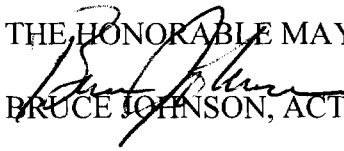


*City of Alexandria, Virginia*

MEMORANDUM

**DATE:** OCTOBER 6, 2011

**TO:** THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

**FROM:**  BRUCE JOHNSON, ACTING CITY MANAGER

**SUBJECT:** MONTHLY FINANCIAL REPORT FOR THE PERIOD ENDING AUGUST 31, 2011

**ISSUE:** Receipt of the City’s Monthly Financial Report for the period ending August 31, 2011.

**DISCUSSION:** That City Council receive the following Monthly Financial Report for the period ending August 31, 2011.

Final revenues and expenditures for FY 2011 will be reported later this fall in the City’s audited Comprehensive Annual Financial Report (CAFR). As discussed at the September 13 City Council meeting, we have produced a \$9.8 million surplus compared to the previously planned, budgeted and reserved revenue and expenditure amounts. This surplus is proposed to be used for (1) \$2.7 million to increase uncommitted, unassigned fund balance equal to 5.5% of General Fund revenues as set by City financial/debt policy guidelines, (2) to establish an additional \$4.0 million reserve that may be needed cope with either national economic or federal budget uncertainties, (3) \$1.5 million to meet the costs of disasters or other emergencies, and (4) \$1.6 million to prepare for emergencies by improving emergency response capabilities.

**ECONOMIC HIGHLIGHTS:**

- **The City’s employment situation improved in July.** The Alexandria unemployment rate fell to 4.5 percent in July from 4.8 percent in June as employment growth began to outpace growth in the labor force. The City’s labor force grew 0.9 percent in July while employment increased by 1.2 percent.
- **There are some indicators of problems in the state and national labor markets.** Virginia unemployment increased to a seasonally-adjusted 6.3 percent in August, up from 6.1 percent in July. National unemployment in August remained flat at 9.1 percent, reflecting no change in employment. However, the number of persons working part-time for economic reasons increased from 8.4 million in July to 8.8 million in August and the number of persons considered marginally attached to the labor force increased to 2.6 million from 2.4 million in the same period last year.
- **The state of the local economy remains uncertain.** The potential for federal budget reductions and the flattening of local tax indicators raise concerns about future City revenues.

- **Nationally, real average hourly earnings for all employees continued to fall in August.** Seasonally adjusted real average hourly earnings decreased 0.6 percent in August, contributing to a 1.9 percent year-on-year decrease. Real average hourly earnings for production and non-supervisory employees fell 0.6 percent in August, contributing to a 2.3 percent year-on-year decrease. Since 70 percent of the national economy comes from consumer demand, declining earnings (combined with persistently high unemployment) are a troubling sign.
- **Inflation slowed slightly in August but is still significant.** The national Consumer Price Index for All Urban Consumers increased 0.4 percent in August on a seasonally adjusted basis, compared to 0.5 percent in July. However, the year-over-year increase of 3.8 percent before seasonal adjustment was the largest since September 2008. The core CPI excluding food and energy increased by 0.2 percent in August, leading to a year-on-year increase of 2.0 percent, which was the largest since November 2008. Washington regional CPI data for this period will not be available until October.
- **New Federal Reserve policy to drive down interest rates.** On Wednesday, September 21, the Federal Reserve announced the launch of “Operation Twist.” Operation Twist shifted \$400 billion from the Federal Reserve’s treasury securities holdings into longer-term debt, the result of which has driven long term interest rates to new record lows (e.g. 30 year fixed mortgage rates fell 18 percent while 15 year fixed rates fell 8 percent in the first week). The intent is to stimulate the economy by making it easier for consumers to borrow on home and business loans. However, the effectiveness of this policy is still an open question. Demand for new mortgages recently fell to a 15-year low at what were already record low interest rates. Also, financial institutions are under tremendous strains due to the European debt crisis and declining stock prices. The health of this sector of the economy may potentially impact the long term health of the rest of the economy.

### **REVENUE HIGHLIGHTS:**

**Year-to-Date Revenues:** As of August 30, 2011, actual General Fund revenues totaled \$21.5 million, which approximates FY 2011 revenues for the same period last year. Government accounting principles require that most taxes and intergovernmental revenues received in July are counted as revenue for the fiscal year ended June 30, 2011. See the online reference for more information. Two months does not provide enough data to recognize any trends either positive or negative.

- **Personal Property Taxes/Motor Vehicle License:** The increase is a result of earlier payments by taxpayers. Bills were mailed earlier in FY 2012 than in FY 2011.
- **Charges for Service:** The increase is the result of the budgeted increase in meter fees implemented for the newly installed multi-space meters.

### **EXPENDITURE HIGHLIGHTS:**

**Year-to-Date Expenditures:** As of August 30, 2011, actual General Fund expenditures totaled \$71.7 million, an increase of \$12.1 million, or 20.4 percent, above expenditures for the same period last year. Most of this increase is the result of one additional pay period being posted in FY 2012 through August as compared to FY 2011.

There are several departmental changes approved for FY 2012. Funds for the Department of Mental Health, Mental Retardation and Substance Abuse; the Department of Human Services; and the Office on Women are now appropriated into one agency: the Department of Community and Human Services. The Department of Emergency Communications, which was established in March of FY 2010, was expanded in February 2011 with the consolidation of the emergency communications functions of the Police and Fire Departments into the new department. When possible for comparison purposes, prior year amounts have been moved to the new departments.

- **Health Department:** The decrease reflects the timing of bills received from the Commonwealth for services provided
- **Fire Department:** As discussed during several City Council legislative meetings and during the FY 2012 budget process, the Fire Department has a continued need to utilize overtime to maintain minimum staffing levels on frontline Fire and EMS units when firefighters and medics use leave and to fill vacancies from attrition. Also, a new Fire recruit class is underway that should begin to reduce the need for overtime late in FY 2012, but for now it adds to the Fire Department's personnel costs. The Fire Department is projected to be over the current budget as adopted by City Council. OMB and Fire staff will continue to monitor overtime and other expenditures and revise the projections as needed.
- **Transit Subsidies:** The State is currently withholding its monthly payments to the Northern Virginia Transportation Commission (NVTC) unless NVTC agrees to appoint State representatives to the Washington Metropolitan Area Transit Authority (WMATA) Board of Directors and potentially some other local transit operating boards such as DASH. For FY 2012, the City is budgeted to utilize \$16.5 million in NVTC revenue to fund a portion of the City's \$22.2 million WMATA operating subsidy, with the remainder budgeted to be paid from the General Fund. To date, the City has completed its first two quarterly payments to WMATA. It is estimated there will be sufficient funding at NVTC from capital reimbursements and motor fuel sales tax revenues for the City to make its third quarter payment (due January 1) utilizing existing funds. However, if the State has not resolved the representative issue and State aid has not been restored by WMATA's March 1<sup>st</sup> fourth quarter due date, the City may be required to identify a new funding source for the transit subsidy budget to compensate for the loss of State funding. Staff will continue to monitor and advise City Council on this issue.
- **Debt Service:** The increase reflects budgeted debt service for new bonds issued in June 2009 and June 2010. A portion of the interest cost (\$1.2 million) is reimbursed from the federal government as part of the Build America Bonds program.
- **Non- Departmental:** The decrease in expenditures is a result of a difference in the timing of payments to one of the City's closed pension plans. Please note that General Fund expenditures do not include the costs shown in the following table. The City has been included in the presidential declaration for Hurricane Irene, which makes certain expenditures eligible for federal re-imbusement. Staff is currently in the process of developing the reimbursement request.

<b>Event</b>	<b>Cost</b>	<b>Other</b>
Tropical Storm Lee	\$1.35 million	No declaration yet.
Hurricane Irene	0.70 million	Declaration could reduce to between \$0.2 and \$0.3 million.
Earthquake	0.50 million	
9/11 Terrorist Preparation	0.02 million	
<b>Total Range:</b> Estimated between <b>\$0.7 to \$2.6 million</b> depending on the amounts reimbursed.		

- **Schools:** The City will provide approximately 75 percent of the estimated funds required to operate the City public school system in FY 2012. School expenditure data will be provided by the School administration in the September Financial Report, following the first month of school operations.

**ONLINE REFERENCES:**

Online Reference 1-The Economy

Online Reference 2-Revenues

Online Reference 3-Expenditures

**STAFF:**

Morgan Routt, Assistant Director, OMB

Laura Triggs, Acting Chief Financial Officer

Ray Welch, Comptroller

Melinda Barton, Public Information Specialist

SELECTED ECONOMIC INDICATORS

Attachment 1

	Change on Previous Year
<b>Consumer Price Index (CPI-U)</b> <b>for the Washington-Baltimore,</b> <b>DC-MD-VA-WV Area</b> (as of July 2011)	4.1%
<b>For the United States</b> (as of August 2011)	3.8%
<b>Core CPI-U (excludes food and energy)</b> (As of August 2011)	2.0%

(Source: U.S. Department of Labor, Bureau of Labor Statistics)

	Current Month	Prior Month	Prior Year
<b>Unemployment Rates</b> <b>Alexandria</b> (as of July, 2011)	4.5%	4.8%	4.8%
<b>Virginia</b> (as of August, 2011)	6.3%	6.1%	6.8%
<b>United States</b> (as of August, 2011)	9.1%	9.1%	9.6%

(Source: U.S. Department of Labor, Bureau of Labor Statistics)

	Current Quarter	Prior Quarter	Prior Year
<b>Office Vacancy Rates</b> <b>Alexandria</b>	13.0%	12.1%	12.1%
<b>Northern Virginia</b>	12.7%	12.6%	12.8%
<b>Washington, DC Metro area</b> (As of 2nd quarter, 2011)	11.5%	11.3%	12.0%

(Source: CoStar)

	Current Year	Prior Year	Change on Previous Year
<b>New Business Licenses</b> 3 month trailing average (As of August 2011)	64	64	0.0%

(Source: Finance Department)

	Current Year	Prior Year	Change on Previous Year
<b>New Commercial Construction (excluding Apartment Buildings) and Building Renovations</b> (Fiscal YTD as of August 2011)			
Number of new building permits	0	0	0.0%
Value of new building permits (\$ millions)	\$0	\$0	0.0%

(Source: Office of Code Administration)

	Current Year	Prior Year	Change on Previous Year
<b>New Multi-family Construction (including Apartment &amp; Condominium Buildings)</b> (Fiscal YTD as of August 2011)			
Number of new building permits	4	0	0.0%
Value of new building permits (\$ millions)	\$12.8	\$0.0	0.0%

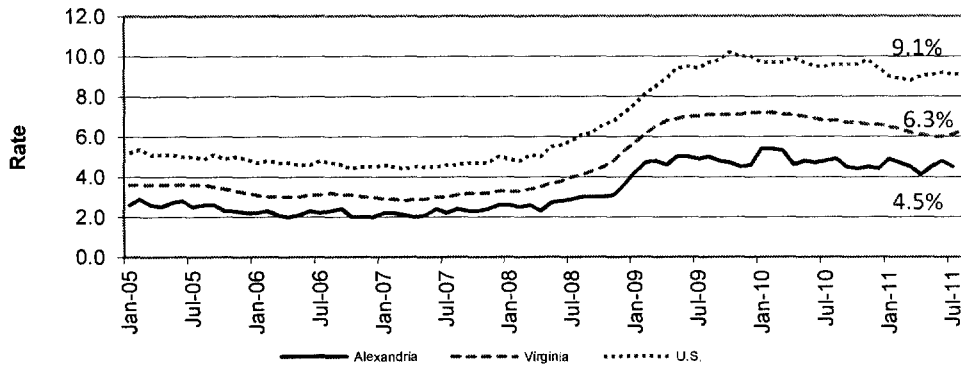
	Current Year	Prior Year	Change on Previous Year
<b>Residential Real Estate Indicators</b>			
Residential Dwelling Units Sold (Calendar YTD ending August 2011)	1,224	1,194	2.5%
Median Residential Sales Price (As of August 2011)	\$450,000	\$450,000	0.0%

(Source: Department of Real Estate Assessments)

	Current Year	Prior Year	Change on Previous Year
<b>Foreclosures</b>			
3 month trailing average (As of August 2011)	21	24	-12.5%

