



2011/12  
Budget

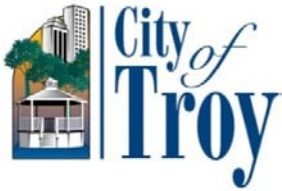
**GENERAL REVENUES BY SOURCE  
10-YEAR HISTORY - GOVERNMENTAL  
FUNDS AND EXPENDITURES BY FUNCTION**

Description	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Property Taxes	\$ 45,093,163	\$ 47,720,109	\$ 49,445,596	\$ 49,729,110	\$ 51,455,237	\$ 49,877,171	\$ 50,696,911	\$ 51,270,756	\$ 51,092,129	\$ 50,828,551
Licenses and Permits	2,048,206	1,522,133	1,449,003	1,649,985	1,607,445	1,662,592	1,491,958	1,393,635	1,237,191	1,113,809
Federal Sources	307,050	569,310	437,061	415,609	2,928,690	961,366	551,965	1,279,826	4,884,314	3,185,364
State Sources	13,012,679	17,169,346	15,946,030	19,579,823	12,944,756	12,073,497	11,805,209	11,990,424	11,345,811	10,494,294
County Sources	118,646	159,268	142,450	241,418	165,154	891,705	765,823	758,058	465,212	908,398
Charges for Services	3,996,793	3,667,536	5,870,215	6,310,960	8,594,731	7,895,033	8,338,480	8,109,915	7,782,945	8,151,713
Fines and Forfeits	1,061,310	1,171,749	896,833	960,250	973,527	994,373	1,243,286	1,483,784	1,054,161	1,226,729
Interest Income	5,406,554	2,687,564	1,664,399	1,198,874	2,213,067	2,947,672	3,942,955	2,782,486	1,592,062	643,073
Miscellaneous	2,614,718	3,999,601	4,798,868	5,497,512	2,817,781	1,601,059	2,046,840	1,924,977	1,999,943	3,347,701
<b>Total</b>	<b>\$ 73,659,119</b>	<b>\$ 78,666,616</b>	<b>\$ 80,650,455</b>	<b>\$ 85,583,541</b>	<b>\$ 83,700,388</b>	<b>\$ 78,904,468</b>	<b>\$ 80,883,427</b>	<b>\$ 80,993,861</b>	<b>\$ 81,453,768</b>	<b>\$ 79,899,632</b>

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**GENERAL EXPENDITURES BY FUNCTION - 10-YEAR HISTORY**  
**GOVERNMENTAL FUNDS**

Description	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
General Government	\$ 7,134,820	\$ 7,605,215	\$ 8,217,477	\$ 8,657,335	\$ 8,978,687	\$ 9,002,076	\$ 9,118,399	\$ 9,181,757	\$ 9,167,749	\$ 8,562,924
Public Safety	22,787,828	24,721,059	25,229,356	26,313,278	27,203,034	27,973,275	29,575,908	30,764,667	31,042,277	30,902,648
Roads and Streets	3,458,730	3,321,820	3,822,154	3,944,998	5,074,870	4,755,184	4,754,166	5,600,748	5,687,378	4,844,712
Sanitation	3,477,389	3,671,275	3,708,860	3,500,055	2,780,643	2,835,772	2,676,716	3,892,487	2,525,114	2,043,464
Other Public Works	3,359,645	3,808,488	4,198,140	4,432,201	4,432,841	4,367,093	4,528,962	2,676,845	3,961,794	3,996,065
Park & Rec, Cemeteries	5,794,366	6,245,061	7,419,478	7,976,960	8,504,982	8,596,120	8,607,457	9,599,827	9,663,164	8,325,497
Library/Museum	3,196,809	4,042,658	4,474,276	4,547,590	4,758,578	4,780,602	4,805,282	4,831,440	4,167,249	3,905,927
Debt Service	5,132,067	12,819,195	7,214,312	17,283,219	6,356,165	3,439,568	3,557,367	3,440,055	3,686,878	3,680,385
Capital Outlay	22,422,333	56,099,017	42,801,620	22,194,876	14,791,534	18,994,837	11,856,766	12,322,730	17,176,377	17,062,105
Economic & Phys. Dev.	397,874	675,157	576,366	553,242	474,591	2,011,275	116,091	115,981	195,216	127,522
<b>Total</b>	<b>\$ 77,161,861</b>	<b>\$ 123,008,945</b>	<b>\$ 107,662,039</b>	<b>\$ 99,403,754</b>	<b>\$ 83,355,925</b>	<b>\$ 86,755,802</b>	<b>\$ 79,597,114</b>	<b>\$ 82,426,537</b>	<b>\$ 87,273,196</b>	<b>\$ 83,451,249</b>



