

Financial Performance

City of Camas

An Overview of 2nd Quarter of 2018 Financial Performance

Agenda

- General Economy during 2nd Quarter of 2018
- Highlights
- Revenue
- Expenditures
- Investments
- Debt
- Fund Balance Projection
- Outlook
- Topic of the Quarter



2nd Quarter Economy

- Growth remains strong with stable rates
- Energy prices and CPI are climbing month over month
- Housing demands continue to surge including multi-family
- Job growth continues but wage growth is stagnate
- Trade tensions are creating volatility in the market

Indicators

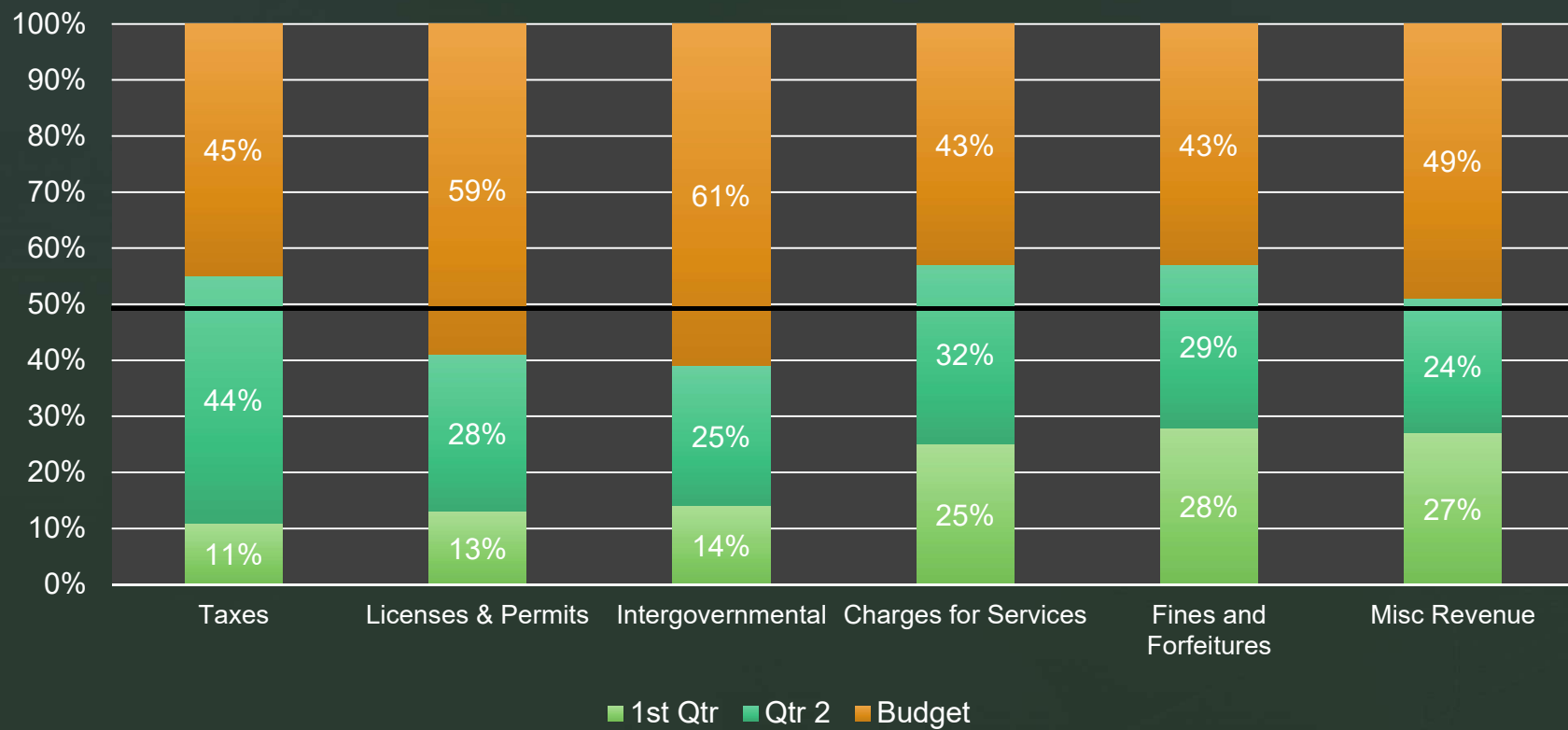
- Avg. Mortgage Rate HIGHER
4.54% v 4.40% at the end of 1st Qtr
- Unemployment STABLE
4.0% v 4.1% at the end of 1st Qtr
- Retail Sales(% change yr.)
HIGHER 6.0% v. 5.0% at the end of 1st Qtr
- CPI (national) HIGHER
2.7% v. 2.4% at the end of 1st Qtr
- Avg. Gas Prices HIGHER
\$2.88 v. \$2.66 at the end of 1st Qtr

