Alachua County’s Economic, Demographic & Fiscal Trends

December 3, 2013
Overview

Topics

*Part 1*: A Demographic and Economic Overview

*Part 2*: An Independent Perspective on Economic Trends and Development

*Part 3*: Understanding the Fiscal History and Future Scenarios Concerning Alachua County Government
Part 1: A Demographic and Economic Overview

Presented by
Edgar Campa-Palafox, Economic Development
and Steve Lachnicht, Growth Management
County population: 248,002; by 2040: 305,387

Annual growth rate will be lower than in previous decades.

Population is relatively young but is projected to get older.

Household size is lower than the state average, and is decreasing.

Poverty Rate: About 57,000 people are in poverty (about 37,000 when college students are not included).

Unemployment rates have been lower than state and national rates.

Employment is concentrated in relatively few industries, with almost half in the education & health services and government sectors.

Building Permits: Recent trends show signs of recovery from the recession.
Current Population

Share of Alachua County Population by Jurisdiction, 2013

Gainesville, 50.2%
Unincorporated Area, 40.0%
Other Cities, 9.8%

Source: State of Florida Office of Economic and Demographic Research
Florida Population Estimates for Counties and Municipalities: April 1, 2013
Population Trend 1980-2010

Alachua County Population by Jurisdiction, 1980-2010

<table>
<thead>
<tr>
<th></th>
<th>1980</th>
<th>1990</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alachua County</td>
<td>151,369</td>
<td>181,596</td>
<td>217,955</td>
<td>247,336</td>
</tr>
<tr>
<td>Unincorporated Area</td>
<td>57,687</td>
<td>83,081</td>
<td>104,910</td>
<td>99,113</td>
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<tr>
<td>Gainesville</td>
<td>81,371</td>
<td>84,770</td>
<td>95,447</td>
<td>124,354</td>
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<tr>
<td>Other Cities</td>
<td>12,311</td>
<td>13,745</td>
<td>17,598</td>
<td>23,869</td>
</tr>
</tbody>
</table>

Alachua County Population Projections, 2015-2040

<table>
<thead>
<tr>
<th>Year</th>
<th>Alachua County Total</th>
<th>Unincorporated Area</th>
<th>Gainesville</th>
<th>Other Cities</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 Estimate</td>
<td>248,002</td>
<td>99,282</td>
<td>124,391</td>
<td>24,329</td>
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<tr>
<td>2015</td>
<td>252,911</td>
<td>101,164</td>
<td>126,961</td>
<td>24,785</td>
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<tr>
<td>2020</td>
<td>265,789</td>
<td>106,316</td>
<td>133,426</td>
<td>26,047</td>
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<tr>
<td>2025</td>
<td>277,576</td>
<td>111,030</td>
<td>139,343</td>
<td>27,202</td>
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<tr>
<td>2030</td>
<td>287,934</td>
<td>115,174</td>
<td>144,543</td>
<td>28,218</td>
</tr>
<tr>
<td>2035</td>
<td>297,011</td>
<td>118,804</td>
<td>149,100</td>
<td>29,107</td>
</tr>
<tr>
<td>2040</td>
<td>305,387</td>
<td>122,155</td>
<td>153,304</td>
<td>29,928</td>
</tr>
</tbody>
</table>

City and unincorporated protections were calculated by Alachua County staff assuming a constant share of total County population through 2040.
Alachua County Population by Age Range - 2000

Total Population: 217,955
Median Age: 29.0

Source: U.S. Census Bureau, 2000 Decennial Census
Age Distribution, 2010

Alachua County Population by Age Range - 2010

Total Population: 247,336
Median Age: 30.1

Source: U.S. Census Bureau, 2010 Decennial Census
Age Distribution, 2040

Alachua County Population by Age Range - 2040 Projections

Projected County Population, 2040: 305,387

Source: University of Florida Bureau of Economic and Business Research
## Population Projections by Age