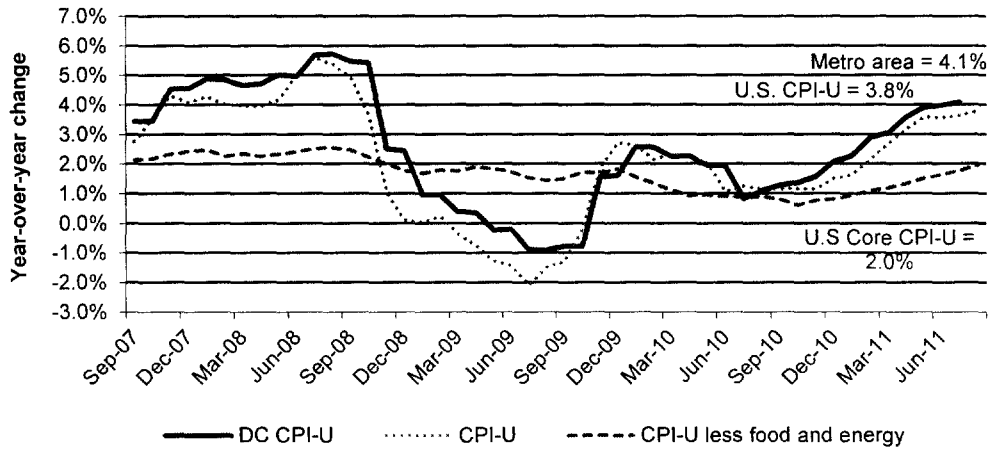
Source: Dept of Real Estate Assessments

**Unemployment Rate - U.S., Virginia, and Alexandria**

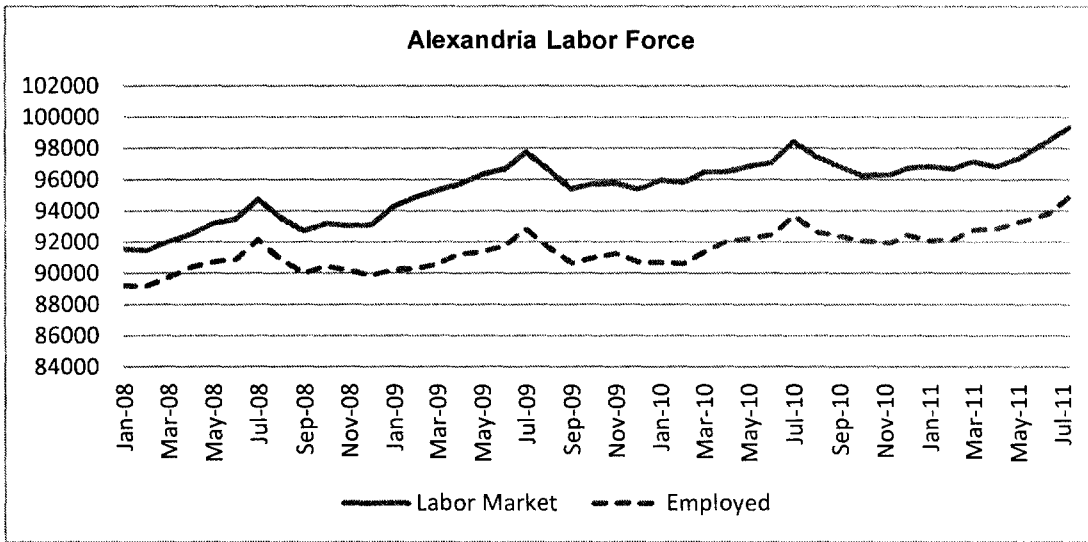


Source: U.S. Department of Labor, Bureau of Labor Statistics  
 U.S. and Virginia through August 2011; Alexandria through August 2011  
 \*Alexandria unemployment is not seasonally-adjusted, while U.S. and Virginia are seasonally-adjusted.

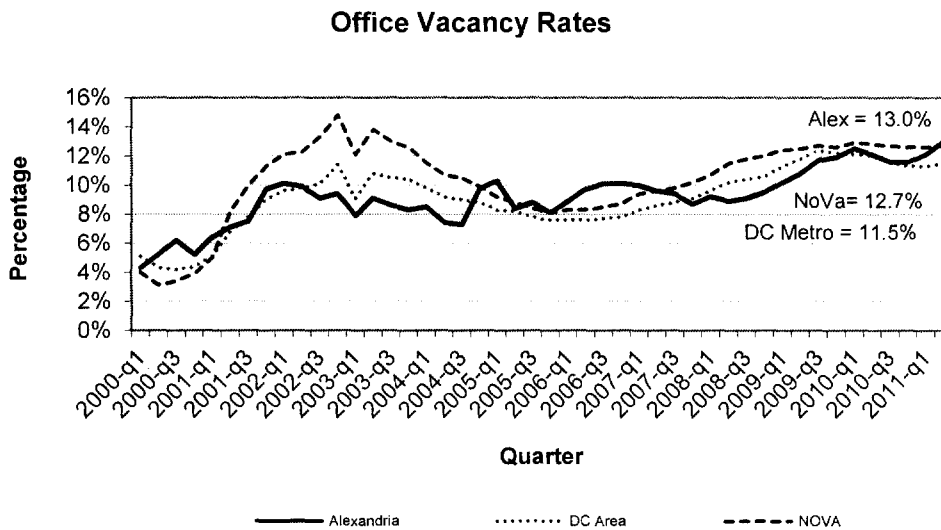
**Annual Change in Consumer Price Index**



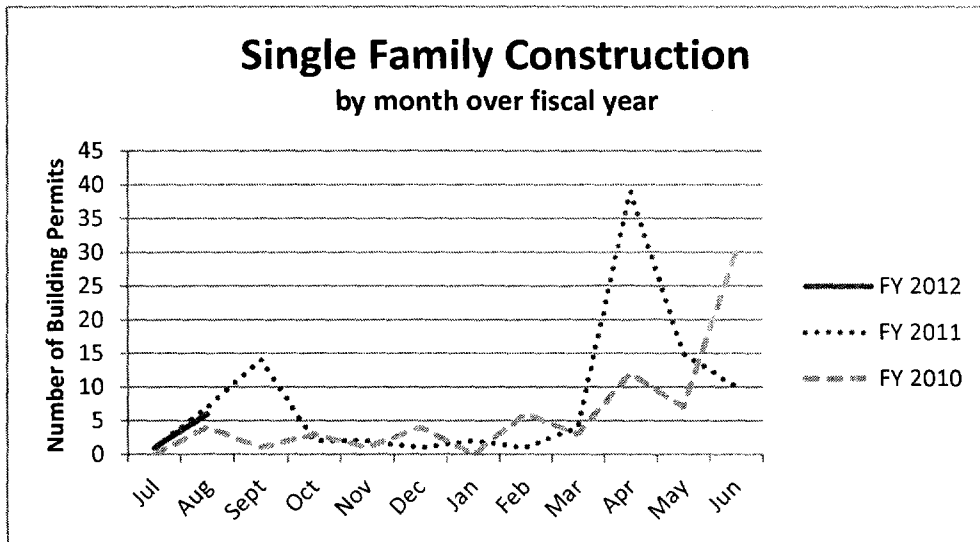
Source: U.S. Department of Labor, Bureau of Labor Statistics  
 U.S. through August 2011; DC Metro Area through July 2011



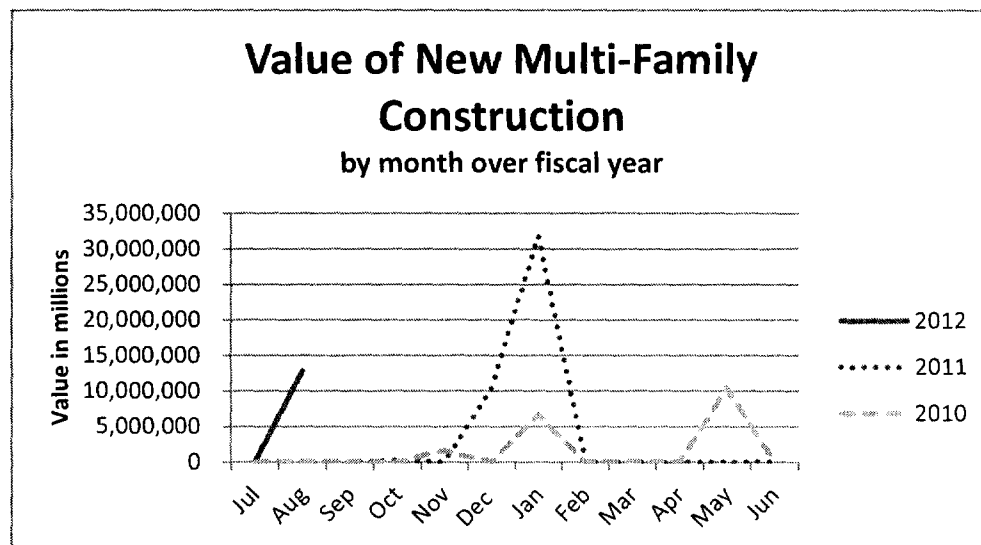
Source: Virginia Employment Commission  
 Through July 2011  
 \*Not seasonally adjusted.