General Fund Highlights

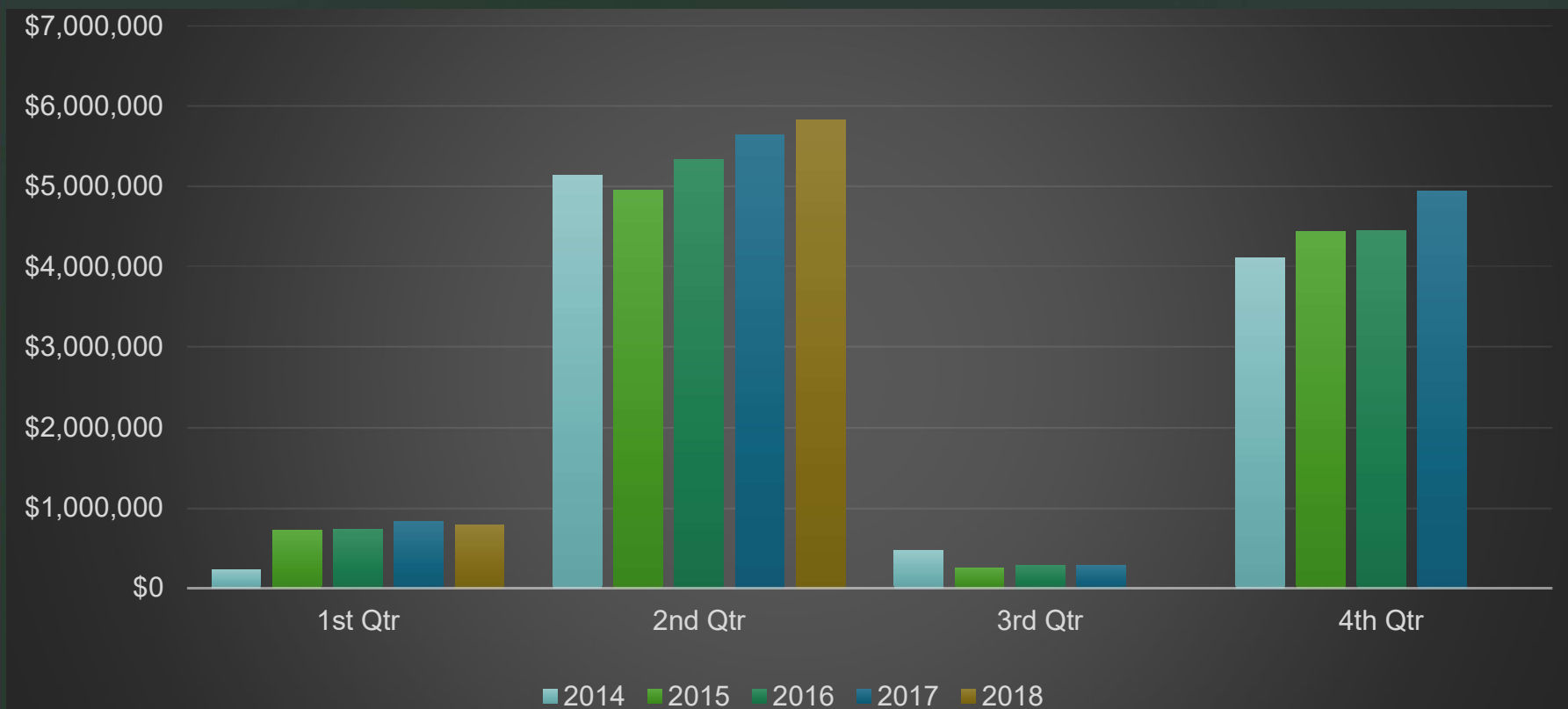
	2015 Second Quarter	2016 Second Quarter	2017 Second Quarter	2018 Second Quarter
Net revenues (less transfers)	\$6,817,139	\$7,573,888	\$8,533,923	\$8,962,332
Net expenditures (less transfers)	\$3,388,177	\$3,360,582	\$3,726,898	\$3,894,357
Net Cash Flow	\$3,428,962	\$4,213,306	\$4,807,025	\$5,067,965
% of Budget Spent	47%	45%	45%	46%
General Fund Balance	\$3,075,648	\$3,012,384	\$4,706,289	\$6,365,944
Overall Cash and Investments for All Funds	\$27,204,696 Includes Bond Proceeds	\$45,733,961 Includes Bond Proceeds	\$49,984,010 Includes Bond Proceeds	\$47,248,225 Includes Bond Proceeds