<table>
<thead>
<tr>
<th>Age Range</th>
<th>2010 Census</th>
<th>2040 Projections</th>
<th>2010-2040 Change</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Population</td>
<td>Percent of County Total</td>
<td>Population</td>
</tr>
<tr>
<td>Total</td>
<td>247,336</td>
<td>5.3%</td>
<td>305,387</td>
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<tr>
<td>0-4</td>
<td>13,068</td>
<td>5.3%</td>
<td>14,756</td>
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<tr>
<td>5-9</td>
<td>11,739</td>
<td>4.7%</td>
<td>13,929</td>
</tr>
<tr>
<td>10-14</td>
<td>11,669</td>
<td>4.7%</td>
<td>14,511</td>
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<tr>
<td>15-19</td>
<td>23,589</td>
<td>9.5%</td>
<td>25,008</td>
</tr>
<tr>
<td>20-24</td>
<td>41,515</td>
<td>16.8%</td>
<td>41,411</td>
</tr>
<tr>
<td>25-29</td>
<td>21,724</td>
<td>8.8%</td>
<td>21,571</td>
</tr>
<tr>
<td>30-34</td>
<td>15,256</td>
<td>6.2%</td>
<td>18,463</td>
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<tr>
<td>35-39</td>
<td>13,043</td>
<td>5.3%</td>
<td>16,030</td>
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<tr>
<td>40-44</td>
<td>12,465</td>
<td>5.0%</td>
<td>14,826</td>
</tr>
<tr>
<td>45-49</td>
<td>14,262</td>
<td>5.8%</td>
<td>15,885</td>
</tr>
<tr>
<td>50-54</td>
<td>15,208</td>
<td>6.1%</td>
<td>17,637</td>
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<tr>
<td>55-59</td>
<td>14,800</td>
<td>6.0%</td>
<td>17,120</td>
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<tr>
<td>60-64</td>
<td>12,371</td>
<td>5.0%</td>
<td>14,810</td>
</tr>
<tr>
<td>65-69</td>
<td>8,593</td>
<td>3.5%</td>
<td>13,369</td>
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<tr>
<td>70-74</td>
<td>5,987</td>
<td>2.4%</td>
<td>11,961</td>
</tr>
<tr>
<td>75-79</td>
<td>4,589</td>
<td>1.9%</td>
<td>12,541</td>
</tr>
<tr>
<td>80-84</td>
<td>3,786</td>
<td>1.5%</td>
<td>10,426</td>
</tr>
<tr>
<td>85+</td>
<td>3,672</td>
<td>1.5%</td>
<td>11,133</td>
</tr>
</tbody>
</table>

Sources: U.S. Census Bureau, 2010 Decennial Census and University of Florida Bureau of Economic and Business Research
Household Size

Average Household Size, 1990 - 2010

Source: U.S. Census Bureau, 1990, 2000, and 2010 Decennial Census
Alachua County
Average Household Size, 2010

Alachua County Average Household Size = 2.32

Source: U.S. Census Bureau, 2010 Decennial Census
Alachua County Median Age: 30.1

Source: U.S. Census Bureau, 2010 Decennial Census
• County population is projected to grow about 57,000 to 305,387 by 2040.

• Annual growth rate through 2020 is projected to be about 2,500 people per year, and then decline to about 1,700 per year toward the latter part of this period. This compares to growth rate of about 3,000 people per year in previous decades.

• The population is relatively young, with the college age population comprising more than 20% of the County’s population, and children under 17 making up about 18% of the population. The population in these age groups is expected to grow modestly through 2040.

• The population is getting older. Population aged 65 and older in 2010 (26,627, or about 11% of the total) is projected to increase by more than 50% (to 41,497 in 2020); this older age group is projected to increase to 59,430 people by 2040 and make up 24% of the population.

• Household size is lower than the state average, and decreasing due in part to more single-person households, households without children, and other non-traditional households.
Percentage of Alachua County Population below Poverty Rate = 24.6%

Source: U.S. Census Bureau, 2011 American Community Survey 1-Year Estimates
Effect of Off-Campus College Students on Poverty Rate

Source: U.S. Census Bureau, *Examining the Effect of Off-Campus College Students on Poverty Rates* (SEHSD 2013-17)
# Social Service Indicators

