanti	152	7	0.53%	116	7	1.14%
The Gilbert Residence	128	8	0.45%			
Forest Health Services	120	9		126	6	1.23%
Michigan Department of Health and Human Services	100	10	0.35%			
Bortz Healthcare of Ypsilanti				138	5	1.35%
Gene Butman Ford	80			80	9	0.78%
Marsh Plating & Finishing Services	65		0.23%	102	8	1.00%
Walgreens	36			40	10	0.39%
	<u>3,949</u>		<u>12.94%</u>	<u>4,280</u>		<u>41.89%</u>

Source: City of Ypsilanti Finance Department

[https://ycharts.com/indicators/ypsilanti\\_mi\\_labor\\_force](https://ycharts.com/indicators/ypsilanti_mi_labor_force)

Disclosure: Data for this report is gained through voluntary disclosures by listed employers. Employers who have never provided this information are not listed regardless of size. Where current numbers for the year have not been provided the numbers from the last submitted voluntary disclosures are used instead.

**CITY OF YPSILANTI, MICHIGAN**  
*Full-Time Equivalent Employees by Department*  
*Last Ten Fiscal Years*

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Mayor and City Council</b>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>	<u>7.00</u>
<b>Administrative services</b>										
City Manager	2.60	1.60	1.60	2.00	2.00	2.00	2.00	2.00	2.00	1.50
Human Resources	1.00	1.00	1.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
Ordinance Enforcement	3.00	4.00	-	2.00	2.00	2.00	2.00	2.00	2.00	1.33
Building Inspection	-	-	4.00	4.50	4.50	5.00	4.00	4.00	4.00	4.33
Planning & Development	3.35	4.40	5.40	5.00	5.00	5.00	6.00	5.00	5.00	5.84
Freighthouse	-	-	-	-	-	1.00	0.29	0.66	0.60	0.60
	<u>9.95</u>	<u>11.00</u>	<u>12.00</u>	<u>15.50</u>	<u>15.50</u>	<u>17.00</u>	<u>16.29</u>	<u>15.66</u>	<u>15.60</u>	<u>15.60</u>
<b>Citizen services</b>										
Voters Registration, school and county election	-	-	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
City Clerk	1.45	1.50	1.75	2.50	2.50	2.50	3.00	3.00	2.50	2.50
City Treasurer	1.50	1.00	2.00	1.50	0.50	0.50	1.00	1.00	1.50	1.00
	<u>2.95</u>	<u>2.50</u>	<u>4.25</u>	<u>4.50</u>	<u>3.50</u>	<u>3.50</u>	<u>4.50</u>	<u>4.50</u>	<u>4.50</u>	<u>4.00</u>
<b>Administrative Hearing Bureau</b>	<u>0.15</u>	<u>0.50</u>	<u>0.10</u>	<u>0.06</u>	<u>0.06</u>	<u>0.06</u>	<u>0.15</u>	<u>0.15</u>	<u>0.04</u>	<u>0.04</u>
<b>Fire services</b>										
Administration	1.00	1.00	1.50	2.00	2.00	2.00	3.00	2.00	3.00	3.00
Suppression	19.00	18.00	15.00	14.00	18.00	13.00	18.00	19.00	18.00	21.00
	<u>20.00</u>	<u>19.00</u>	<u>16.50</u>	<u>16.00</u>	<u>20.00</u>	<u>15.00</u>	<u>21.00</u>	<u>21.00</u>	<u>21.00</u>	<u>24.00</u>
<b>Fiscal services</b>										
Finance - Accounting	<u>3.00</u>	<u>4.00</u>	<u>4.00</u>	<u>5.73</u>	<u>6.50</u>	<u>4.50</u>	<u>4.00</u>	<u>4.00</u>	<u>4.00</u>	<u>5.00</u>
<b>Police services</b>										
Administration	3.00	3.00	3.00	3.50	3.50	4.50	4.72	4.70	4.70	4.70
Field Services	29.95	27.00	25.00	27.00	30.00	32.00	28.00	30.00	30.00	21.00
Parking Enforcement	2.00	2.00	3.00	2.00	2.00	2.00	2.00	1.00	2.00	2.00
LAWNET Grant	1.00	-	-	-	-	-	-	-	-	-
School Liaison Contract	1.00	1.00	-	-	-	-	-	-	-	-
	<u>36.95</u>	<u>33.00</u>	<u>31.00</u>	<u>32.50</u>	<u>35.50</u>	<u>38.50</u>	<u>34.72</u>	<u>35.70</u>	<u>36.70</u>	<u>27.70</u>
<b>Public services</b>										
Parks, streets, building, parking lots, and garbage collection	16.00	17.00	17.27	16.00	20.00	20.00	20.00	22.00	21.50	23.25
Administration	4.00	4.00	4.00	4.00	4.00	4.00	4.00	3.00	3.00	3.00
	<u>20.00</u>	<u>21.00</u>	<u>21.27</u>	<u>20.00</u>	<u>24.00</u>	<u>24.00</u>	<u>24.00</u>	<u>25.00</u>	<u>24.50</u>	<u>26.25</u>
<b>Total full-time employees</b>	<u>93.00</u>	<u>91.00</u>	<u>89.12</u>	<u>94.29</u>	<u>105.06</u>	<u>102.56</u>	<u>104.66</u>	<u>106.01</u>	<u>106.34</u>	<u>102.59</u>
<b>Total council and full-time employees</b>	<u>100.00</u>	<u>98.00</u>	<u>96.12</u>	<u>101.29</u>	<u>112.06</u>	<u>109.56</u>	<u>111.66</u>	<u>113.01</u>	<u>113.34</u>	<u>109.59</u>