Source: CoStar  
 Through 2nd quarter, 2011

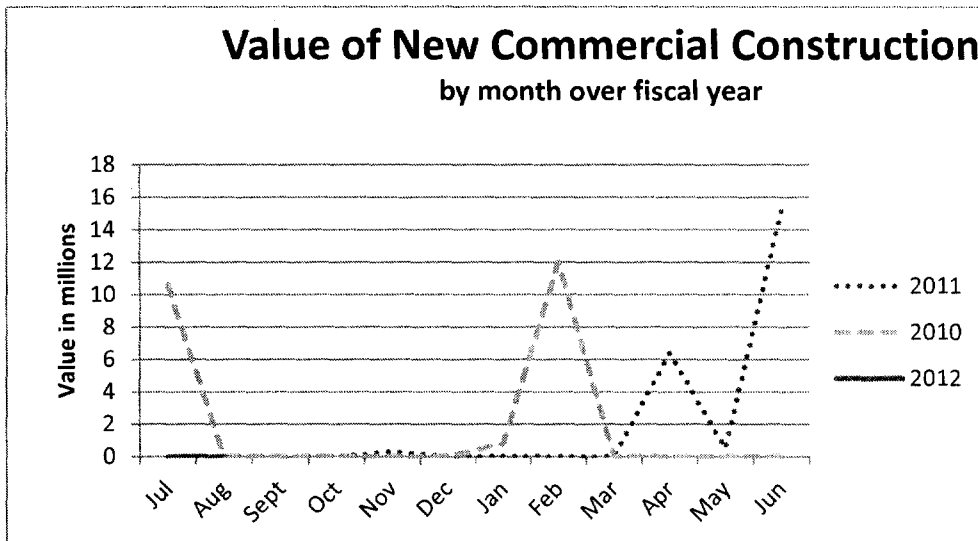


Source: Code Enforcement  
Through August 2011

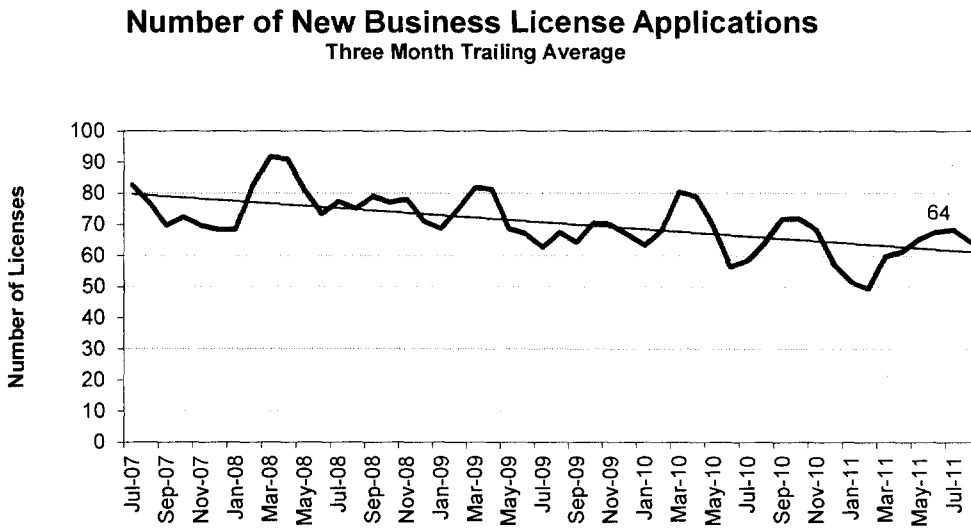


Source: Code Enforcement  
Through August 2011



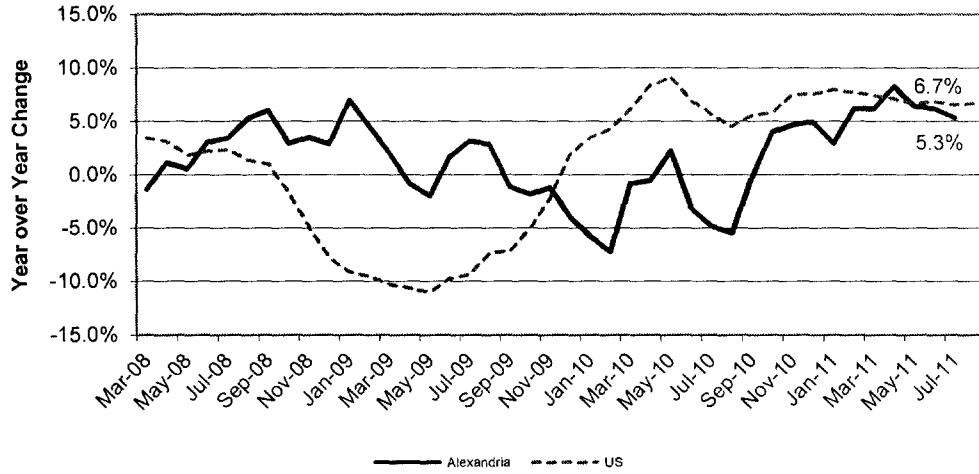


Source: Code Enforcement  
Through August 2011



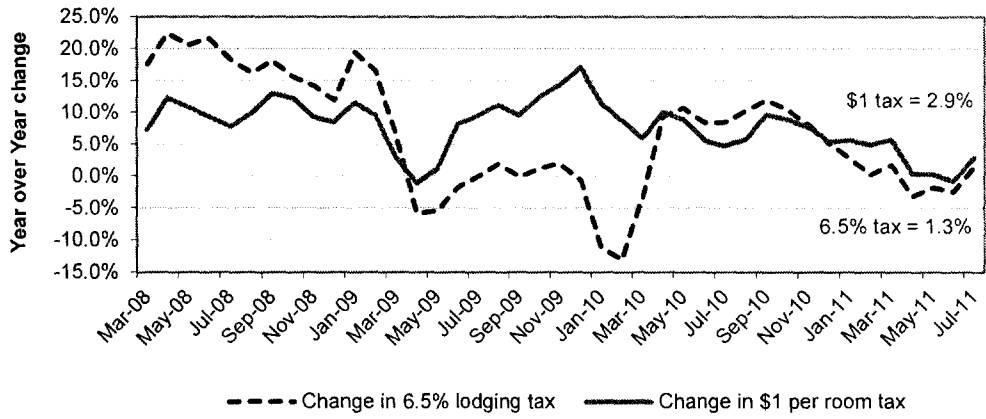
Source: Finance Department  
Through August 2011

**Annual Change in U.S. Retail Sales  
& Alexandria Sales Tax Collections**  
3 month trailing average

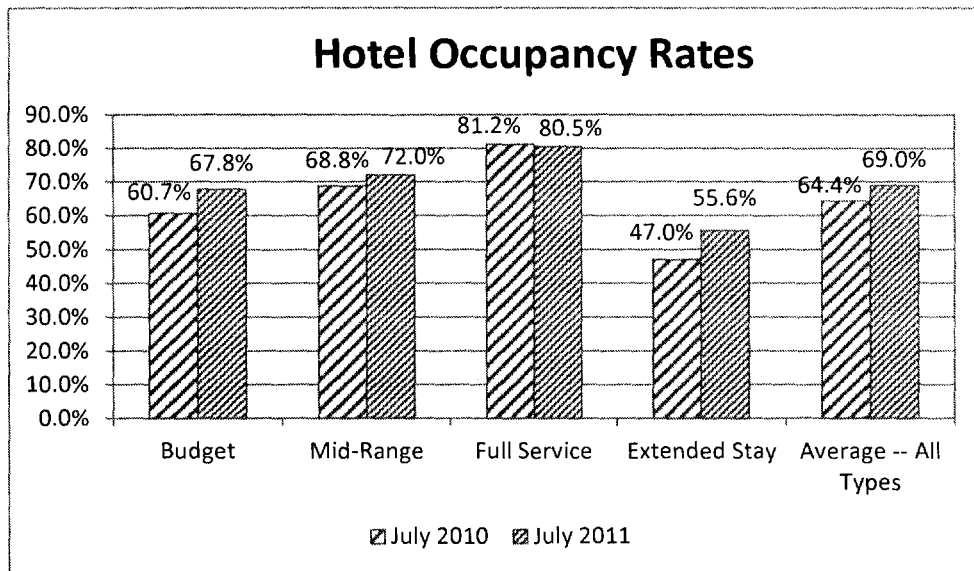


Source: Finance Department, U.S. Census Bureau  
U.S. data through August 2011; Alexandria data through July 2011

**Annual Change in Transient Lodging Tax Receipts**  
3 month trailing average

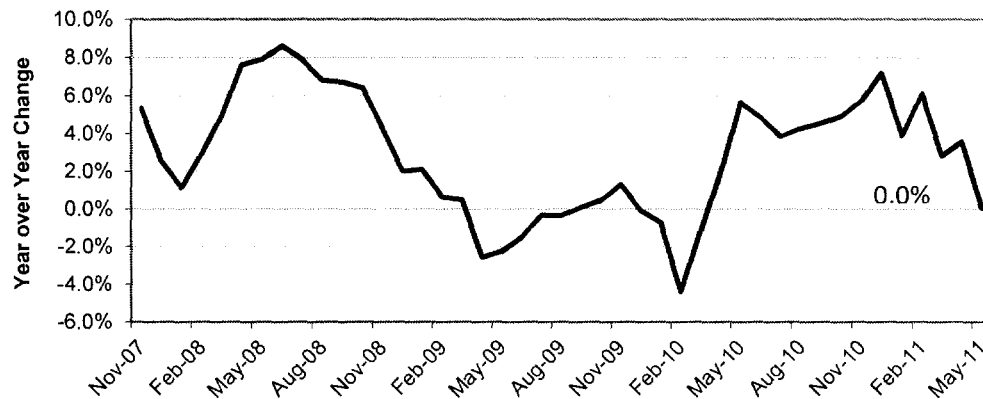


Source: Finance Department  
Through July 2011



Source: Finance Department  
Through July 2011

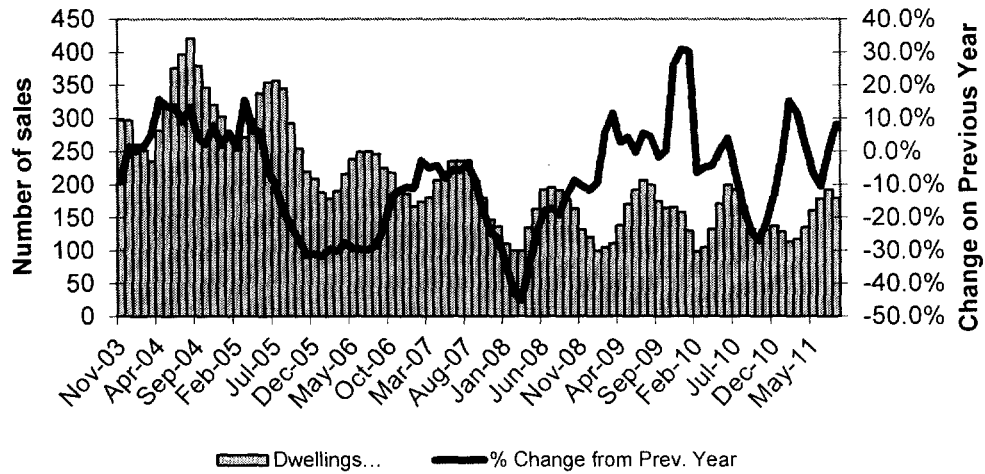
### Annual Change in Meals Tax Revenue Per 1 % of Tax 3 month trailing average



Source: Finance Department  
Through May 2011\*

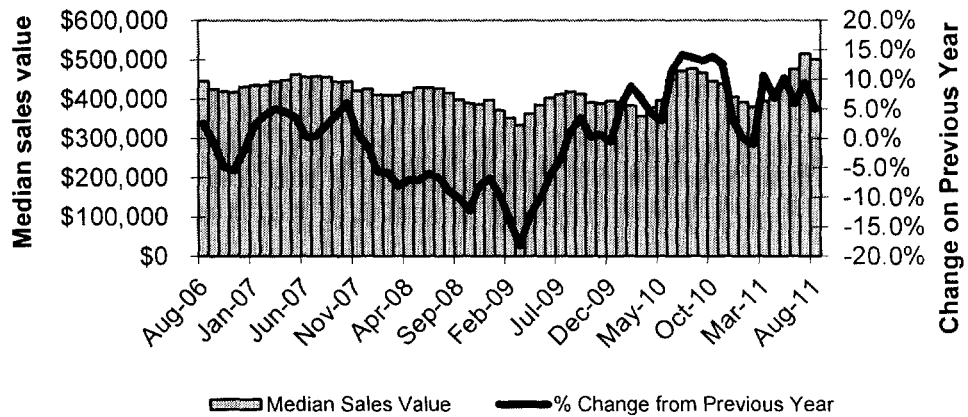
\*Meals tax collections typically lag because there are restaurant filings and payments that have not been processed by the end-of-the-month deadline.

### Alexandria Residential Property Sales Volume Three Month Trailing Average



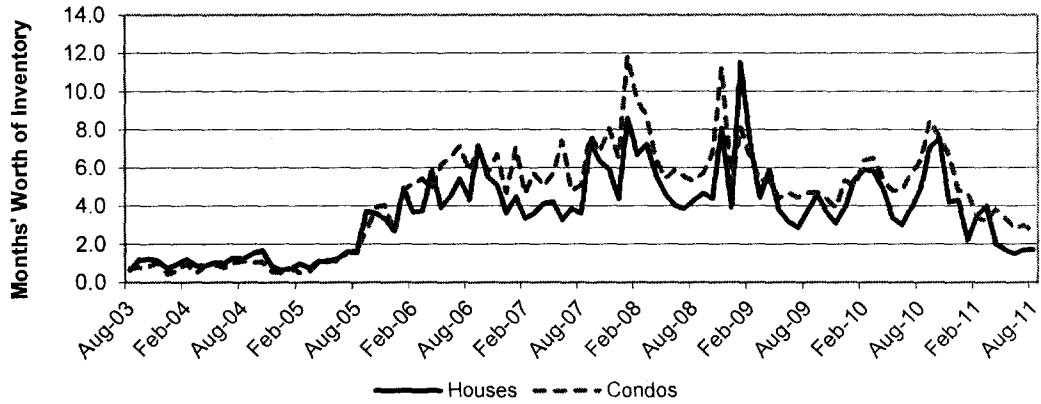
Source: Department of Real Estate Assessments  
Through August 2011

### Alexandria Residential Property Median Sales Value Three Month Trailing Average



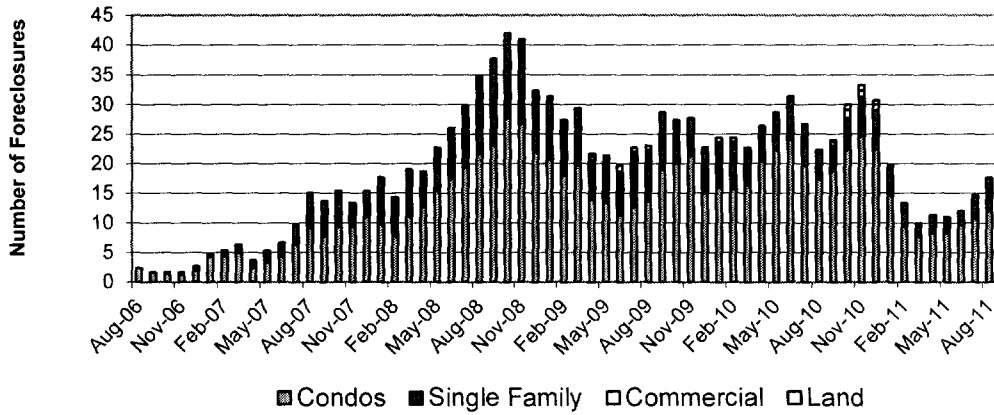
Sources: Metropolitan Regional Information Systems; Department of Real Estate Assessments  
Through August 2011

