

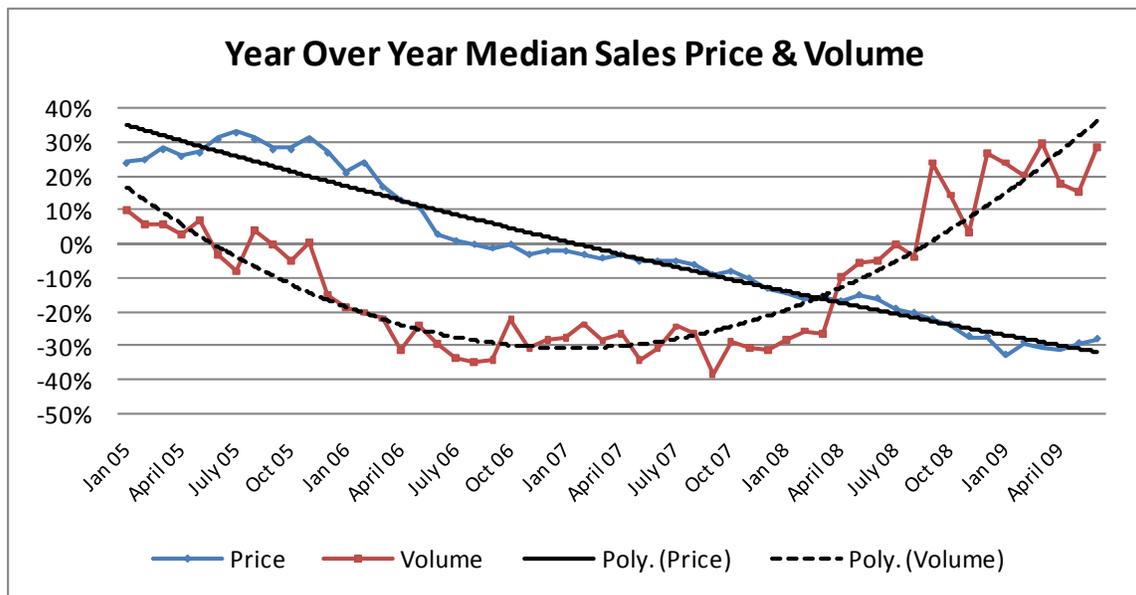
## *Executive Summary*

### *Documentary Stamp Taxes*

*(a portion of these dollars funds general revenue and the rest are associated with various trust funds)*

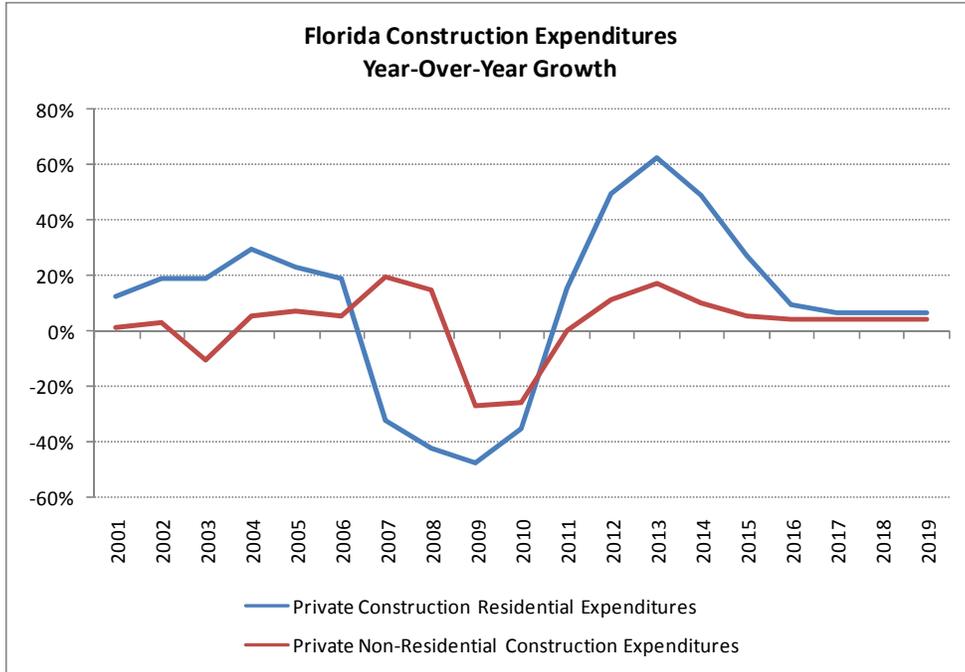
The new forecast reflects conditions that continue to prove that Florida is well below normal patterns of construction and real-estate activity. These conditions are generally expected to last throughout calendar years 2009 and 2010, before returning to more robust growth patterns in 2011. In this regard, Fiscal Year 2009-10 receipts will only achieve 24% of the collection level at its height – the 2005-06 boom year. As the primary driver of the five-year run-up in total documentary stamp tax collections, the state of Florida’s housing market is inextricably linked to this revenue source.