Source: City of Ypsilanti Finance Department

**CITY OF YPSILANTI, MICHIGAN**  
*Operating Indicators by Function/Program*  
*Last Ten Fiscal Years*

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Public Safety</b>										
Police services										
Number of uniform crime reporting	2,101	2,317	2,186	1,308	1,268	1,221	1,341	1,775	630	1,894
Number of traffic violations	1,257	1,881	1,374	1,008	1,551	870	988	2,003	429	989
Number of arrests	1,253	1,048	764	679	809	633	521	659	252	210
Number of parking violations	9,730	13,422	12,865	12,319	9,058	6,057	7,266	4,828	2,796	4,601
Fire services										
Number of calls answered	712	2,300	2,437	2,291	2,037	1,743	2,611	2,897	2,791	2,849
Number of inspections conducted	513	171	113	17	5	72	181	128	145	221
<b>Public Services</b>										
Miles of local streets maintained	32.44	32.44	32.33	32.20	32.30	32.30	32.30	32.30	32.30	32.30
Miles of major streets maintained	21.22	21.22	21.22	21.22	21.22	21.22	21.22	21.22	21.22	21.22
<b>Public Utilities</b>										
Miles of water mains	59.00	59.00	70.00	70.00	70.00	70.50	70.50	70.50	70.60	70.60
Number of fire hydrants	663	663	663	663	663	679	733	594	728	728

Sources: City of Ypsilanti Police, Fire and Public Services Departments.