<table>
<thead>
<tr>
<th>Category</th>
<th>Count</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Persons Receiving Food Stamp Benefits in Alachua County, 2012</td>
<td>53,826</td>
<td>21.8%</td>
</tr>
<tr>
<td>As Percentage of Total County Population, 2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Persons Receiving Medicaid Benefits in Alachua County 2012</td>
<td>38,332</td>
<td>15.5%</td>
</tr>
<tr>
<td>As Percentage of Total County Population, 2012</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Persons 60+ Years of Age Living in Poverty in Alachua County, 2011</td>
<td>3,248</td>
<td>8.3%</td>
</tr>
<tr>
<td>As Percentage of Total County Population 60+ Years of Age, 2011</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Percentage of Grandparents Living in Household with One or More Own Grandchildren Under 18, Where Grandparent is Responsible for Grandchildren, 2010</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alachua County: 50%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Florida: 38.3%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Sources:**
- University of Florida Bureau of Economic and Business Research [http://www.bebr.ufl.edu/data/county/Alachua/HumanResources](http://www.bebr.ufl.edu/data/county/Alachua/HumanResources)
- Florida Department of Health, Division of Public Health Statistics & Performance Management (FloridaCHARTS.com)
Social Services Demands

- Potential for increased requests for medical assistance due to an aging population, (skilled care and assisted living) and the closing of the CHOICES Program and issues associated with the Affordable Care Act and the State’s non-expansion of the Medicaid Program.

- Potential increase in Medicaid related expenses. Medicaid recipients increased from 33,807 in 2003 to 38,332 in 2012, and the State is considering new funding formulas for determining counties cost share.

- Need for increased access to dental services is needed, especially given that the CHOICES Senior Dental Program will end in December 31, 2013.

- Persons Receiving Food Stamp Benefits increased from 27,684 in 2005 to 53,826 in 2012.

- Mental health service needs have grown during a time when federal, state, and county funding has not.

- Decreased employment opportunities for lower skilled employees.
Median Household Income

Unemployment

Employment Distribution by Industry

### Top 10 Employers Countywide

<table>
<thead>
<tr>
<th>Employer</th>
<th>#Employees</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. University of Florida</td>
<td>14,723</td>
</tr>
<tr>
<td>2. Shands Hospital</td>
<td>12,588</td>
</tr>
<tr>
<td>3. Veterans Affairs Medical Center</td>
<td>4,317</td>
</tr>
<tr>
<td>4. Alachua County School Board</td>
<td>4,299</td>
</tr>
<tr>
<td>5. City of Gainesville</td>
<td>2,200</td>
</tr>
<tr>
<td>6. Publix Supermarkets</td>
<td>2,056</td>
</tr>
<tr>
<td>7. North Florida Regional Medical Ctr</td>
<td>1,700</td>
</tr>
<tr>
<td>8. Nationwide Insurance Company</td>
<td>1,300</td>
</tr>
<tr>
<td>9. Alachua County</td>
<td>1,120</td>
</tr>
<tr>
<td>10. Santa Fe College</td>
<td>796</td>
</tr>
</tbody>
</table>

*Source: Alachua County Property Appraiser Annual Report 2011*
Alachua County Industry Cluster Analysis
Emerging Trends

1. Strong/Advancing
   • Healthcare, Biomedical Supplies & Labs

2. Strong/Declining
   • Government, Non-Profits, Culture & Entertainment

3. Weak/Emerging

4. Weak/Declining

Source: Data from Preliminary Alachua County Industry Cluster Analysis, Avalanche Consulting using data from EMSI.
New Single Family Home Permits
Unincorporated Area – 2003-2013

Source: Alachua County Building Permit Data

Number of Permits

Fiscal Year

FY 03  FY 04  FY 05  FY 06  FY 07  FY 08  FY 09  FY 10  FY 11  FY 12  FY 13

851     1,003  1,182  874   511   345   208   247   168   191   325
Total Building Permits
Unincorporated Area – 2003-2013

Source: Alachua County Building Permit Data
Single-Family Lot Inventory for Unincorporated Alachua County*

Inside Urban Cluster:  
4,593 (1,206 Platted)

Outside Urban Cluster:  
1,019

Total: 5,612

SF permits/year average  
230 (2010-2012)

* Figures do not include land without development approvals.
Changing Demographics/ Emerging Market

• Baby Boomers and Millennials are drastically changing housing and transportation trends.

• 60 million+ Baby Boomers retiring.

• Each year 600,000 people quit driving once reaching the age of 70.