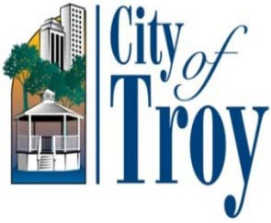
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**GENERAL FUND BALANCE  
COMPARED TO ANNUAL EXPENDITURES**

Fiscal Year Ended 30-Jun	Reserved Fund Balance	Unreserved Fund Balance	Unreserved/Undesignated Fund Balance	Annual Expenditures	Unreserved/Undesignated Balance as a % of Expenditures
2001	\$ 3,177,624	\$ 10,206,139	\$ 9,994,133	\$ 45,696,518	22%
2002	\$ 3,383,974	\$ 8,826,224	\$ 9,749,911	\$ 49,707,371	20%
2003	\$ 3,524,927	\$ 8,934,088	\$ 8,967,715	\$ 52,833,401	17%
2004	\$ 3,597,139	\$ 8,679,658	\$ 8,175,958	\$ 55,568,486	15%
2005	\$ 708,988	\$ 10,061,573	\$ 13,036,631	\$ 57,300,794	23%
2006	\$ 618,143	\$ 15,123,263	\$ 11,157,403	\$ 58,042,415	19%
2007	\$ 695,992	\$ 13,382,175	\$ 10,787,420	\$ 63,037,928	17%
2008	\$ 617,505	\$ 14,308,875	\$ 8,706,382	\$ 62,655,284	14%
2009	\$ 623,544	\$ 10,171,895	\$ 10,519,037	\$ 62,252,931	17%
2010	\$ 447,720	\$ 12,571,895	\$ 10,722,271	\$ 58,585,172	18%