CITY OF YPSILANTI, MICHIGAN  
Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Police Services</b>										
Police department building	1	1	1	1	1	1	1	2	1	1
Temporary detention cells	2	2	2	2	2	2	2	2	2	2
Vehicle patrol units:										
Police service automobiles	9	9	10	9	10	9	9	10	9	10
Unmarked police vehicles	8	8	7	7	7	7	7	5	7	6
Parking enforcement	2	2	2	1	2	2	2	2	-	2
Mobile command vehicle	1	1	1	1	1	1	1	1	1	1
Volunteer service vehicle	1	1	-	-	-	-	-	-	-	-
<b>Fire Services</b>										
Emergency services building	1	1	1	1	1	1	1	1	1	1
Vehicle units:										
Pumper truck	2	2	2	2	2	2	2	2	2	2
Pumper ladder truck	1	1	1	1	1	1	1	1	1	1
Rescue truck	-	-	-	-	-	-	1	1	1	1
Jaws of life	1	1	1	1	1	1	-	-	-	-
Chief's City car	1	1	1	1	1	1	1	1	1	1
Fire Marshal's vehicle	-	-	-	-	-	1	1	1	1	1
Trailer	-	-	-	-	-	1	-	-	-	-
Pickup truck	2	2	2	2	2	-	2	2	2	2
Utility van	-	-	-	-	-	2	-	-	-	-
<b>Administrative Services</b>										
Code Enforcement	-	-	-	-	2	2	2	1	2	2
Impala	1	1	1	1	1	-	-	-	-	-
Taurus - CM	1	1	1	1	1	-	-	-	-	-
Ford Escape 1	-	-	-	-	1	1	1	1	1	1
Ford Escape 2	-	-	-	-	1	1	1	1	1	1
Building enforcement vehicles	2	3	2	2	3	3	3	3	3	3
<b>Public Services</b>										
Passenger:										
Escape	1	1	1	1	1	1	2	1	1	1
Trucks:										
Pick-up	4	4	4	4	4	5	6	5	6	6
with Aerial Lift	1	1	1	1	1	1	1	1	1	1
Dump	7	6	7	7	7	10	7	7	7	11
with Grapple	1	1	1	1	1	2	1	1	1	1
Stake	3	4	3	3	3	2	3	3	3	2
with Aerial Lift	1	1	1	1	1	2	1	1	1	2
Packer Truck	3	4	3	3	3	4	4	4	4	4
Brush Chipper	1	1	1	1	1	1	1	1	1	1

CITY OF YPSILANTI, MICHIGAN  
Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years  
(continued)

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Services (continued)										
Tractors:										
with Front Loader	-	1	-	-	-	-	-	-	-	-
with Front Loader/Rear Plow	1	1	-	-	-	-	-	-	-	-
with Salt Spreader & Snow Plow	1	1	-	-	-	-	-	-	-	-
Garden	3	4	3	3	3	4	4	4	5	6
Wide Area Mower	1	-	1	1	1	1	1	1	1	1
Loader with Bucket	2	1	1	1	1	2	4	4	4	4
Rear Loader	1	1	1	1	1	-	-	-	-	-
Wheel Loader	1	1	1	1	1	3	1	1	-	-
Equipment:										
Gas Tester	1	-	1	1	1	1	1	1	1	1
Arrowboard	2	2	2	2	2	2	2	3	3	3
Pump	2	1	2	2	2	2	2	2	2	2
Snow Blower	3	1	2	2	2	1	1	1	1	4
Traffic Counter	8	5	2	6	3	4	5	6	6	6
Star Drill	1	1	1	1	1	1	1	1	1	1
Trailer	4	4	4	4	4	5	4	4	4	4
Sign Driver	1	1	1	1	1	1	1	1	1	1
Auger	2	2	1	1	1	1	4	2	6	6
Street Sweeper	2	2	2	2	2	2	2	1	1	1
Compactor	1	1	1	1	1	1	1	1	1	1
Cement Mixer	1	1	1	1	1	1	1	1	1	1
Bituminous	1	-	1	-	1	1	1	1	1	1
Hyd. Sewer Cleaner	1	1	1	1	2	2	1	1	1	1
Compressor	1	1	1	2	2	2	2	2	2	2
Concrete Pavement Saw	2	2	2	2	2	2	1	1	1	1
Parking Lot Plow	2	2	2	2	2	2	2	5	2	1
Rear Plow	1	1	1	1	1	1	1	1	-	-
Dual Line Stripper	1	1	1	1	1	1	1	1	1	1
Leaf Blower	3	3	3	3	3	4	4	4	4	4
Weed Eater	12	12	12	11	11	13	8	11	12	13
Weed Eater (brush cutter)	1	1	1	2	2	2	2	1	1	1
Rotary Lawn Mower	1	1	1	1	1	2	2	2	2	-
Bush Hog	1	1	1	1	1	1	1	-	-	-
Generator	2	2	2	2	2	2	2	1	3	2
Compressor	1	1	1	3	3	2	2	2	2	2
Maint. Drawn Tractor Blade	1	1	1	1	-	-	-	-	-	-
Sod Cutter	1	-	1	-	-	-	-	-	-	-
Rotary Tiller	1	1	1	1	1	1	1	1	-	-
Chain Saw	12	12	12	12	12	11	11	11	17	18
Power Pruner	3	3	3	3	3	2	2	3	3	2
Stump Cutter	-	-	-	-	-	-	-	-	-	1
Chipper Box	-	1	1	1	1	1	1	1	-	1
Fork Lift	1	1	1	1	1	1	1	1	1	1