The boom, characterized by double-digit growth in home sales and price appreciation, played a significant role in Florida’s past collection performance. Current data shows a mixed picture, with year-over year sales of existing homes achieving the seventh month of double-digit increases, while the average monthly sales comprised only 58% of the 2005 level. However, it appears that at least one-third of the sales involve distressed and foreclosed properties. Median sales prices have declined by 28% since last June, affecting nearly every one of the state’s metropolitan statistical areas. The peak to trough decline in the median home price for an existing home now stands at 42.6%.

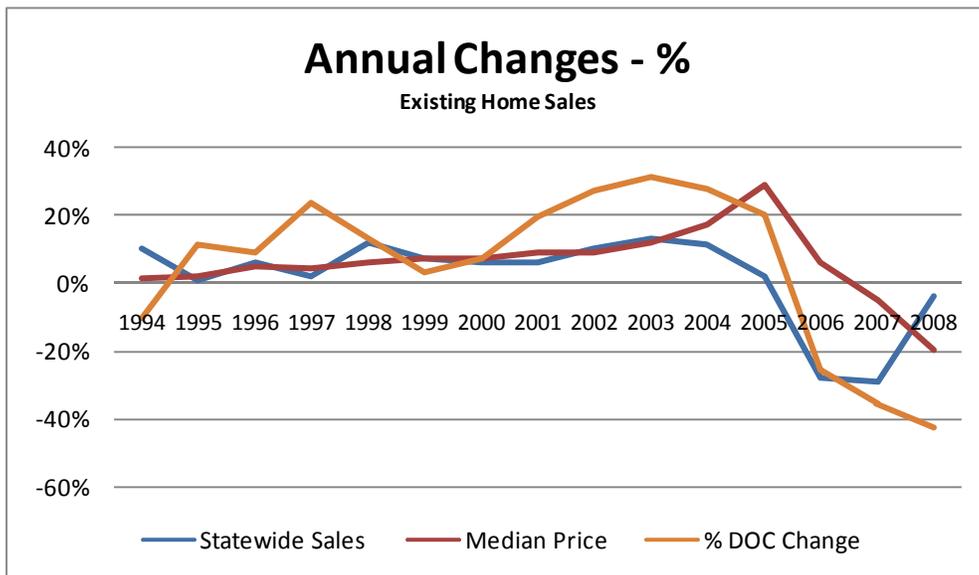


According to the latest Florida Economic Conference, housing starts – albeit exhibiting positive growth – will persist at low levels through calendar year 2009 before beginning a more significant rebound in the second half of 2010. Total construction expenditures follow a similar pattern, although most of Fiscal Year 2009-10 continues negative quarterly growth. Construction expenditures do not return to the 2005-06 level until

Fiscal Year 2017-18. Growth in private nonresidential construction is also projected to stay in negative territory this year, before resuming growth at the end of the 2010 calendar year.



Documentary Stamp tax collections are expected to continue declining as the adjustment to stricter lending standards and tighter credit conditions solidifies. Prices will further weaken – generally exerting downward pressure on collections until the current housing inventory begins to clear. With the increasing level of foreclosures, this is not expected before early 2011.



Total annual collections were greatest in Fiscal Year 2005-06 at \$4.1 billion. In comparison, the forecast for this year is only \$974.8 million, a 13.2% decline over last year. Positive growth is expected in 2010-11 (8.6%) followed by even stronger growth in Fiscal Years 2011-12 and 2012-13 with more typical levels for the remainder of the forecast.