**VALUE OF TAXABLE PROPERTY**  
**10-YEAR HISTORY**

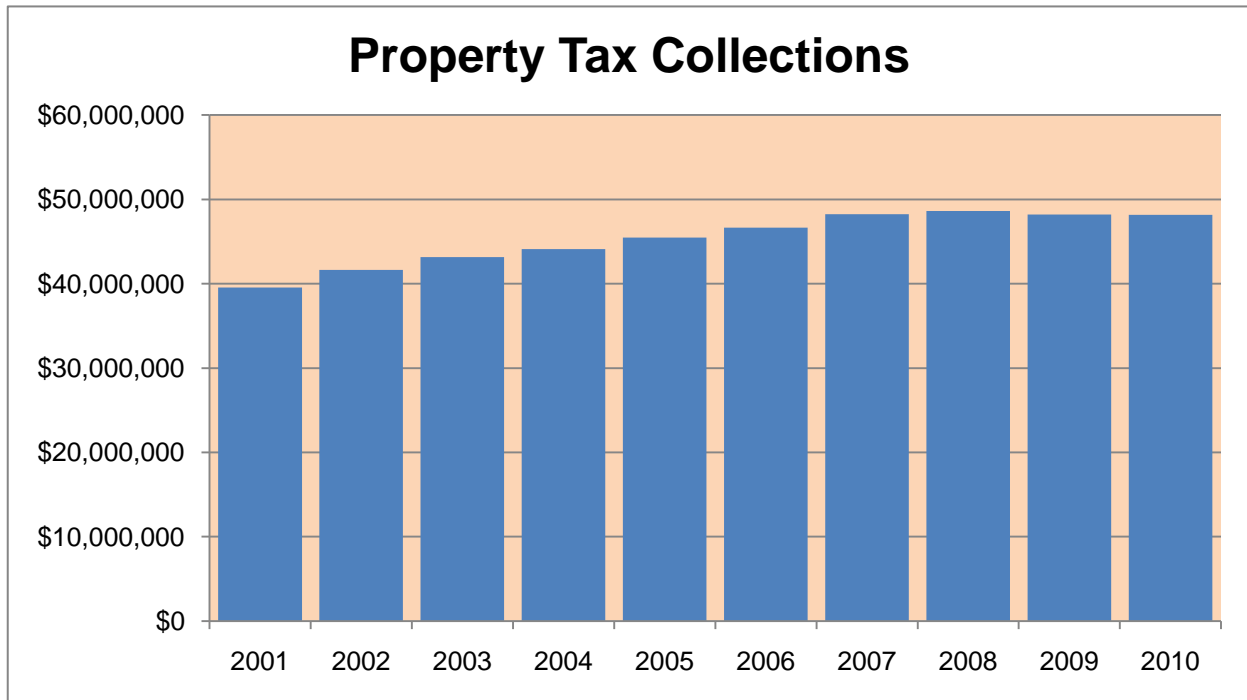
Fiscal Year Ended 30-Jun	Real Property	Personal Property	Total Taxable Property	Real Property As Percent of Total Taxable Property
2001	\$ 3,730,001,390	\$ 643,070,690	\$ 4,373,072,080	85%
2002	\$ 4,036,688,730	\$ 649,562,212	\$ 4,686,250,942	86%
2003	\$ 4,241,676,110	\$ 619,964,538	\$ 4,861,640,648	87%
2004	\$ 4,394,026,741	\$ 584,236,696	\$ 4,978,263,437	88%
2005	\$ 4,558,664,800	\$ 536,093,423	\$ 5,094,758,223	89%
2006	\$ 4,760,853,880	\$ 503,497,670	\$ 5,264,351,550	90%
2007	\$ 4,955,160,492	\$ 479,874,950	\$ 5,435,035,442	91%
2008	\$ 5,086,302,787	\$ 464,213,650	\$ 5,550,516,437	92%
2009	\$ 5,105,043,510	\$ 457,552,500	\$ 5,562,596,010	92%
2010	\$ 5,011,679,706	\$ 448,100,230	\$ 5,459,779,936	92%



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**PROPERTY TAX LEVIES  
AND COLLECTIONS - 10-YEAR HISTORY**

Fiscal Year Ended 30-Jun	Total Tax Levy	Current Tax Collections	% of Taxes Collected	Delinquent Tax Collections	Total Tax Collection	% of Total Collection to Tax Levy
2001	\$ 39,434,080	\$ 38,848,160	98.51%	\$ 693,813	\$ 39,541,973	100.27%
2002	\$ 41,803,788	\$ 41,016,410	98.12%	\$ 632,486	\$ 41,648,896	99.63%
2003	\$ 43,497,146	\$ 42,574,532	97.88%	\$ 582,323	\$ 43,156,855	99.22%
2004	\$ 44,251,910	\$ 43,440,583	98.17%	\$ 672,473	\$ 44,113,056	99.69%
2005	\$ 45,666,420	\$ 44,814,456	98.13%	\$ 637,527	\$ 45,451,983	99.53%
2006	\$ 46,913,799	\$ 45,924,486	97.89%	\$ 726,792	\$ 46,651,278	99.44%
2007	\$ 48,338,412	\$ 47,306,612	97.87%	\$ 923,002	\$ 48,229,614	99.77%
2008	\$ 48,667,887	\$ 47,589,455	97.78%	\$ 1,037,838	\$ 48,627,293	99.92%
2009	\$ 48,676,220	\$ 47,420,544	97.42%	\$ 771,027	\$ 48,191,571	99.00%
2010	\$ 48,273,658	\$ 47,388,992	98.17%	\$ 766,850	\$ 48,155,842	99.76%