This table illustrates the cash flow of the General Fund.

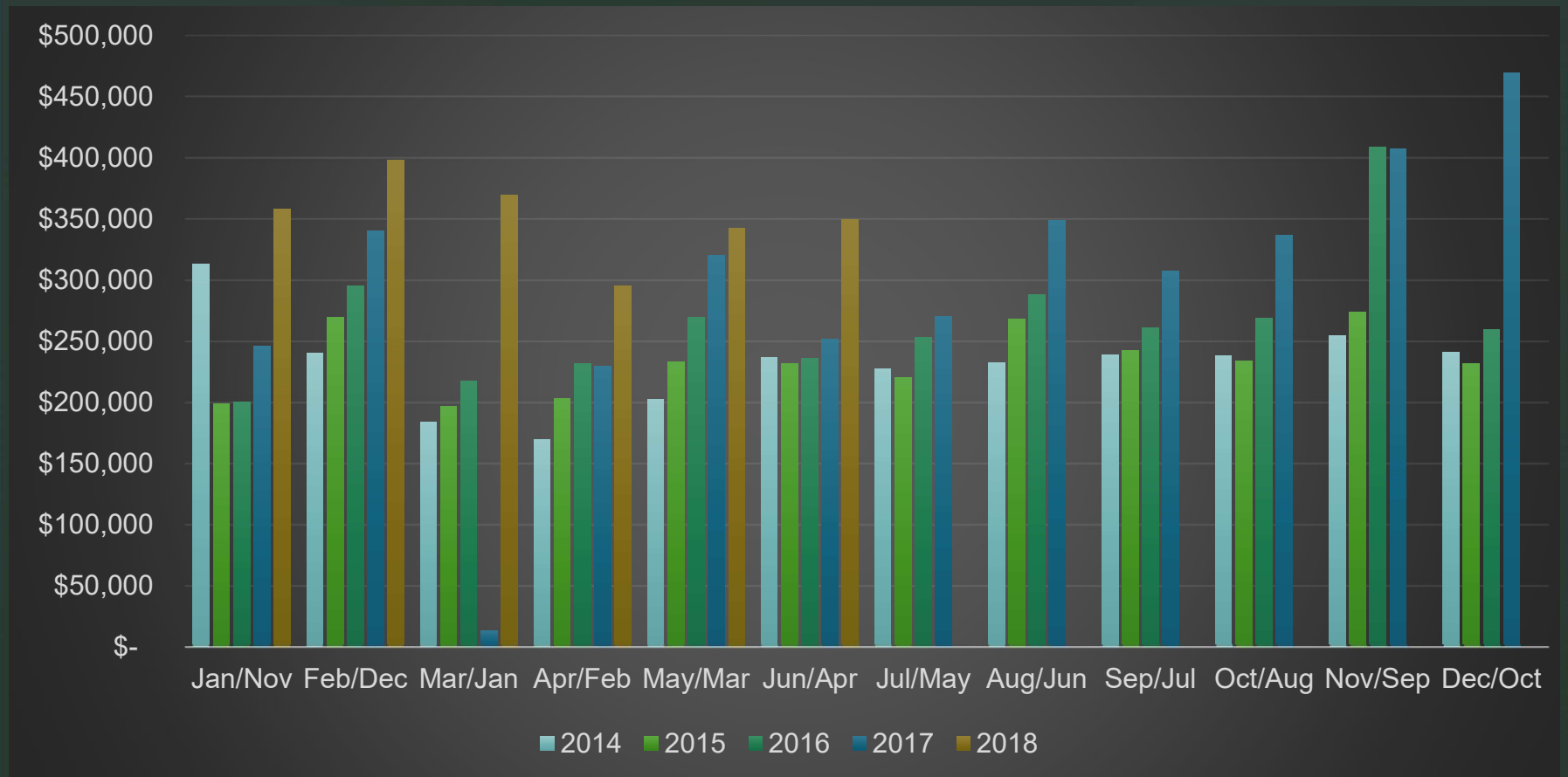
General Fund Revenues



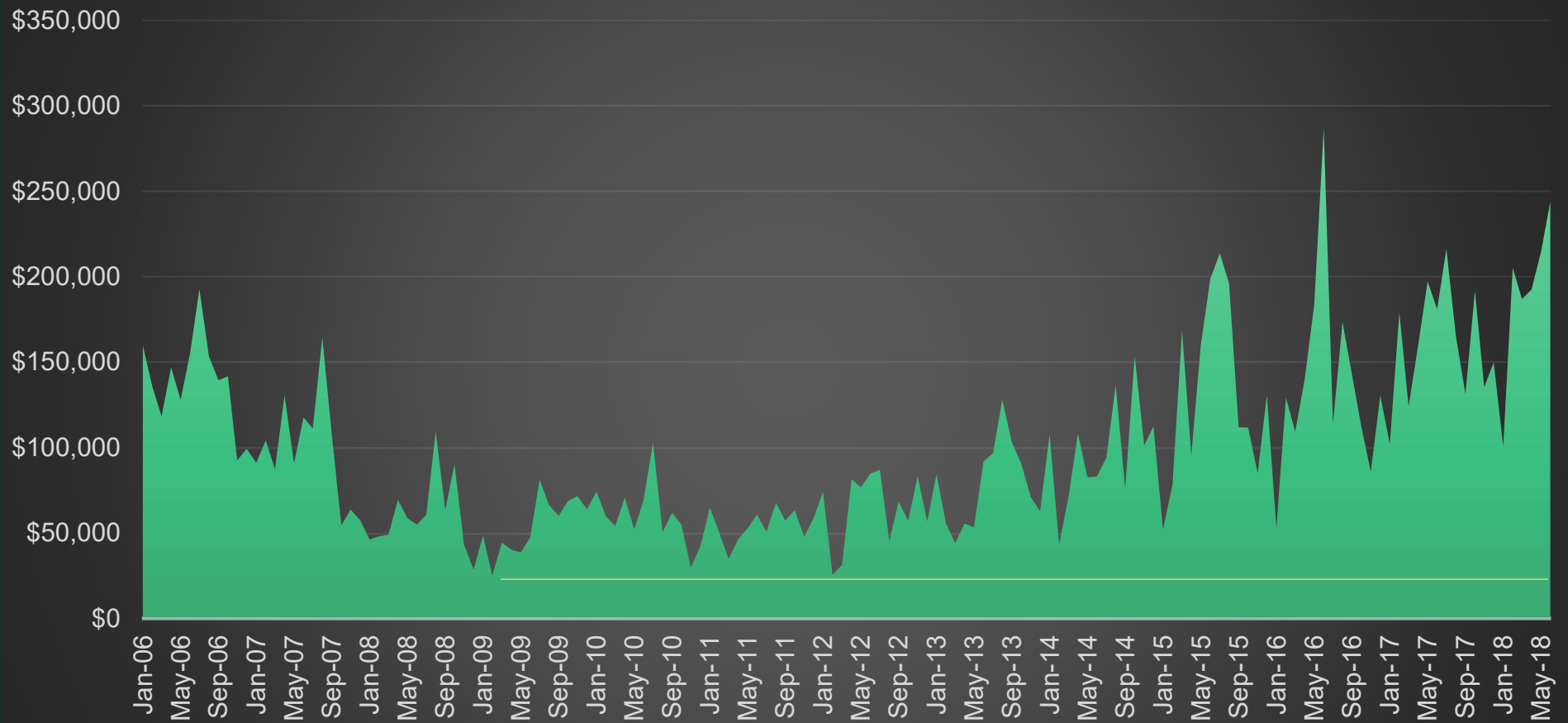