• Fewer Millennials and Baby Boomers buying single-family homes and cars, not because of down economy, but by choice.

Source: http://www.realtor.org/publications/on-common-ground/summer-2012-communities-for-all-generations
Changing Demographics/Emerging Market

- Significant rise in “non-traditional” homes projected for Florida’s future.
- Between 2000 and 2025 largest changes are for homes without children and single-person households.
**LAND USE AND FISCAL EFFICIENCY**

Assessed Value per Acre

- **Low Density Residential**
  - Strawberry Fields
  - $374,184

- **Community Retail**
  - Jonesville Shopping Center
  - $486,427

- **Regional Retail**
  - Butler Plaza
  - $616,636

- **Low Rise Mixed Use**
  - Tioga Town Center
  - $662,613

- **Mid-Intensity Mixed Use**
  - Downtown Gainesville
  - $2,435,860

- **Higher Intensity Mixed Use**
  - Union Street Station
  - $9,115,559

- **County TOD**
  - Celebration Pointe
  - Build-out Projection
  - $5,200,000
Employee quality-of-life is a crucial factor in the location of high-tech and innovative companies (e.g. MindTree).

MindTree officials considered its site location in other southeastern US cities...but ultimately selected Gainesville due to the area’s high caliber of innovative workforce talent, community spirit and unparalleled quality of life.

Source: mindtree.com
## Quality Growth’s Demographic Opportunity

<table>
<thead>
<tr>
<th>Quality Growth Attribute</th>
<th>Impact of Changing Demographics on QG Dimension</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Density</strong></td>
<td>Preference for smaller and/or attached dwelling units on smaller lots</td>
</tr>
<tr>
<td><strong>Mix of Uses</strong></td>
<td>Desire accessibility to shopping, health care, and recreational uses</td>
</tr>
<tr>
<td><strong>Mix of Housing</strong></td>
<td>Greater demand for and acceptability of a range of housing types</td>
</tr>
<tr>
<td><strong>Multiple Modes</strong></td>
<td>Prefer/Require transit accessibility and pedestrian oriented development</td>
</tr>
<tr>
<td><strong>Urban Revitalization</strong></td>
<td>Greater preference for more urban locations with interesting settings</td>
</tr>
<tr>
<td><strong>Reduced Footprint</strong></td>
<td>Smaller Lots + Greater Mixed Use + More Diverse Mode Choices = Reduced VMT and Reduced Footprint</td>
</tr>
</tbody>
</table>

*Source: Dr. Tim Chapin, *Florida’s Demographic Destiny*, 2013 presentation*
Aging population and smaller households will result in more demand for smaller residential units on smaller lots in mixed use areas. These households will likely desire a different package of amenities and local land uses than households with larger families. Emerging development opportunities may exist for mixed use development with a range of housing types and access to public transportation. Fiscal efficiency in service provision is generally greater for compact, higher density, mixed use areas. Social service demands, such as access to affordable medical care, dental care, food, mental health services to serve current and future populations in need, including seniors, lower-income households, and smaller non-traditional households. For social service providers, there will be new challenges to serve smaller households with less in-home support.
Part 2: An Independent Perspective on Economic Trends and Development

Presented by
Mike Warren, AMJ Inc. of Gainesville

(Special thanks to Beau Beery, Coldwell Banker for specific lease and sale data)
Overall Economic Growth

- Tepid growth in Alachua County
- Local economy did not see the ravages of other communities and is not seeing a rapid uptake
- Business is uncertain about future of the economy, monetary policy and investment
- Economic projections based on interest rate models show no appreciable growth over next three years
• Bright spot in the market
• Starts are back to a lower, new normal
• Lack of recent development and pent up demand pushing up prices
• Likely to see a dearth of desirable residential lots in 3-5 years without new development
• Increasing market in land sales by investors looking for tracts in the path of future development but used in agriculture or silviculture now
• Lack of funding for construction and mortgages is keeping the market in check
Multi-Family

• Hot sector of the residential market, except in our area, where a glut of apartments and condos is slowly being absorbed
• Vacancies are around 7% overall, and rents have increased slightly after years of discounting and incentives
• New sales are few and far between and focused on troubled assets in the UF area
• New development restricted to high density, high income markets
Retail