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DEMOGRAPHIC STATISTICS

Fiscal Year Ended 30-Jun	Estimated Population (5)	# of Households (1)	Median Household Effective Buying Income (1)	School Enrollments (3)	Median Age	Unempl. Rate (2)
2001	80,959 (4)	30,872	\$65,642	12,101	38.1	2.3%
2002	84,531	31,371	\$70,342	12,043	38.1	3.2%
2003	84,841	31,504	\$65,625	12,092	38.1	3.2%
2004	85,956	31,944	\$62,862	12,059	38.1	3.2%
2005	86,740	32,281	\$64,630	12,005	38	4.7%
2006	87,159	32,431	*	12,131	38.1	4.9%
2007	87,594	32,596	*	12,192	41.7	4.8%
2008	87,956	32,802	*	12,165	37	5.6%
2009	81,490 **	33,368 **	\$89,840 **	12,069	41.1 **	9.4% **
2010	80,980 (4)	33,176	*	12,045	41.1	11.9

- (1) U.S. Census 2006-2008 American Community Survey
- (2) Michigan Dept. of Energy, Labor and Economic Growth
- (3) Troy School District
- (4) U.S. Bureau of the Census (2010)
- (5) Southeast Michigan Council of Governments (SEMCOG)
- \* Information not available
- \*\* Change in the calculation method

Race	Population Based on 2000 Census	Percentage of Population
White	66,627	82%
Black	1,694	2%
American Indian	125	0%
Asian	10,730	13%
Pacific Islander	18	0%
Other	292	0%
Multiple	1,473	2%

Highest Level of Educational Attainment - Age 25 or Older	
Based on 2000 Census	
Did Not Graduate High School	4,219 (8%)
Graduated High School	9,432 (17%)
Some College, No Degree	9,989 (18%)
Associate's Degree	3,495 (6%)
Bachelor's Degree	15,260 (28%)
Graduate or Professional Degree	11,844 (22%)



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TOP 20 TAXPAYERS

Rank	Name	2009 Assessed Value	2009 Taxable Value	# of Parcels	Business Activity	% of Total Taxable Value
1	Frankel Forbes Cohen	\$ 56,391,100	\$ 56,391,100	3	Somersert N & S (Malls)	1.27
2	Emmes Asset Mngt	45,696,010	38,663,160	11	Office Leasing	0.87
3	Detroit Edison	30,824,360	30,282,490	17	Utility	0.68
4	Nykel Mngt	27,143,990	27,143,990	24	Apartment Leasing	0.61
5	Nemer Troy Place	26,733,050	26,385,150	5	Office Leasing	0.59
6	UrbanCal - Oakland Mall	24,257,180	24,257,180	5	Retail	0.55
7	CC Troy Assoc I & II	24,232,610	24,202,140	3	Office Leasing	0.54
8	Osprey Troy Officentre	23,749,190	23,749,190	2	Office Leasing	0.53
9	888 W Big Beaver Assoc	22,465,880	22,465,880	2	Office Leasing	0.50
10	Bank of America	20,692,080	20,690,820	7	Bank HQ	0.47
11	First Industrial Realty	18,106,000	18,097,650	32	Industrial Leasing	0.41
12	Delphi	18,554,270	18,075,880	11	Corporate HQ	0.41
13	Macy's	17,555,250	17,555,250	4	Retail	0.39
14	Troy Industrial	17,360,850	16,740,340	14	Industrial Leasing	0.38
15	755 Tower Assoc	16,577,320	16,577,320	2	Office Leasing	0.37
16	Regent's Park	14,319,580	14,319,580	2	Apartment Leasing	0.32
17	Sheffield Owner	13,343,930	13,343,930	3	Office Leasing	0.30
18	EA&S Investments	13,295,880	13,080,980	5	Office Leasing	0.29
19	Meritor	12,214,090	12,214,090	3	Corporate HQ	0.27
20	Flagstar	12,212,090	12,212,090	2	Corporate HQ	0.27
		<b>\$ 455,724,710</b>	<b>\$ 446,448,210</b>			<b>10.04 %</b>
		4,540,412,680	4,448,750,160			
		<b>2011 Total Assessed Value (AV)</b>	<b>2011 Total Taxable Value (T/V)</b>			