Property Tax Collections



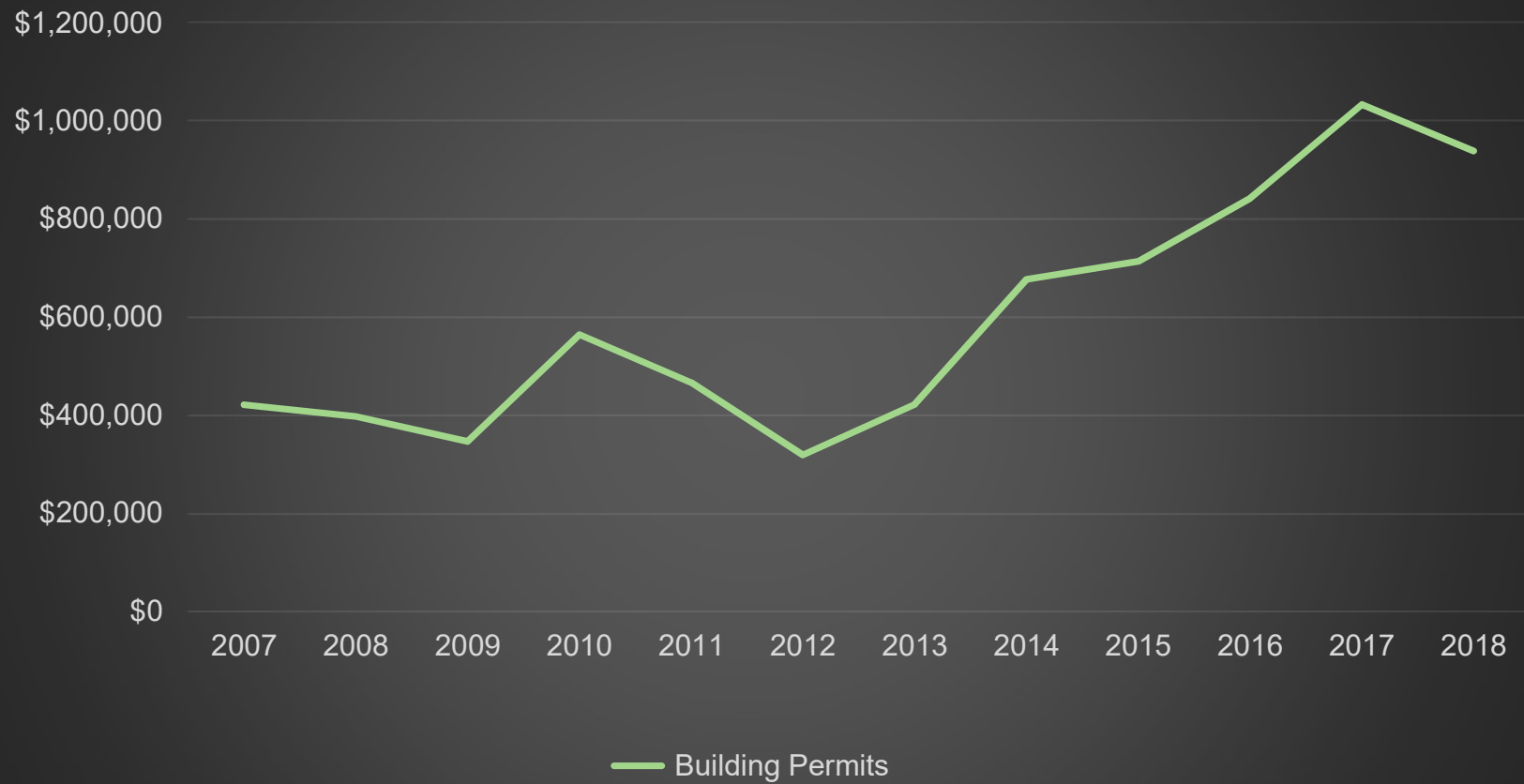