**Months' Worth of Inventory  
City of Alexandria  
2002 - present**



Source: Metropolitan Regional Information Systems  
Through August 2011

**New Foreclosures in Alexandria  
3 month trailing average**



Source: Department of Real Estate Assessments  
Through July 2011

**CITY OF ALEXANDRIA, VIRGINIA  
COMPARATIVE STATEMENT OF REVENUES  
GENERAL FUND  
FOR THE PERIODS ENDING AUGUST 31, 2011 AND AUGUST 31, 2010**

	A	B	C	D=C/B	E	F=(C-E)/E
	FY2011 PRE-AUDIT ACTUALS	FY2012 REVISED BUDGET	FY2012 REVENUES THRU 08/31/11	% OF BUDGET	FY2011 REVENUES THRU 08/31/10	% CHANGE
<b>General Property Taxes</b>						
Real Property Taxes.....	\$ 312,641,695	\$ 321,674,773	\$ 826,462	0.3%	\$ 396,475	108%
Personal Property Taxes.....	34,891,944	34,600,000	1,277,847	3.7%	226,681	464%
Penalties and Interest.....	2,246,186	1,870,000	104,704	5.6%	70,452	49%
<b>Total General Property Taxes</b>	<b>\$ 349,779,825</b>	<b>\$ 358,144,773</b>	<b>\$ 2,209,013</b>	<b>0.6%</b>	<b>\$ 693,608</b>	<b>218%</b>
<b>Other Local Taxes</b>						
Local Sales and Use Taxes.....	\$ 23,880,909	\$ 24,200,000	\$ -	0.0%	\$ -	0%
Consumer Utility Taxes.....	10,812,989	11,200,000	-	0.0%	-	0%
Communication Sales and Use Taxes.....	11,259,534	11,600,000	-	0.0%	-	0%
Business License Taxes.....	30,444,798	31,825,000	123,940	0.4%	517,812	-76%
Transient Lodging Taxes.....	11,245,201	12,500,000	1,038,159	8.3%	1,001,229	4%
Restaurant Meals Tax.....	16,214,900	16,300,000	1,127,358	6.9%	1,336,193	-16%
Tobacco Taxes.....	2,777,053	2,900,000	226,600	7.8%	258,229	-12%
Motor Vehicle License Tax.....	3,324,937	3,200,000	259,441	8.1%	114,793	126%
Real Estate Recordation.....	3,668,663	3,800,000	435,404	11.5%	276,258	58%
Admissions Tax.....	1,082,685	1,100,000	120,832	11.0%	133,646	-10%
Other Local Taxes.....	3,547,688	2,705,000	4,503	0.2%	118,727	-96%
<b>Total Other Local Taxes</b>	<b>\$ 118,259,357</b>	<b>\$ 121,330,000</b>	<b>\$ 3,336,237</b>	<b>2.7%</b>	<b>\$ 3,756,887</b>	<b>-11%</b>
<b>Intergovernmental Revenues</b>						
Revenue from the Fed. Government.....	\$ 9,697,509	\$ 9,447,640	\$ -	0.0%	\$ -	-
Personal Property Tax Relief from the Commonwealth.....	23,578,531	23,578,531	11,789,265	50.0%	11,789,265	0%
Revenue from the Commonwealth.....	20,452,569	19,950,485	536,278	2.7%	589,919	0%
<b>Total Intergovernmental Revenues</b>	<b>\$ 53,728,609</b>	<b>\$ 52,976,656</b>	<b>\$ 12,325,543</b>	<b>23.3%</b>	<b>\$ 12,379,184</b>	<b>0%</b>
<b>Other Governmental Revenues And Transfers In</b>						
Fines and Forfeitures.....	\$ 4,472,520	\$ 4,764,000	\$ 634,169	13.3%	\$ 659,122	-4%
Licenses and Permits.....	2,543,789	2,049,975	415,341	20.3%	313,398	33%
Charges for City Services.....	14,939,668	14,709,303	1,812,493	12.3%	1,549,788	17%
Revenue from Use of Money & Prop.....	3,591,323	3,570,000	680,804	19.1%	601,728	13%
Other Revenue.....	987,727	490,000	110,593	22.6%	126,699	-13%
Transfer from Other Funds.....	1,446,713	1,666,903	-	0.0%	-	0%
<b>Total Other Governmental Revenues</b>	<b>\$ 27,981,740</b>	<b>\$ 27,250,181</b>	<b>\$ 3,653,400</b>	<b>13.4%</b>	<b>\$ 3,250,735</b>	<b>12%</b>
<b>TOTAL REVENUE</b>	<b>\$ 549,749,531</b>	<b>\$ 559,701,610</b>	<b>\$ 21,524,193</b>	<b>3.8%</b>	<b>\$ 20,080,414</b>	<b>7%</b>
<b>Appropriated Fund Balance</b>						
General Fund.....	-	8,961,138	-	-	-	0%
Reappropriation of FY 2011 Encumbrances And Other Supplemental Appropriations....	-	-	-	-	-	0%
<b>TOTAL</b>	<b>\$ 549,749,531</b>	<b>\$ 568,662,748</b>	<b>\$ 21,524,193</b>	<b>3.8%</b>	<b>\$ 20,080,414</b>	<b>7%</b>

**COMPARATIVE STATEMENT OF EXPENDITURES & TRANSFERS BY FUNCTION  
GENERAL FUND  
FOR THE PERIODS ENDING AUGUST 31, 2011 AND AUGUST 31, 2010**

FUNCTION	A	B	C	D=C/B	E	F=(C-E)/E
	FY2011	FY2012	FY2012	%	FY2011	F=(C-E)/E
	PRE-AUDIT ACTUALS	REVISED BUDGET	EXPENDITURES THRU 08/31/11	OF BUDGET EXPENDED	EXPENDITURES THRU 08/31/10	EXPENDITURES % CHANGE
Legislative & Executive.....	\$ 5,076,332	\$ 5,415,393	\$ 943,737	17.4%	\$ 932,053	1%
Judicial Administration.....	\$ 38,393,185	\$ 39,643,802	\$ 7,097,325	17.9%	\$ 6,250,303	14%
<b>Staff Agencies</b>						
Information Technology Services.....	\$ 7,181,221	\$ 7,519,965	\$ 1,662,788	22.1%	\$ 1,075,960	55%
Management & Budget.....	1,063,491	1,236,389	157,572	12.7%	155,080	2%
Finance.....	9,872,634	10,680,266	1,626,981	15.2%	1,093,010	49%
Real Estate Assessment.....	1,470,112	1,674,469	258,305	15.4%	194,989	32%
Human Resources.....	2,820,166	2,947,920	483,559	16.4%	378,303	28%
Planning & Zoning.....	5,335,556	5,505,665	1,017,079	18.5%	762,057	33%
Economic Development Activities.....	3,719,232	4,656,167	1,187,674	25.5%	880,423	35%
City Attorney.....	2,325,670	2,652,088	389,526	14.7%	312,197	25%
Registrar.....	1,007,110	1,135,860	250,127	22.0%	191,833	30%
General Services.....	11,681,427	12,486,884	1,727,603	13.8%	1,557,985	11%
<b>Total Staff Agencies</b>	<b>\$ 46,476,619</b>	<b>\$ 50,495,673</b>	<b>\$ 8,761,214</b>	<b>17.4%</b>	<b>\$ 6,601,837</b>	<b>33%</b>
<b>Operating Agencies</b>						
Transportation & Environmental Services.....	\$ 27,532,364	\$ 28,086,977	\$ 5,906,310	21.0%	\$ 4,729,351	25%
Fire.....	35,892,427	35,141,700	7,548,043	21.5%	6,355,609	19%
Police.....	51,013,585	50,890,942	10,145,743	19.9%	8,099,302	25%
Emergency Communications.....	1,842,911	5,687,007	919,157	16.2%	-	-
Code.....	843,814	923,364	140,623	15.2%	152,811	-8%
Transit Subsidies.....	8,094,839	8,561,422	1,837,958	21.5%	1,782,887	3%
Community and Human Services.....	13,920,947	14,560,343	3,270,797	22.5%	2,701,975	21%
Health.....	7,854,474	8,058,508	731,289	9.1%	1,612,948	-55%
Historic Resources.....	2,560,919	2,795,870	460,702	16.5%	366,898	26%
Recreation.....	19,025,423	19,507,560	3,822,500	19.6%	3,302,610	16%
<b>Total Operating Agencies</b>	<b>\$ 168,581,703</b>	<b>\$ 174,213,693</b>	<b>\$ 34,783,122</b>	<b>20.0%</b>	<b>\$ 29,104,391</b>	<b>20%</b>
<b>Education</b>						
Schools.....	\$ 167,886,567	\$ 174,956,420	\$ -	0.0%	\$ -	-
Other Educational Activities.....	12,229	12,288	3,072	25.0%	3,057	0%
<b>Total Education</b>	<b>\$ 167,898,796</b>	<b>\$ 174,968,708</b>	<b>\$ 3,072</b>	<b>0.0%</b>	<b>\$ 3,057</b>	<b>0%</b>
<b>Capital, Debt Service and Miscellaneous</b>						
Debt Service.....	\$ 38,479,349	\$ 43,438,079	\$ 11,246,833	25.9%	\$ 7,018,070	60.3%
Non-Departmental.....	12,427,609	12,587,933	1,288,281	10.2%	2,839,478	-54.6%
Cash Capital.....	5,545,000	4,915,986	4,915,986	100.0%	4,295,000	14.5%
Contingent Reserves.....	-	760,000	-	0.0%	-	-
<b>Total Capital, Debt Service and Miscellaneous</b>	<b>\$ 56,451,958</b>	<b>\$ 61,701,998</b>	<b>\$ 17,451,100</b>	<b>28.3%</b>	<b>\$ 14,152,548</b>	<b>23.3%</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 482,878,393</b>	<b>\$ 506,439,267</b>	<b>\$ 69,039,570</b>	<b>13.6%</b>	<b>\$ 57,044,189</b>	<b>21.0%</b>
<b>Cash Match (Mental Health/Mental Retardation/ Substance Abuse, Human Services and Library and Transfers to the Special Revenue Fund).....</b>						
	33,360,416	45,938,823	-	-	-	-
Transfer to Housing.....	1,715,904	1,651,705	266,193	16.1%	223,511	19.1%
Transfer to Library.....	5,879,455	6,604,953	1,101,046	16.7%	1,041,391	5.7%
Transfer to DASH.....	8,178,196	8,028,000	1,338,000	16.7%	1,301,298	2.8%
<b>TOTAL EXPENDITURES &amp; TRANSFERS</b>	<b>\$ 532,012,564</b>	<b>\$ 568,662,748</b>	<b>\$ 71,744,809</b>	<b>12.6%</b>	<b>\$ 59,610,389</b>	<b>20.4%</b>
<b>Total Expenditures by Category</b>						
Salaries and Benefits	\$ 181,704,996	\$ 180,732,360	\$ 33,730,120	18.7%	\$ 26,477,251	27.4%
Non Personnel (includes all school funds)	350,307,568	387,930,388	38,014,689	9.8%	33,133,138	14.7%
<b>Total Expenditures</b>	<b>\$ 532,012,564</b>	<b>\$ 568,662,748</b>	<b>\$ 71,744,809</b>	<b>12.6%</b>	<b>\$ 59,610,389</b>	<b>20.4%</b>