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**PROPERTY VALUES AND CONSTRUCTION  
LAST 10 FISCAL YEARS**

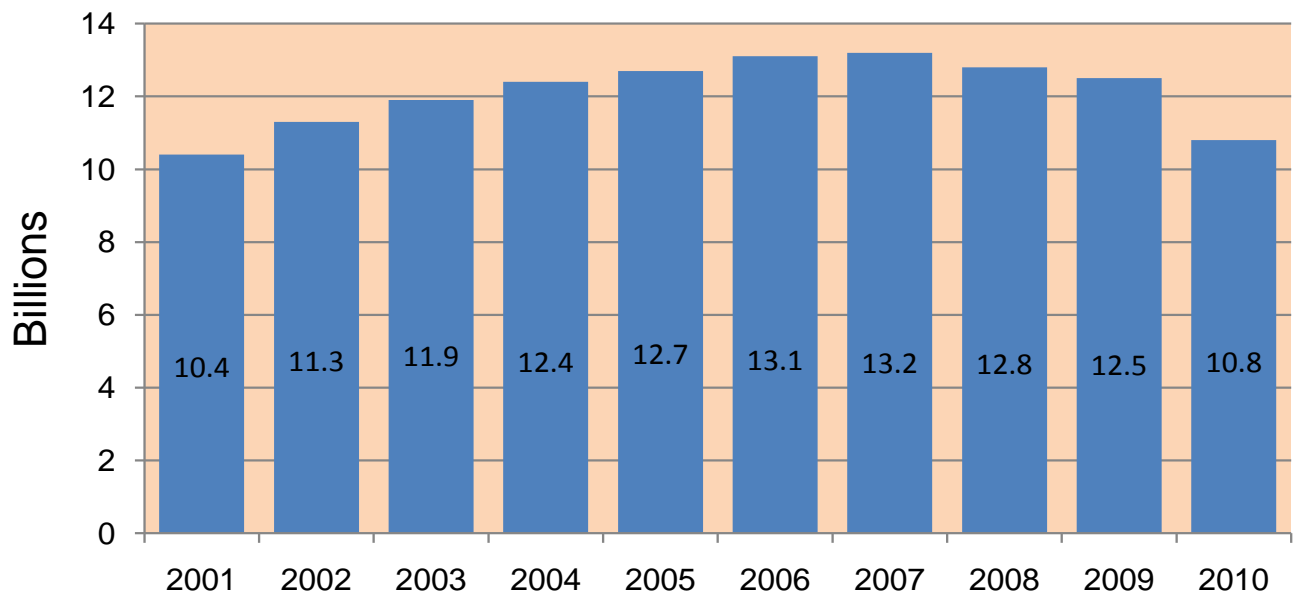
**Fiscal Year Ended June 30  
of the Following Years:**

**Property Values**

**Construction**

2000	\$ 9,393,852,366	\$255,604,926
2001	\$10,437,194,600	\$230,713,492
2002	\$11,305,127,884	\$143,908,032
2003	\$11,911,394,796	\$141,941,808
2004	\$12,376,168,512	\$140,823,926
2005	\$12,674,445,946	\$143,697,564
2006	\$13,052,148,660	\$114,459,317
2007	\$13,217,609,500	\$113,160,162
2008	\$12,845,319,620	\$103,420,413
2009	\$12,454,188,100	\$ 99,128,945
2010	\$10,767,778,478	\$ 56,329,455