• Over-retailed as a country, Alachua County is no exception, with continued rent compression

• Small suites (under 1,000 sf) on high traffic corridors lease well, with a fall-off as suite size increases. Of 42 retail leases in 2013, only 3 were for spaces over 5,000 sf

• Average rental rate for 2013 leases is $14.20 psf NNN, and the average retail listing is active for almost 2 years
Retail cont’d

• Too many major retail developments planned – not all will succeed given our demographics and the economics

• Retail jobs typically pay low wages, and are highly impacted by costs of ACA and minimum wage increases

• Utility costs will be a continuing headwind for retail and other business
Office

- Stagnant or compressed rents with an average rate for 2013 leases at $12.25 psf gross
- Low demand, with high vacancy factors and only 51 leases in 2013 with an average of over 400 days on the market
- Over 80% of 2013 office leasing activity occurred west of 34th Street
- Average footprint of leased offices is decreasing, likely due to technology
Office cont’d

• Office sales are up modestly, with 23 transactions in 2013, with an average price of ~ $100 to $110 psf. All sales are below replacement cost.

• Medical offices are a particularly depressed sub-market and not likely to improve, with many doctors retiring, leaving private practice, or downsizing due to frustration.
Warehouse/Industrial

- Not a major factor in Alachua County, but showing small signs of recovery
- Small warehouses (~1,000 sf) remain the most popular with recent rents averaging $6.72 psf gross
- Sales of industrial space are very weak, with only 23 in 2013.
- Average prices are below $40 psf, with larger spaces (20,000 sf +) averaging $23 psf, all far below replacement cost.
2013 Average New Lease Rent vs Days on Market

Average Rent psf

Average Days on Market

- Warehouse
- Office
- Retail
Banking

• Low commercial loan demand

• After period of regulatory restriction, loan growth in banks is anemic with lenders “stealing” from each other for good customers

• Community banks are shrinking or being absorbed by larger institutions

• Result is less capital for small business expansion
Bright Spots

• High-tech companies spawned by UF and nurtured in the community, i.e. Progress Center, Innovation Square

• Tech companies drawn by the emerging confluence of similar entities, i.e. SumTotal, MindTree

• Much of employee base is imported, but adds demand to the service sector to create local job opportunities
What Can Alachua County Do to Help?

• Marketing
  – We have a great story – Climate, Quality of Life, Major University, Cultural Activities, Sports, Low Cost of Living – but not well told
  – County can help get our story out, either by itself, or better, in conjunction with GACC, CEO, etc.

• Smart Incentives
  – Need to keep our start-ups here as they grow, and offer incentives to valued out-of-town candidates to locate here
  – Need to be seen as business friendly, particularly in manufacturing
What Can Alachua County Do to Help?

• **Infrastructure**
  – Need to have high-tech space ready for future prospects. This is very risky for the private developers, and may require government assistance

• **Costs**
  – Need to make our community stack up well against other Florida cities with which we compete
  – High real estate taxes, utility costs are headwinds we need to understand
Part 3: Understanding the Fiscal History and Future Scenarios Concerning Alachua County Government

Presented by
Todd Hutchinson, F&A and Kevin Smith, OMB
Fiscal History and Future Scenarios

• Overview of financial picture

• Broad discussion of the County’s historical revenues and expenditures

• Broad discussion of the County’s financial future

• Special attention paid to fund balance

• Salary adjustments not part of the projection model
Assumptions for Scenarios

The County’s future financial picture as presented includes a number of assumptions including:

• Taxable Property Values increasing 1% in FY15, 2% in FY16, and 3% each of the following years
• Health insurance increase of 7% per year
• FRS contributions remain constant
• Inflation beginning at 1.75% in FY14 and slowly increasing to 3% by FY17 based on market projections
• CIP expenditures remain constant
• Expenditures are based on historical levels of actual spending
• Revenues are based on a flat millage and offset by fund balance
ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS
GENERAL FUND ACTUAL REVENUES AND EXPENDITURES
FY2003-2013; Projected FY2014-2019