12  
10-11-11

# Monthly Financial Report

Through August 2011



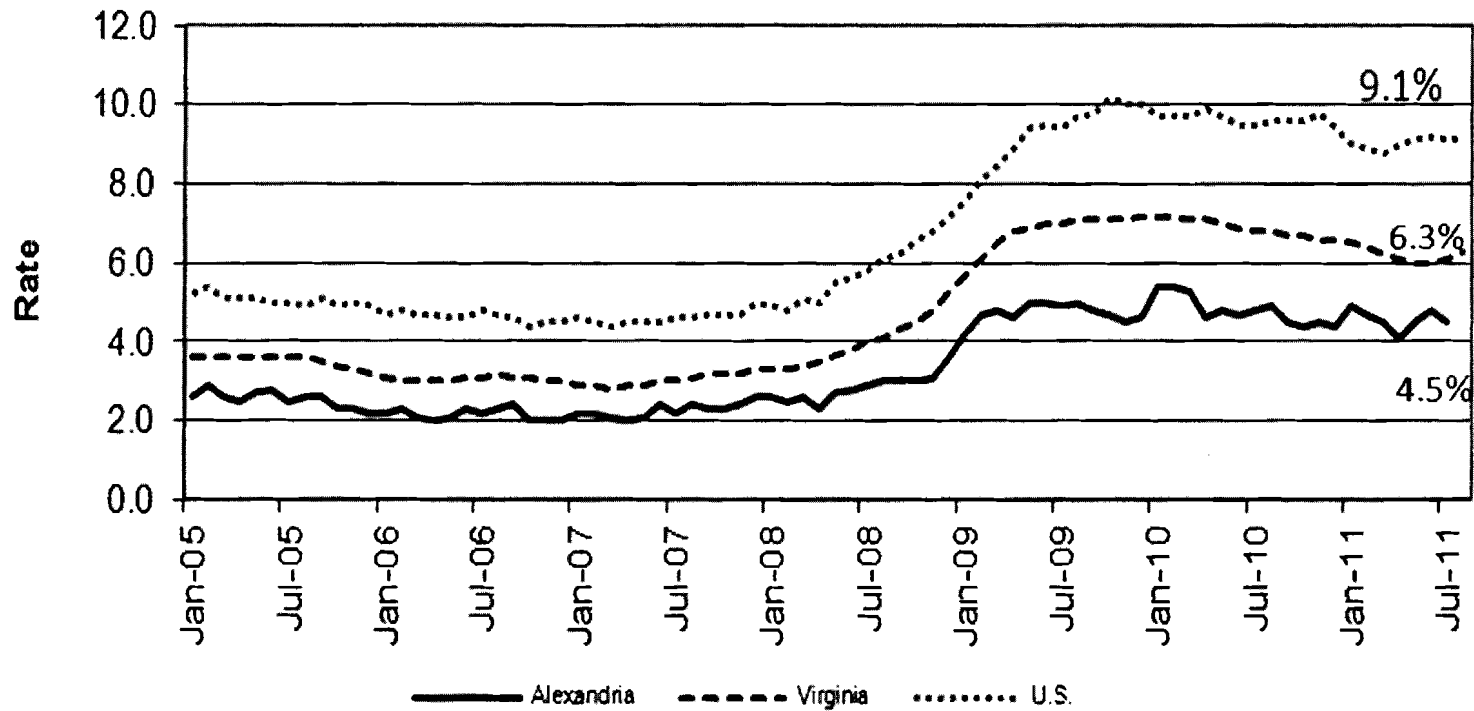
*City of Alexandria*

Monthly Financial Report



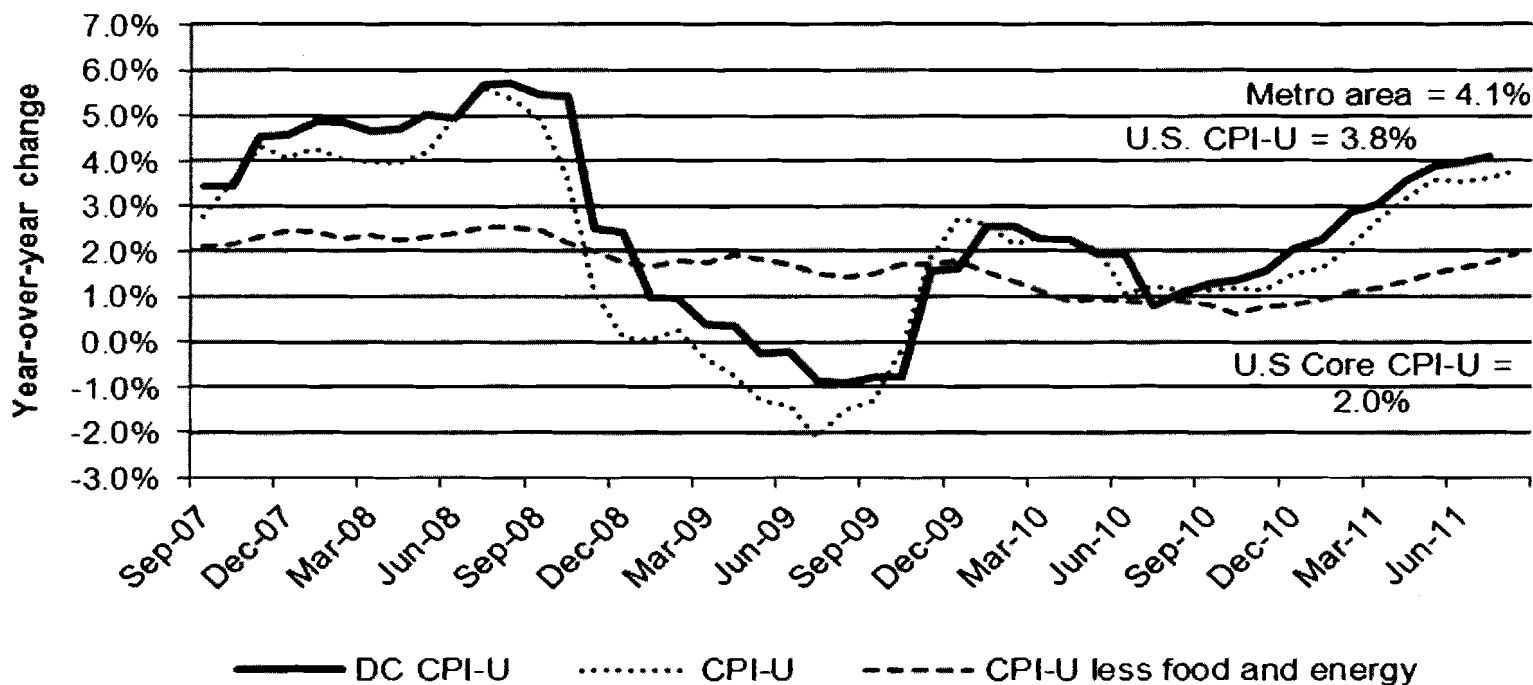
# Economic Indicators

## Unemployment Rate - U.S., Virginia, and Alexandria



# Economic Indicators

## Annual Change in Consumer Price Index

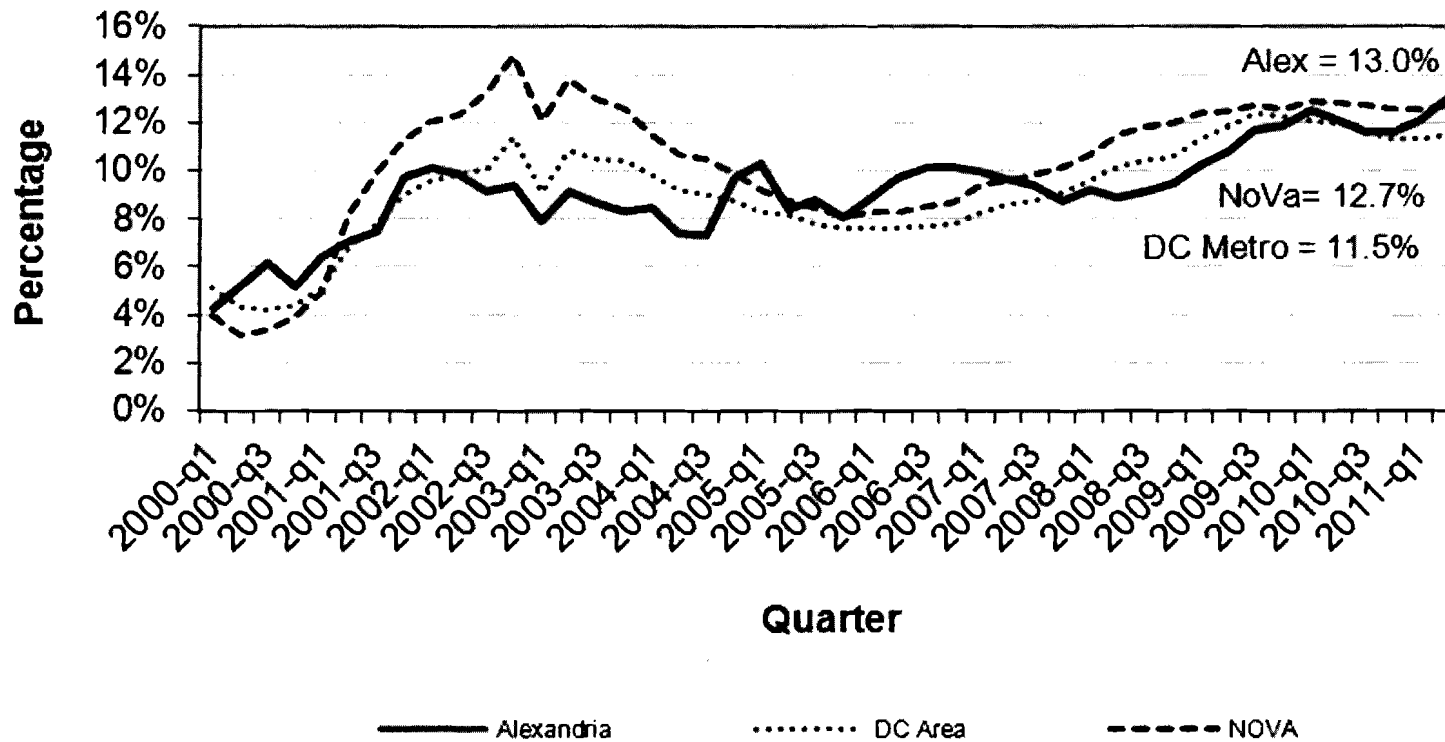


# Economic Indicators

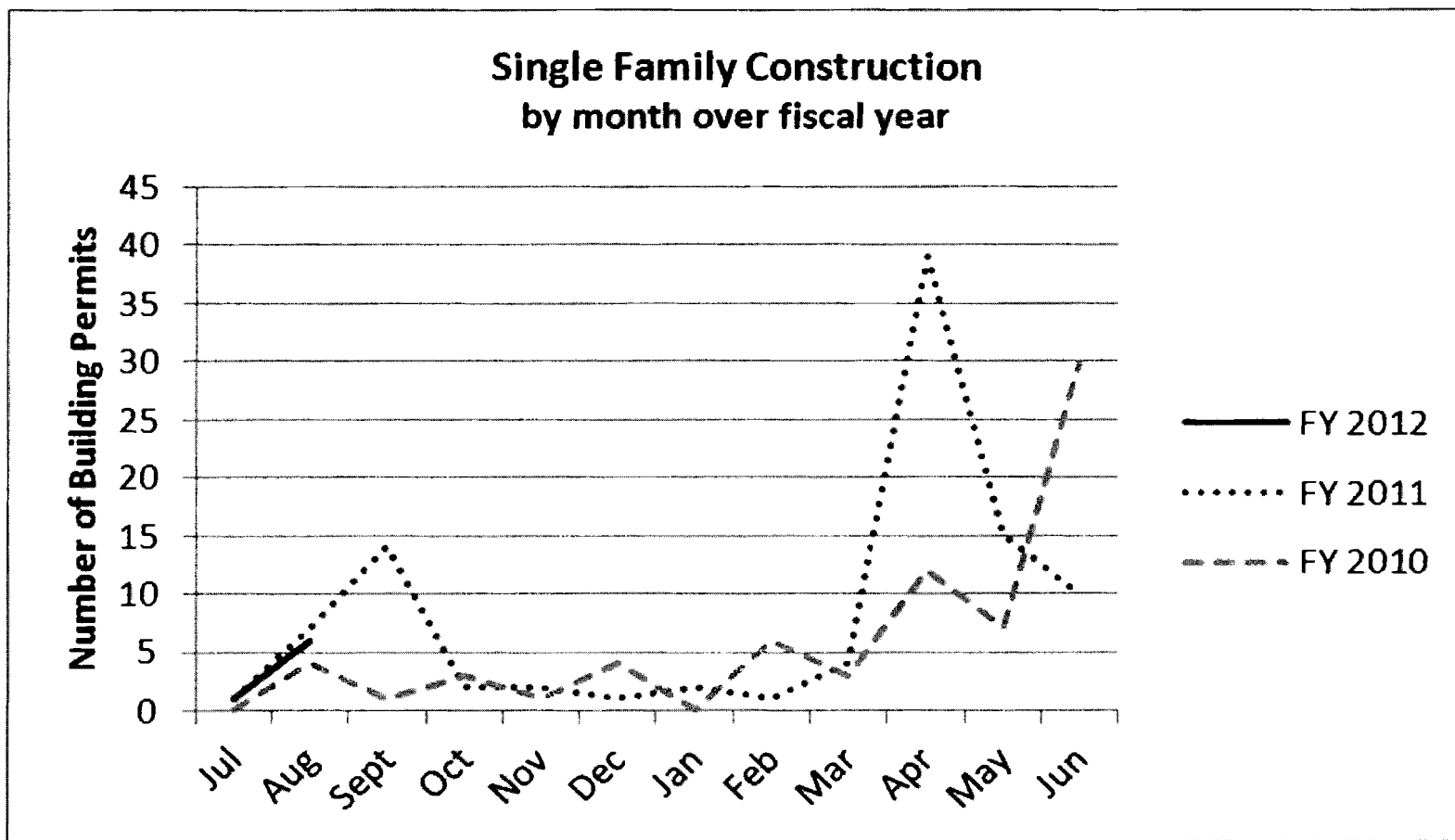