Sales and Use Tax



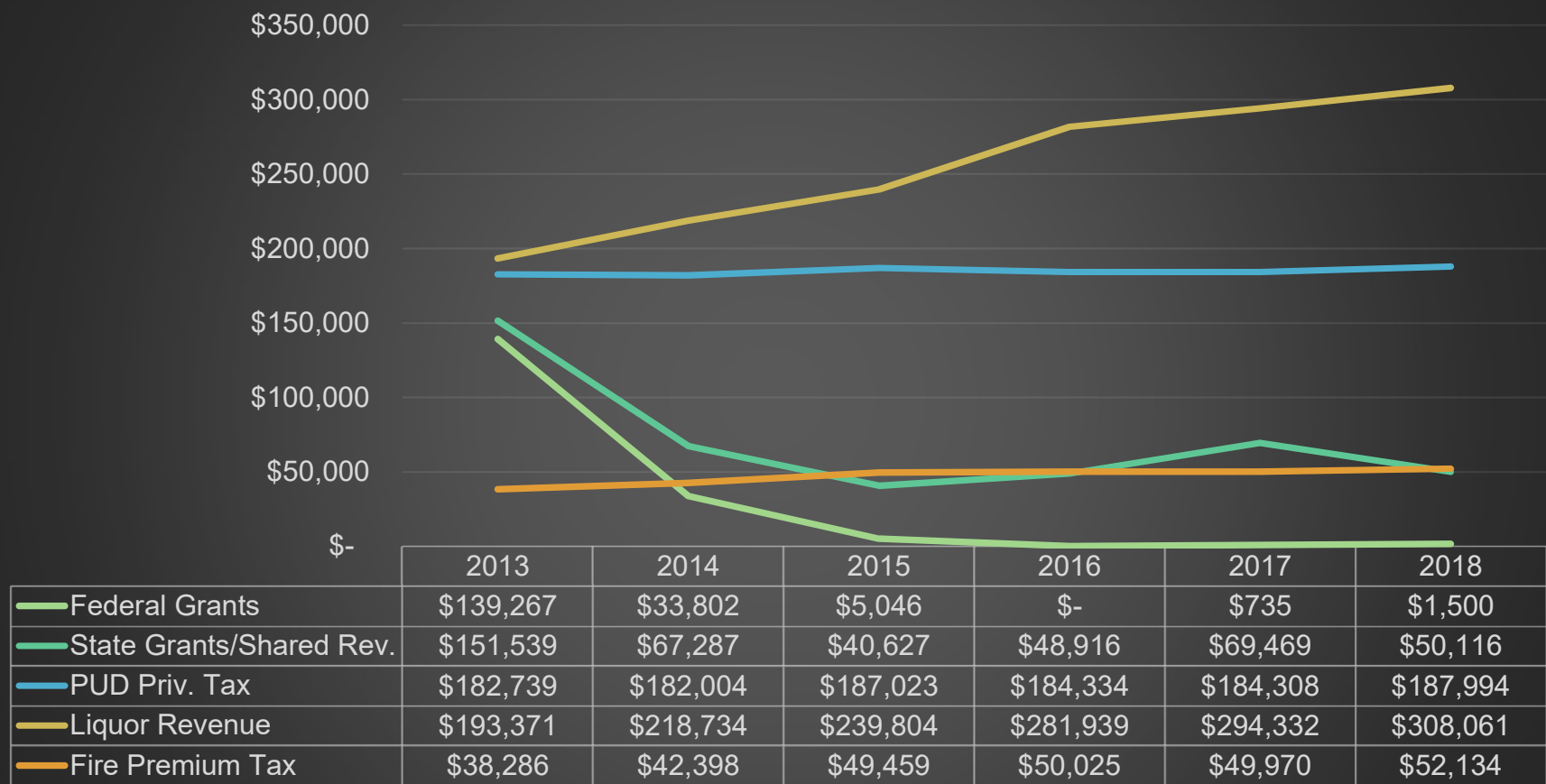