**Documentary Stamp Tax Collections and Distributions**  
August 2009 Estimate

Statutory %s	\$ Caps	F.S.	Statutory % Distributions	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
			Total Documentary Stamp Tax Collections	974.8	1,058.3	1,308.5	1,740.4	1,963.2	2,120.2	2,232.6	2,328.6	2,428.7	2,533.2
8.00%		201.15	DOR Administrative Costs	10.9	10.9	10.9	10.9	10.9	10.9	10.9	10.9	10.9	10.9
		201.15	Less: General Revenue Service Charge	78.0	84.7	104.7	139.2	157.1	169.6	178.6	186.3	194.3	202.7
			Net Available for Distribution	885.90	962.7	1,192.9	1,590.3	1,795.2	1,939.7	2,043.1	2,131.4	2,223.5	2,319.6
63.31%		201.15(1)	Distribution for General Revenue and Debt Service	560.9	609.5	755.2	1,006.8	1,136.5	1,228.0	1,293.5	1,349.4	1,407.7	1,468.5
		201.15(1)(a)&(b)	P2000/Florida Forever/Everglades Restoration Debt Service	444.6	444.9	444.9	444.8	179.6	179.5	179.3	179.2	179.0	178.9
New % Share	\$ Caps		GR Share Available for Distribution After Debt Service	116.3	164.6	310.3	562.0	956.9	1,048.5	1,114.2	1,170.2	1,228.7	1,289.6
0.2300%	3.25	201.15(1)(c)	Dept. of Community Affairs Grants and Donations Trust Fund	0.27	0.38	0.71	1.29	2.20	2.41	2.56	2.69	2.83	2.97
38.2000%	541.75	201.15(1)(c)	State Transportation Trust Fund	44.43	62.88	118.53	214.68	365.54	400.53	425.62	447.02	469.36	492.63
0.0000%	80.0	201.15(1)(c)	Water Protection and Sustainability Program Trust Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.1200%	30.0	201.15(1)(c)	Ecosystem Management & Restoration Trust Fund	2.47	3.49	6.58	11.91	20.29	22.23	23.62	24.81	26.05	27.34
0.0000%	2.0	201.15(1)(c)	Marine Resources Conservation Trust Fund	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
0.0200%	0.3	201.15(1)(c)	General Inspection Trust Fund, oyster management and restoration	0.02	0.03	0.06	0.11	0.19	0.21	0.22	0.23	0.25	0.26
40.57%	657.3	201.15(1)(c)	Total Distributions From GR Share After Debt Service	47.2	66.8	125.9	228.0	388.2	425.4	452.0	474.8	498.5	523.2
		201.15(1)(d)	General Revenue by Formula After Other Distributions	69.1	97.8	184.4	334.0	568.7	623.1	662.2	695.4	730.2	766.4
		201.15(16)	Additional General Revenue due to Trust Fund Caps	13.1	17.3	20.9	70.1	140.1	188.8	223.8	253.1	283.1	314.4
		373.59(8)(a),(b),(c)	Transfer from Water Management Lands Trust Fund	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
			Total General Revenue	90.2	123.1	213.3	412.1	716.8	819.9	894.0	956.5	1,021.3	1,088.8
			Available for Other Distributions to Other Trust Funds	325.0	353.2	437.7	583.5	658.7	711.7	749.6	782.0	815.8	851.1
			10% Growth From Prior Year	-	7.7	23.0	39.7	20.5	14.5	10.3	8.8	9.2	9.6
Statutory %	Caps *												
7.56000%	84.9	201.15(2)	Land Acquisition Trust Fund (LATF)	60.67	66.48	80.34	81.60	80.15	79.69	79.38	79.27	79.30	79.33
1.94000%	26.0	201.15(3)	LATF - Coastal Lands Acquisition & Debt Service	10.40	7.68	12.14	15.00	15.00	15.00	15.00	15.00	15.00	15.00
4.20000%	60.5	201.15(4)	Water Management Lands Trust Fund	37.21	40.43	50.10	62.17	61.36	61.11	60.93	60.87	60.89	60.90
3.12752%	na	201.15(5)	Conservation and Recreation Lands (CARL) Trust Fund	27.71	30.11	37.31	49.74	56.15	60.66	63.90	66.66	69.54	72.55
0.39248%	na	201.15(5)	State Game Trust Fund (from CARL) - Land Management	3.48	3.78	4.68	6.24	7.05	7.61	8.02	8.37	8.73	9.10
2.28000%	34.1	201.15(6)	Invasive Plant Control Trust Fund	20.20	21.95	27.20	35.01	34.57	34.43	34.34	34.30	34.31	34.32
0.50000%	9.3	201.15(7)	State Game Trust Fund - Lake Restoration 2020 Program	4.43	4.81	5.96	7.95	8.98	9.37	9.35	9.34	9.35	9.35
0.25000%	na	201.15(8)	Water Quality Assurance Trust Fund	2.21	2.41	2.98	3.98	4.49	4.85	5.11	5.33	5.56	5.80
0.25000%	na	201.15(8)	General Inspection Trust Fund	2.21	2.41	2.98	3.98	4.49	4.85	5.11	5.33	5.56	5.80
3.76500%	53.5	201.15(9)(a)	State Housing Trust Fund	33.35	36.25	44.91	55.00	54.27	54.04	53.89	53.83	53.85	53.86
3.76500%	53.5	201.15(9)(b)	Local Government Housing Trust Fund	33.35	36.25	44.91	55.00	54.27	54.04	53.89	53.83	53.85	53.86
1.08250%	17.0	201.15(10)(a)	State Housing Trust Fund	9.59	10.42	12.91	17.21	17.22	17.16	17.11	17.10	17.10	17.10
7.57750%	119.0	201.15(10)(b)	Local Government Housing Trust Fund	67.13	72.95	90.39	120.50	120.55	120.09	119.78	119.67	119.70	119.73
36.69%			Subtotal Statutory % Distributions	311.9	335.9	416.8	513.4	518.6	522.9	525.8	528.9	532.7	536.7
			Effective %	35.2%	34.9%	34.9%	32.3%	28.9%	27.0%	25.7%	24.8%	24.0%	23.1%

Note:  
Effective July 1, 2007, certain of the above trust funds have their distributions capped as indicated.

Effective July 1, 2008, when total collections increase from the prior year, distributions of capped funds are increased by 10% of the growth of total collections from the prior fiscal year, multiplied by the fund's applicable statutory percentage, except for the 201.15(3) cap, which receives no adjustment.