# Economic Indicators

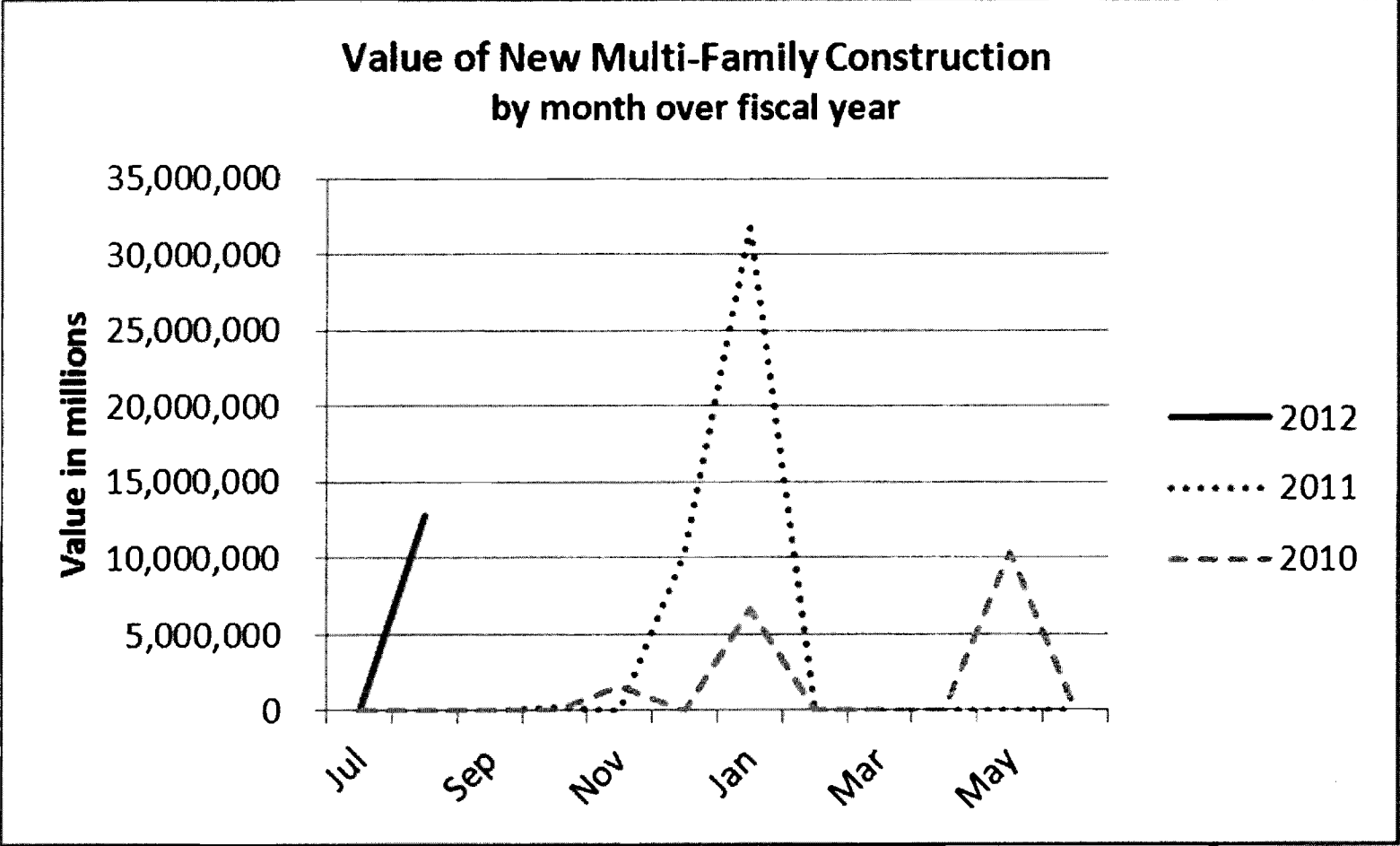
## Office Vacancy Rates



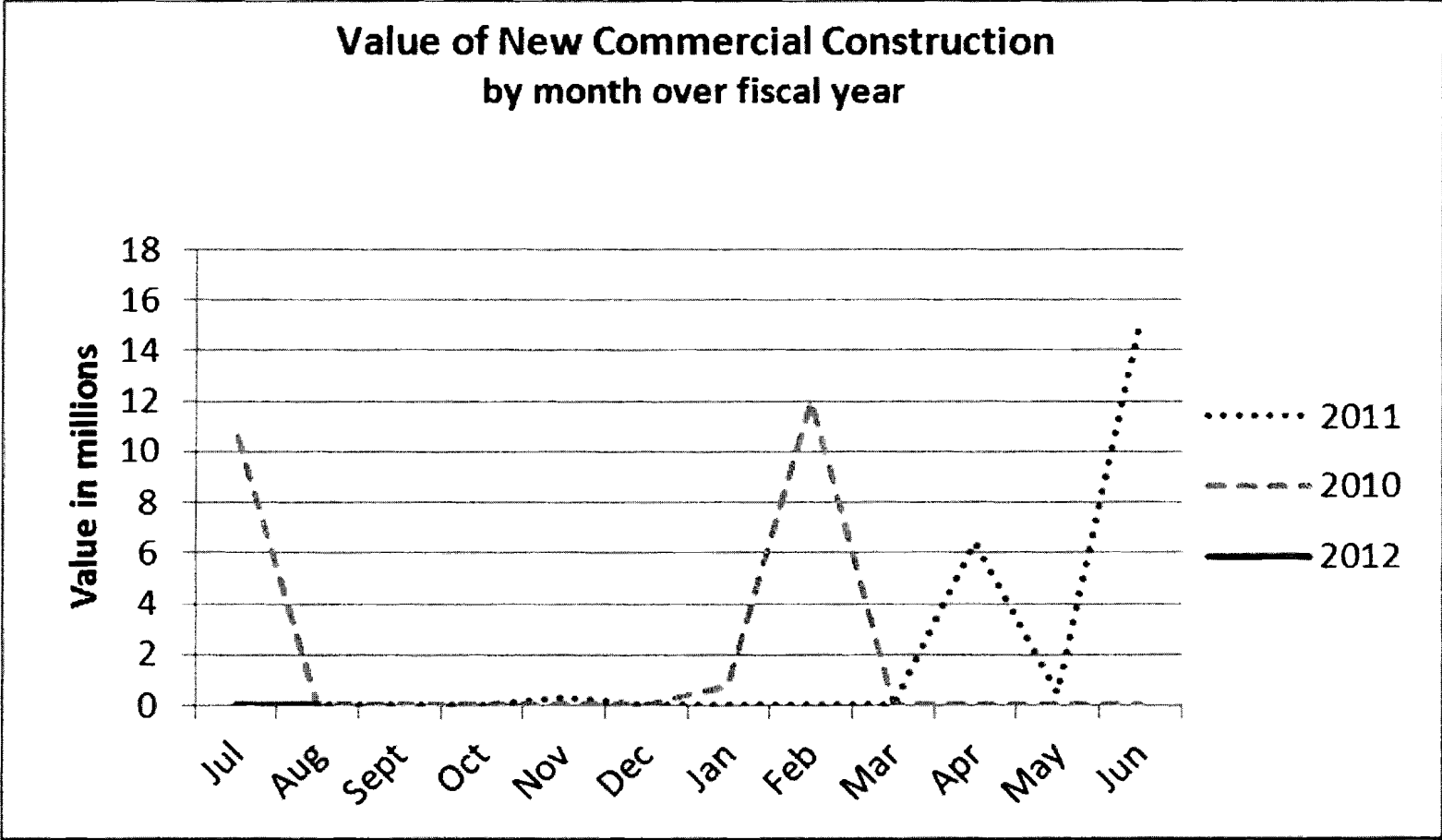
# Economic Indicators



# Economic Indicators

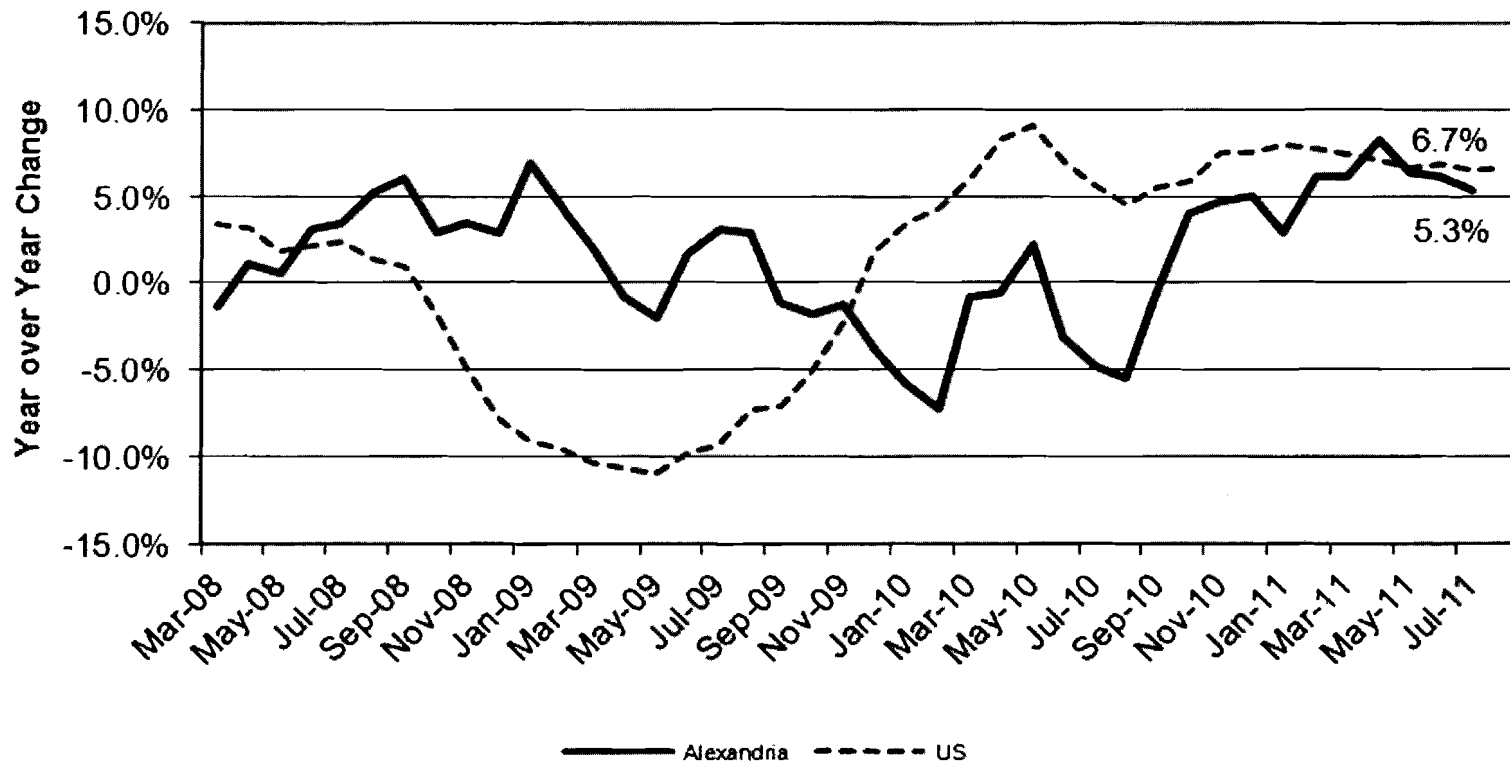


# Economic Indicators



# Economic Indicators

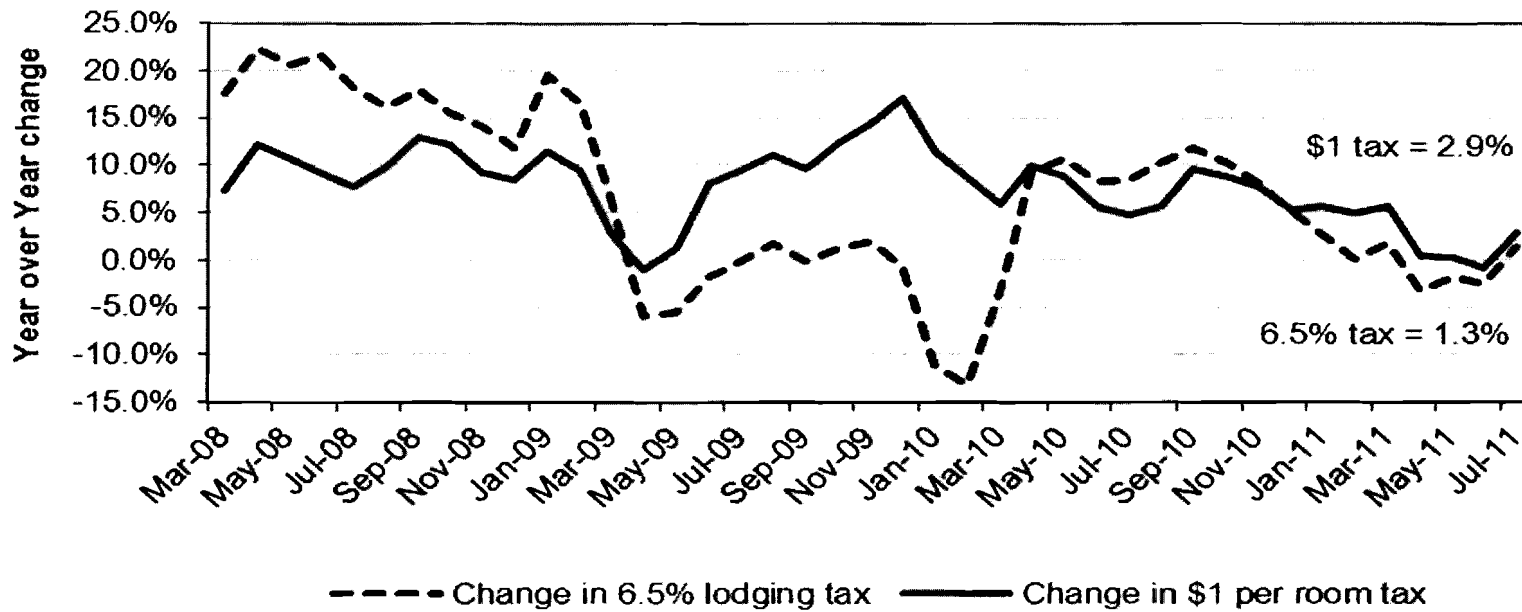
**Annual Change in U.S. Retail Sales  
& Alexandria Sales Tax Collections**  
3 month trailing average