### Property Values

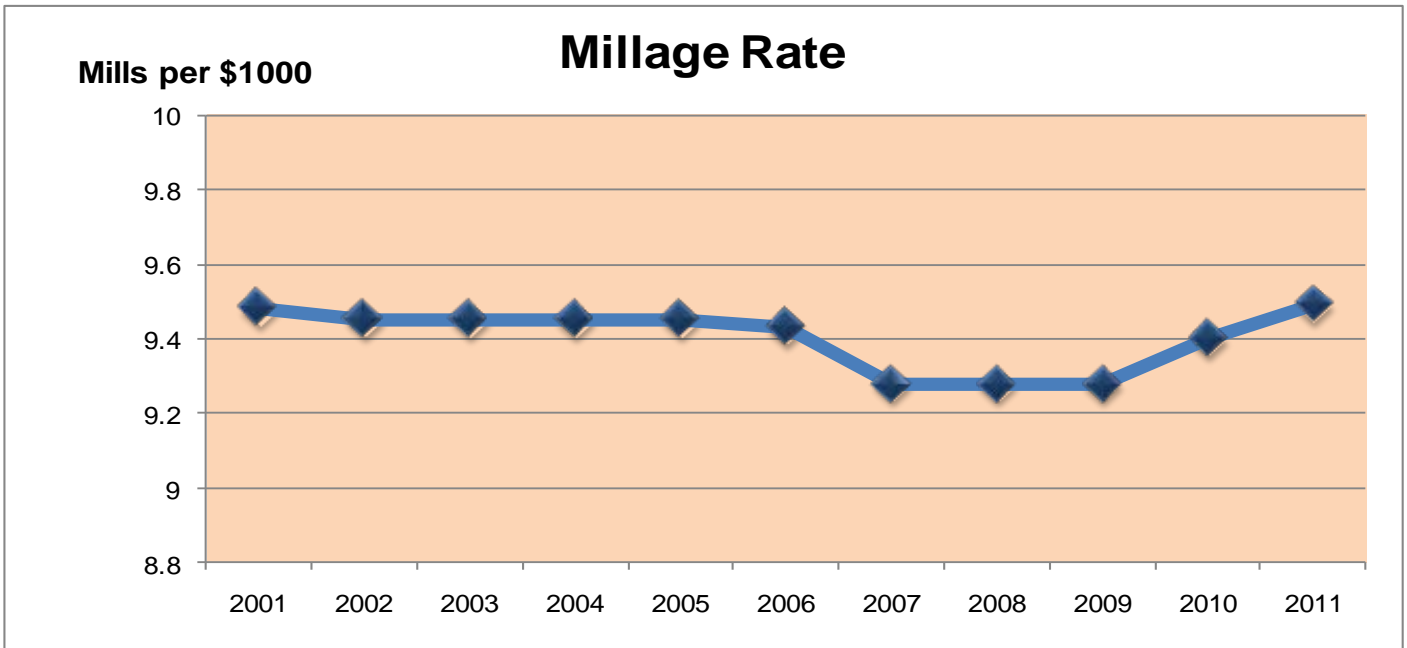




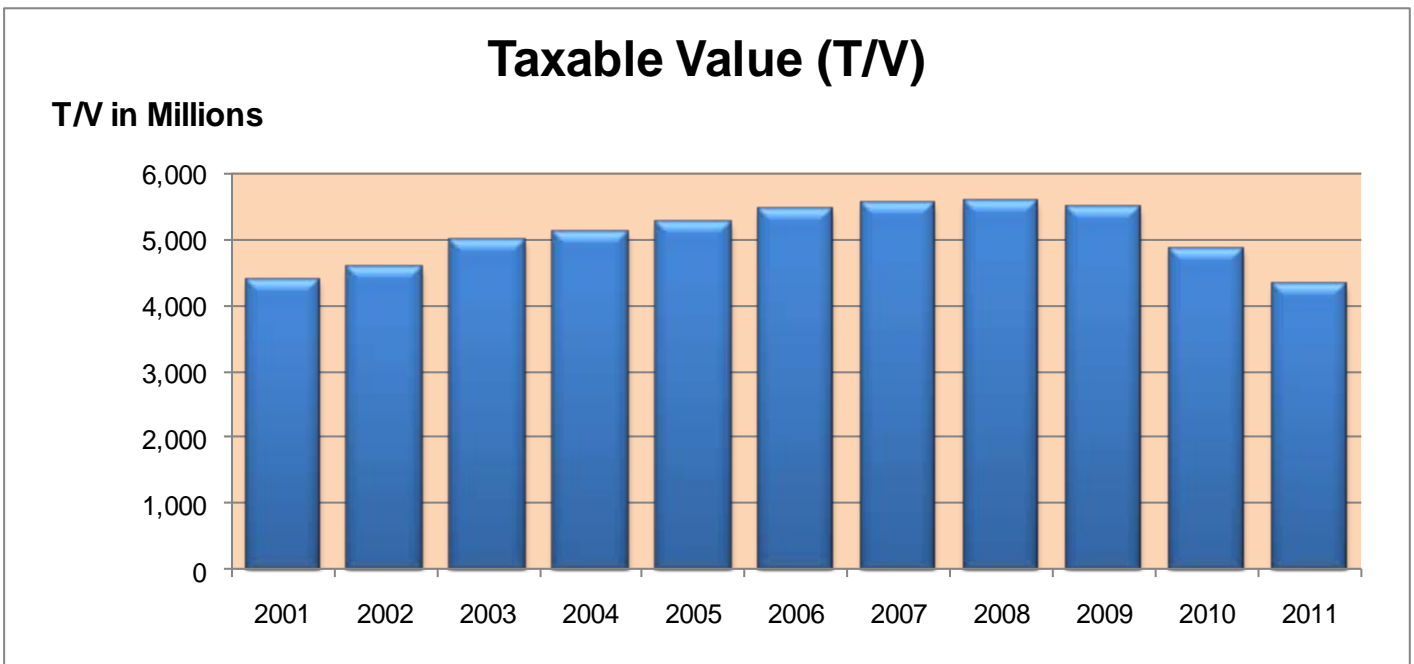
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COLLECTIVE BARGAINING AGREEMENTS