CITY OF YPSILANTI, MICHIGAN  
Capital Asset Statistics by Function/Program  
Last Ten Fiscal Years  
(continued)

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Public Services (continued)										
Equipment (continued):										
Pressure Washer	1	1	1	1	1	1	2	2	2	2
Portable Space Heater	1	1	1	1	1	1	1	1	1	1
Power MIG 255	1	1	1	1	1	1	1	1	2	2
Precision TIG 275/Precision MIG 180	1	1	1	1	1	1	1	1	-	-
Row Boat	-	-	-	-	-	-	-	-	1	1
Sandblaster	1	1	1	1	1	1	1	1	-	-
Weed Eater/Hedge Trimmer	1	1	1	1	1	1	1	1	1	1
Edger/Trimmer/Weed Eater	1	1	1	1	1	1	-	1	-	-
Pallet Forks	1	1	1	1	1	1	1	1	1	1
Jackhammer	1	1	1	1	1	1	1	1	1	1
Backhoe	1	1	1	1	1	1	1	1	1	1
Stump Grinder	1	1	1	1	1	1	1	1	1	1
Snow Pusher Blade	1	1	1	1	1	2	2	2	-	1
Auger bit 24"	1	1	1	1	1	1	1	1	1	1
Auger bit 36"	1	1	1	1	1	1	1	1	1	1
Grader	1	1	1	1	1	1	1	1	1	1
Soil Conditioner	1	1	1	1	1	1	1	1	1	1
Brush Hog	1	1	1	1	1	1	1	1	1	1
Ice Scraper	-	-	-	-	-	-	-	-	-	1
Parks & Recreation:										
Parks:										
Active	8	8	8	8	8	8	12	12	12	-
Inactive	1	1	1	1	1	1	1	1	1	12
Tot Lots	3	3	3	3	3	3	3	3	3	3
Park Acreage:										
Active Parks	81	81	81	81	81	81	83	83	83	83
Inactive	2	2	2	2	2	2	2	2	2	2
Tot Lots	2	1	2	2	2	2	1.6	2	2	2
Picnic Areas	9	9	9	9	9	9	15.6	16	16	16
Buildings:										
Parkridge Community Center	1	1	1	1	1	1	1	1	1	1
Senior Center	1	1	1	1	1	1	1	1	1	1
Pavilions	9	9	9	9	9	9	9	9	9	9
Swimming Pool	1	1	1	1	1	1	1	1	1	1
Amphitheater	1	1	1	1	1	1	1	1	1	1
Multiuse Trail	1	1	1	1	1	1	1	1	1	1
Freighthouse and Market Plaza	-	-	-	-	-	-	1	1	1	1
Park and Play Area Acreage										
Candy Cane Park	7	7	7	7	7	7	7	7	7	7
Carrie Mattingly Tot Lot	1	1	1	1	1	1	1	1	1	1
Charles Street Tot Lot	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	-	0.2
Edith Hefley Park	1	1	1	1	1	1	0.4	0.4	-	0.4
Frog Island Park	7	7	7	7	7	7	5	5	5	5

Table 18  
Unaudited

**CITY OF YPSILANTI, MICHIGAN**  
*Capital Asset Statistics by Function/Program*  
*Last Ten Fiscal Years*  
*(concluded)*