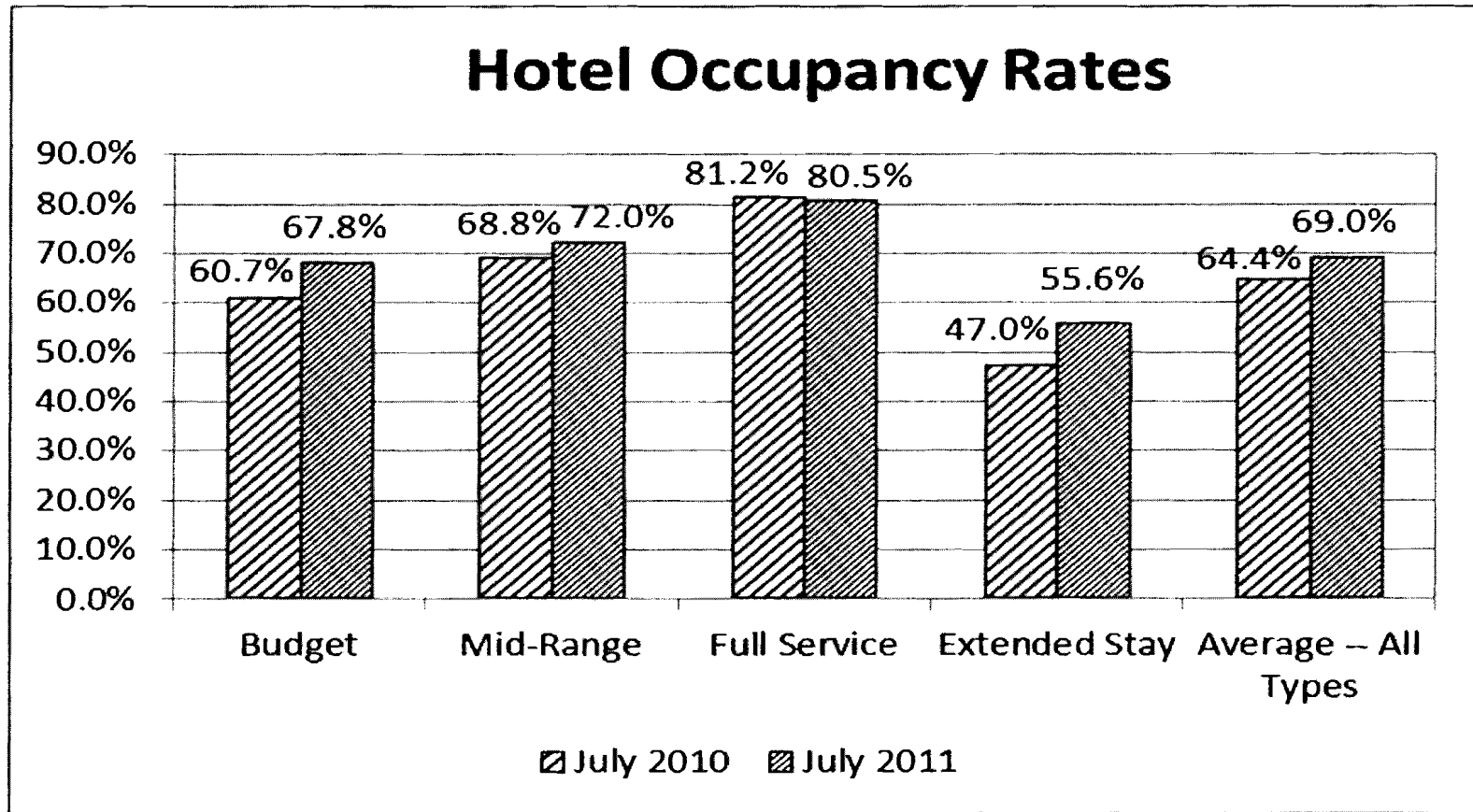


# Economic Indicators

**Annual Change in Transient Lodging Tax Receipts**  
3 month trailing average

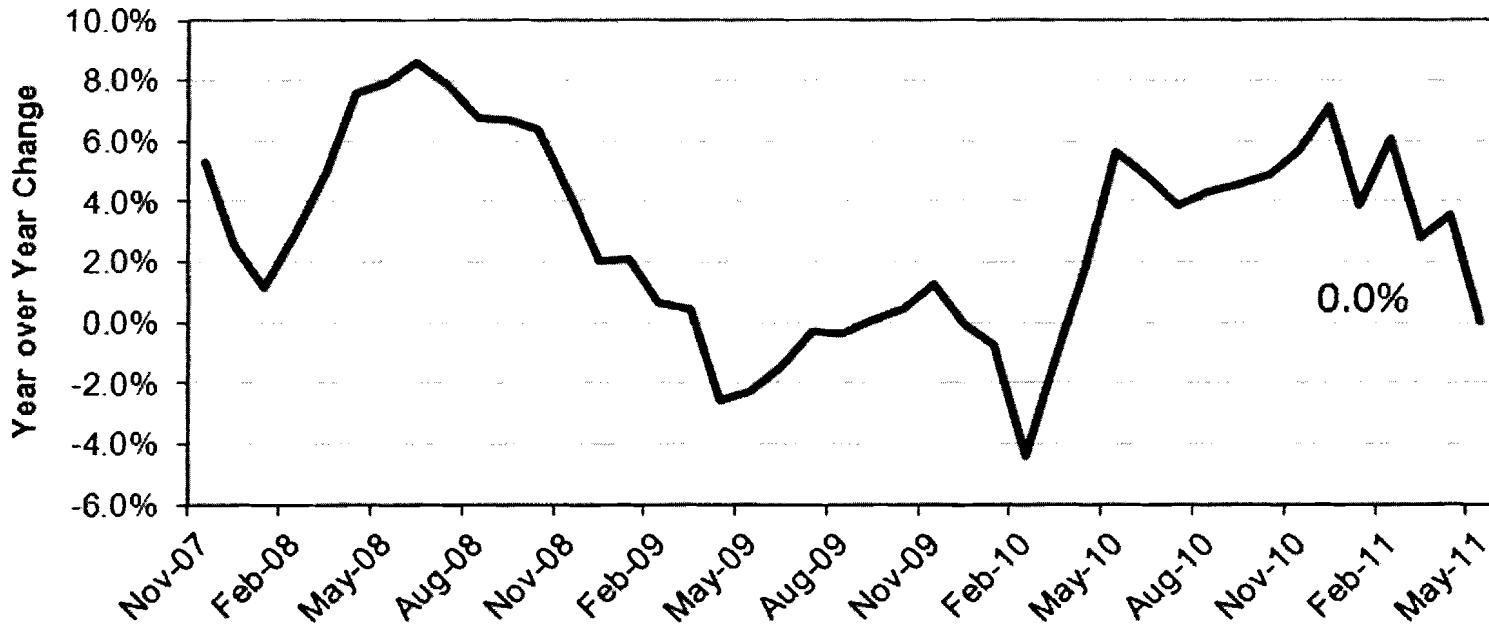


# Economic Indicators



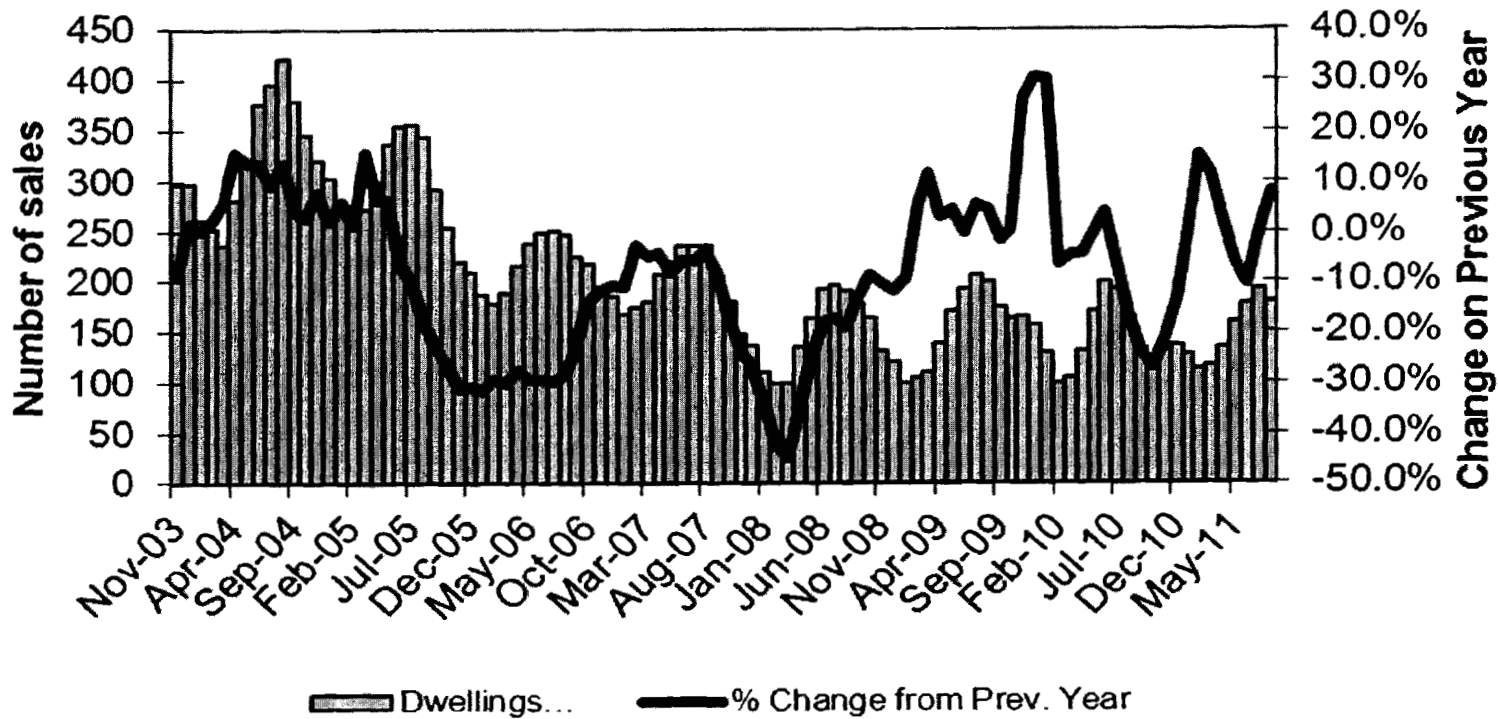
# Economic Indicators

**Annual Change in Meals Tax Revenue Per 1 % of Tax**  
3 month trailing average



# Economic Indicators

## Alexandria Residential Property Sales Volume Three Month Trailing Average

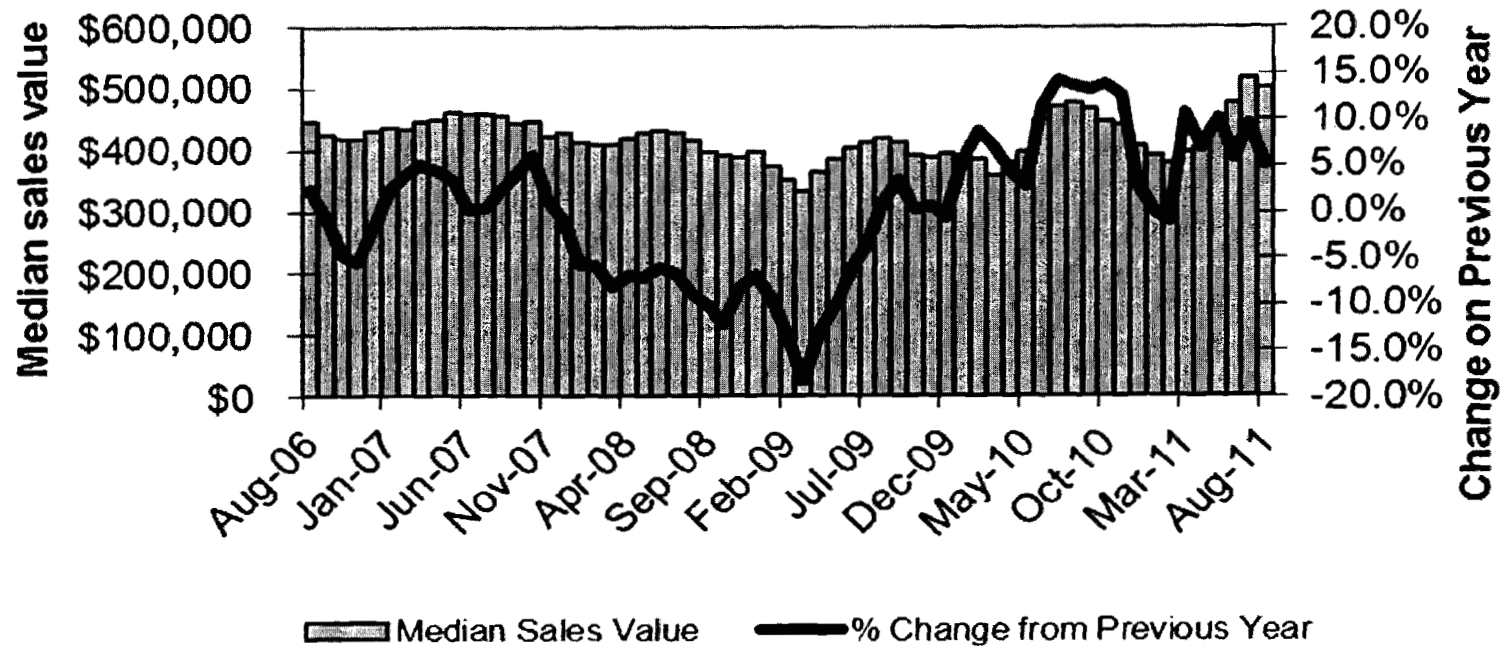


*City of Alexandria*

Monthly Financial Report

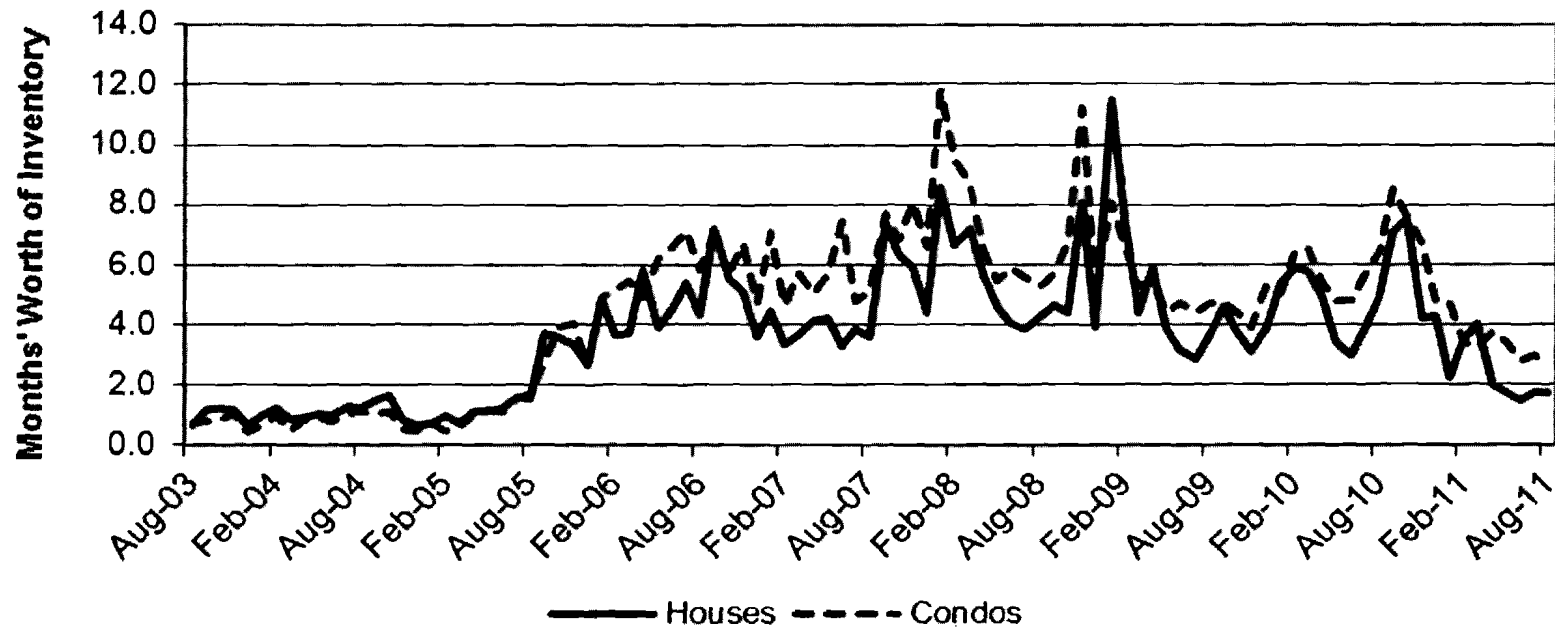
# Economic Indicators

**Alexandria Residential Property Median Sales Value  
Three Month Trailing Average**



# Economic Indicators

Months' Worth of Inventory  