Bargaining Unit	Expiration Date	# of Employees Covered
American Federation of State, County and Municipal Employees ( <b>AFSCME</b> ) - Public Works Employees	6/30/11	77
Michigan Association of Police ( <b>MAP</b> ) - Clerical Employees, Police Service Aides	6/30/10	55
Troy Command Officers Association ( <b>TCOA</b> ) - Command Police Officers	6/30/11	28
Troy Police Officers Association ( <b>TPOA</b> ) - Police Officers	6/30/13	94
Troy Fire Staff Officers Association ( <b>TFSOA</b> ) - Career Fire Professionals	6/30/13	9
Troy Communications Supervisors Association ( <b>TCSA</b> ) Civilian Communications Supervisors	N/A	9



The City of Troy has maintained one of the lowest tax rates of surrounding cities.



In Michigan the assessed value is approximately 50% of the market value of a home. If the home sells for \$200,000 the assessed value would be \$100,000. Each mill levied on this property would cost \$100 annually (before any applicable state or federal tax credits). Under the state school funding system (Proposal A) the annual increase in the taxable value of your property is capped at the rate of inflation or 5%, whichever is less.



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ECONOMIC STATISTICAL DATA

- **Area** 34.3 square miles (21,952 acres)
- **Form of Government** Council-Manager (since December 12, 1955)
- **Present Charter** Adopted December 12, 1955
- **Elections**

Registered voters at the time of General Election on November 2, 2010	56,656
Number of voters voting in General Election November 2, 2010	32,343
Percentage of registered voters voted	57.1%
Registered voters at the time of City General Election on November 3, 2009	55,939
Number of voters voting in City General Election November 3, 2009	12,468
Percentage of registered voters voted	22.3%
- **Fiscal Year Begins** July 1<sup>st</sup>
- **# of Employees** 341 regular, 273 seasonal, summer and fall programs
- **Fire Protection** 6 stations, training center, 9 fire personnel and 1 civilian employees
- **Police Protection** 1 station, 123 police officers, 37 non-sworn and 14 civilian employees
- **Building Construction**

2000/01	1,946 permits	\$230,713,492 estimated value
2001/02	1,938 permits	\$143,908,032 estimated value
2002/03	1,867 permits	\$141,941,808 estimated value
2003/04	2,110 permits	\$140,823,926 estimated value
2004/05	2,136 permits	\$143,697,564 estimated value
2005/06	1,927 permits	\$114,459,317 estimated value
2006/07	1,696 permits	\$113,160,162 estimated value
2007/08	1,588 permits	\$103,420,413 estimated value
2008/09	1,251 permits	\$ 99,128,945 estimated value
2009/10	1,185 permits	\$ 56,329,455 estimated value
- **Streets** 443 miles improved  
4.0 miles unimproved
- **Sewers** 10 miles (combination storm and sanitary)  
398 miles sanitary sewer  
545 miles storm sewer
- **Street Lights** 580 Detroit Edison-owned  
956 City-owned
- **Water Plant**

Accounts:	
City – Regular	27,591
Annual Distribution	449 million cubic feet
Water Mains	540 miles
Hydrants	5,854



City of  
**Troy**