Function/Program	Fiscal Year Ended June 30,									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
<b>Park and Play Area Acreage (continued)</b>										
Parkridge Park Community Center	8	8	8	8	8	8	10	10	10	10
Peninsular Park	5	5	5	5	5	5	7	7	7	7
Prospect Park	10	10	10	10	10	10	10	10	10	10
Recreation Park/Pool/Senior Center	17	17	17	17	17	17	17	17	17	17
Riverside Park	14	14	14	14	14	14	17	17	17	17
Waterworks Park	13	13	13	13	13	13	10	10	10	10
Spanish-American War Memorial	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	0.3
Ainsworth Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	0.5
Haab Brothers Memorial Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	0.3
River's Edge	-	6.5	6.5	6.5	6.5	6.5	6.5	6.5	7.0	6.5
<b>Picnic</b>										
Candy Cane Park	1	1	1	1	1	1	1	1	1	1
Parkridge Community Center	1	1	1	1	1	1	1	1	1	1
Peninsular Park	1	1	1	1	1	1	1	1	1	1
Prospect Park	2	2	2	2	2	2	2	2	2	2
Recreation Park/Pool/Senior Center	1	1	1	1	1	1	1	1	1	1
Riverside Park	1	1	1	1	1	1	1	1	1	1
Waterworks Park	1	1	1	1	1	1	1	1	1	1
Spanish-American War Memorial	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	0.3
Ainsworth Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	1.0	0.5
Haab Brothers Memorial Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	-	0.3
River's Edge	-	6.5	6.5	6.5	6.5	6.5	6.5	6.5	7.0	6.5
<b>Pavilions</b>										
Recreation Park/Pool/Senior Center	1	1	1	1	1	1	1	1	1	1
Candy Cane Park	1	1	1	1	1	1	1	1	1	1
Prospect Park	2	2	2	2	2	2	2	2	2	2
Waterworks Park	1	1	1	1	1	1	1	1	1	1
Parkridge Park Community Center	1	1	1	1	1	1	1	1	1	1
Riverside Park	1	1	1	1	1	1	1	1	1	1
Peninsular Park	1	1	1	1	1	1	1	1	1	1
<b>City Attractions</b>										
Eastern Michigan Campus	1	1	1	1	1	1	1	1	-	-
Farmer's Market / Freighthouse	1	1	1	1	1	1	1	1	1	1
Michigan Firehouse Museum	1	1	1	1	1	1	1	1	-	-
Riverside Arts Center	1	1	1	1	1	1	1	1	-	-
Ypsilanti Automotive Heritage Collection	1	1	1	1	1	1	1	1	-	-
Ypsilanti District Library	1	1	1	1	1	1	1	1	-	-
Ypsilanti Historical Museum	1	1	1	1	1	1	1	1	-	-
Ypsilanti Water Tower	1	1	1	1	1	1	1	1	-	-
Ypsilanti West Commerce Park	1	1	1	1	1	1	1	1	-	-

Source: City of Ypsilanti Finance Department

CITY OF YPSILANTI, MICHIGAN  
Schedule of Insurance  
As of June 30, 2025

Type of Coverage	Name of Company	Policy Period	Premium	Description
Michigan Municipal League Liability and Property Pool		8/01/24 - 8/01/25	\$ 316,723	Covers general liability, police professional liability and public officials errors & omissions. Limit of liability \$2,000,000.
Michigan Municipal League Liability and Property Pool		8/01/24 - 8/01/25	102,298	Covers automobiles.
Michigan Municipal League Liability and Property Pool		8/01/24 - 8/01/25	38,076	Covers buildings, attached property, and equipment.
Northern Insurance Agency		8/01/24 - 8/01/25	1,902	Covers commercial storage tank.
Blue Cross - Blue Shield, EHIM, Sun Life, Dearborn National, Guardian, UNUM, HEALTH EQUITY, HC Waivers		7/01/24 - 6/30/25	3,017,789	Employee and retiree benefits: health, dental, prescription, life, vision and long-term disability.
MML Liability & Property Pool		7/01/24 - 7/01/25	160,929	Workers compensation and employees liability excess insurance policy for self insured combined specific and aggregate agreement. Part one - employer liability \$1,000,000, part two - workers compensation limit \$5,000,000, part two - employer liability \$1,000,000. Starting November 1, 2016, Workers compensation and employers liability coverage with statutory limits. Inside/outside premises, depositors forgery, money order/counterfeit paper coverages. \$100,000 liability limit.

Source: City of Ypsilanti Finance Department.