City of Alexandria  
2002 - present

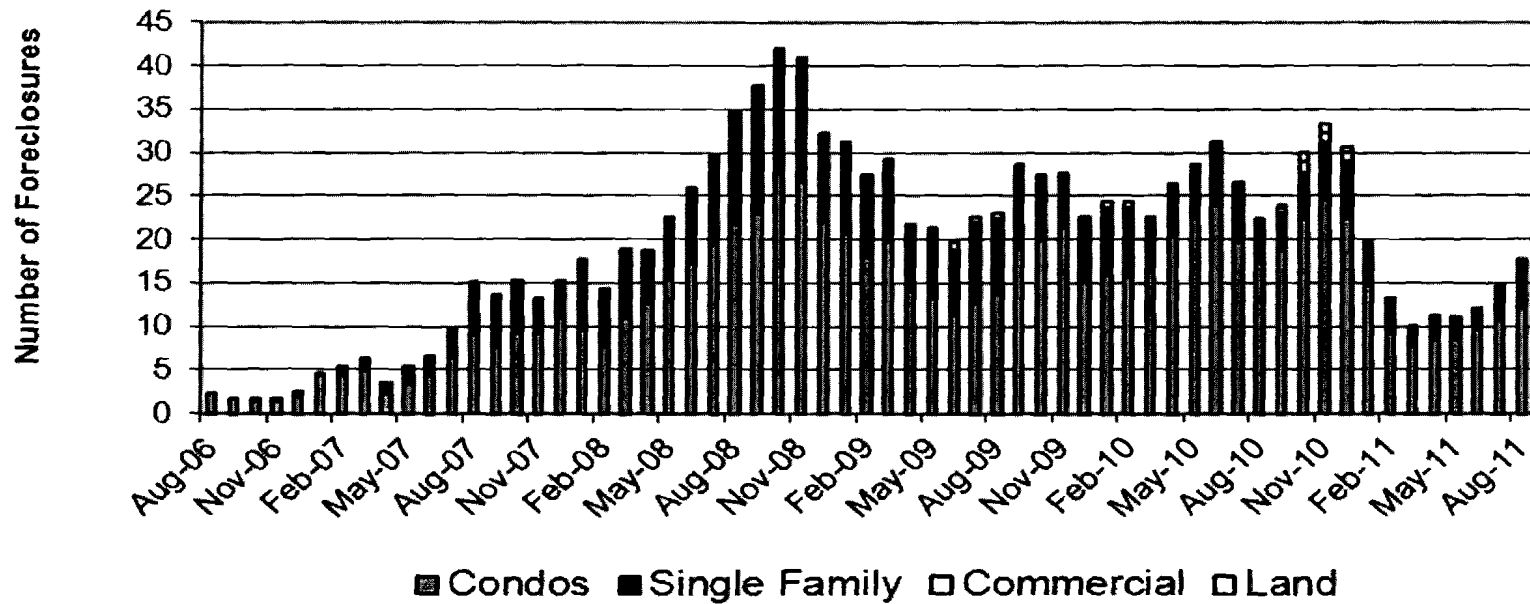


*City of Alexandria*

Monthly Financial Report

# Economic Indicators

**New Foreclosures in Alexandria**  
3 month trailing average



# FY 2011 Close Out

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## Sources of additional \$9.8 M surplus

**\$5.57 M due to expenditure savings (1.0% of budget)**

**\$4.26 M due to higher than anticipated revenue (0.8% of revenue estimate)**





# Recommended Use of Additional Surplus

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- Devote approximately 2/3's of this additional surplus (\$6.7 M) to protect against economic uncertainty
- Provide 1/3 of this additional surplus (\$3.1 million) for one-time emergency response expenses