- Property Taxes
- Other Revenues
- Expenditures
- Net Change in Fund Balance

<table>
<thead>
<tr>
<th>Year</th>
<th>Property Taxes</th>
<th>Other Revenues</th>
<th>Expenditures</th>
<th>Net Change in Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>$86,877</td>
<td></td>
<td></td>
<td>$61,877</td>
</tr>
<tr>
<td>2004</td>
<td>$89,987</td>
<td></td>
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<td>$97,288</td>
</tr>
<tr>
<td>2005</td>
<td>$90,487</td>
<td></td>
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<tr>
<td>2006</td>
<td>$90,487</td>
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<td>$97,288</td>
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<tr>
<td>2007</td>
<td>$88,887</td>
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<td>2008</td>
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<tr>
<td>2019</td>
<td>$88,887</td>
<td></td>
<td></td>
<td>$97,288</td>
</tr>
</tbody>
</table>

Projected (2019): $140,400

% Change from 2003:
- Property Taxes: $24.6 or 28.52%
- Other Revenues: $24.1 or 19.90%
- Expenditures: $24.1 or 20.61%
- Net Change in Fund Balance: $24.9 or 19.09%
GENERAL FUND
Ending Fund Balance
Actual FY03-FY13; Projected FY14-FY19
<table>
<thead>
<tr>
<th>Year</th>
<th>Property Taxes</th>
<th>Other Revenues</th>
<th>Expenditures</th>
<th>Net Change in Fund Balance</th>
</tr>
</thead>
<tbody>
<tr>
<td>2003</td>
<td>$11,916,676</td>
<td>-</td>
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<tr>
<td>2004</td>
<td>$15,298,250</td>
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<td>-</td>
<td>50.54%</td>
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<tr>
<td>2005</td>
<td>$16,701,000</td>
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<td>49.90%</td>
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<tr>
<td>2006</td>
<td>$17,514,676</td>
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<td>-</td>
<td>48.22%</td>
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<tr>
<td>2007</td>
<td>$16,602,000</td>
<td>-</td>
<td>-</td>
<td>47.00%</td>
</tr>
<tr>
<td>2008</td>
<td>$18,452,000</td>
<td>-</td>
<td>-</td>
<td>48.88%</td>
</tr>
<tr>
<td>2009</td>
<td>$18,850,000</td>
<td>-</td>
<td>-</td>
<td>49.30%</td>
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<tr>
<td>2010</td>
<td>$17,401,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
<tr>
<td>2011</td>
<td>$16,502,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
<tr>
<td>2012</td>
<td>$17,002,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
<tr>
<td>2013</td>
<td>$17,802,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
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<tr>
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<tr>
<td>2015</td>
<td>$21,502,000</td>
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<td>48.22%</td>
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<tr>
<td>2016</td>
<td>$21,502,000</td>
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<tr>
<td>2017</td>
<td>$21,502,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
<tr>
<td>2018</td>
<td>$21,502,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
<tr>
<td>2019</td>
<td>$21,502,000</td>
<td>-</td>
<td>-</td>
<td>48.22%</td>
</tr>
</tbody>
</table>
MSTU-LAW FUND
Ending Fund Balance
Actual FY03-FY13; Projected FY14-FY19

Ending Fund Balance
Recommended Fund Balance
### ALACHUA COUNTY BOARD OF COUNTY COMMISSIONERS

**MSTU-UNINCORP ACTUAL REVENUES & EXPENDITURES**


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</thead>
<tbody>
<tr>
<td>Property Taxes</td>
<td>$2.3</td>
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<td>0.3869</td>
<td>0.3847</td>
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<td>Other Revenues</td>
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<tr>
<td>Expenditures</td>
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<tr>
<td>Net Change in Fund Balance</td>
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</tr>
</thead>
<tbody>
<tr>
<td>$3.4 or 59.66%</td>
<td>$3.2 or 60.54%</td>
<td>$5.6</td>
<td>$5.3 or 61.93%</td>
<td>$3.0 or 61.96%</td>
<td>$3.2 or 59.76%</td>
<td>$3.4 or 59.52%</td>
<td>$3.5 or 58.10%</td>
<td>$3.4 or 59.62%</td>
<td>$6.2</td>
<td>$3.5 or 58.10%</td>
<td>$4.9</td>
<td>$5.6</td>
</tr>
</tbody>
</table>

(1,000,000)
Questions?

Understanding the Fiscal History and Future Scenarios Concerning Alachua County Government
Thank you