Real Estate Excise Tax



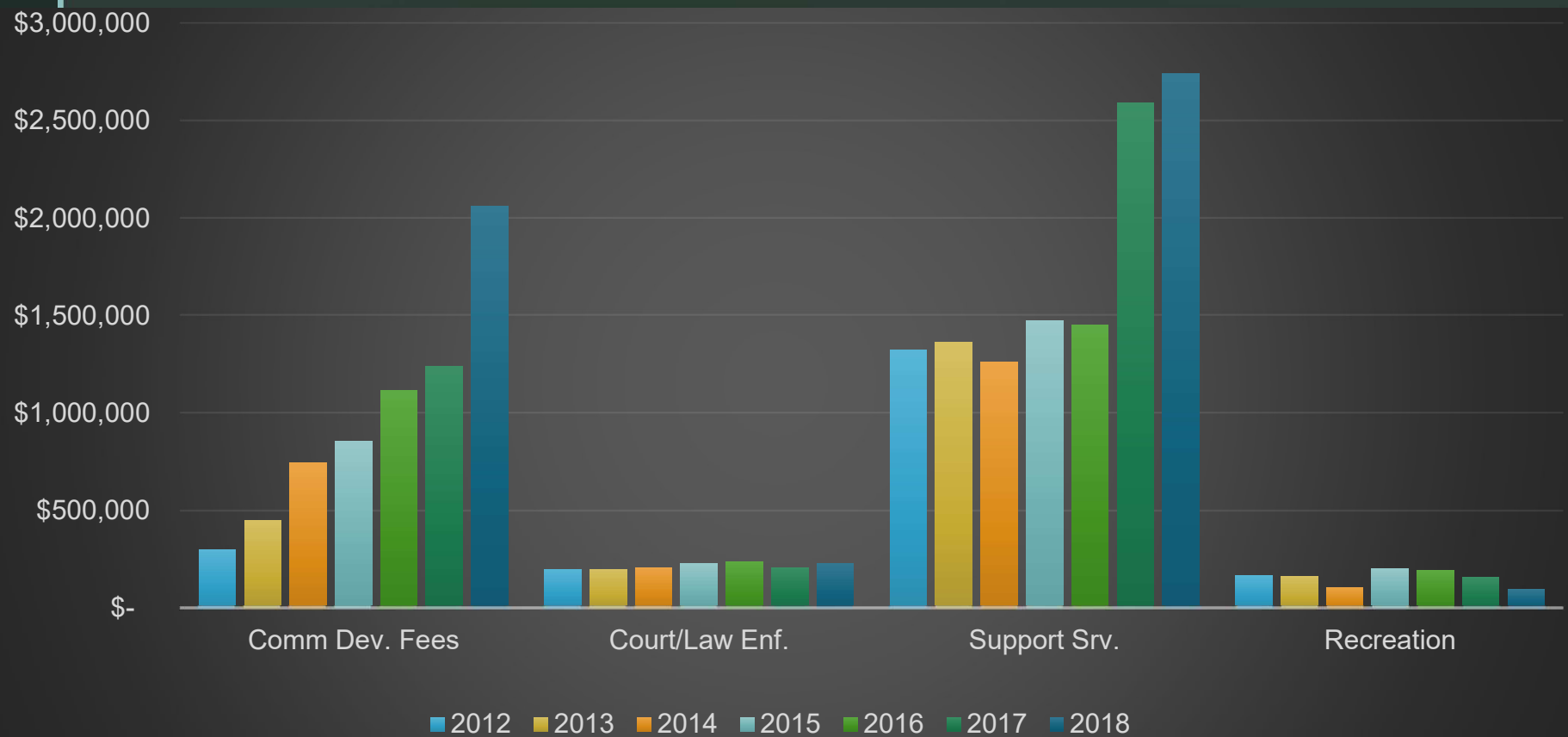
Building Permits



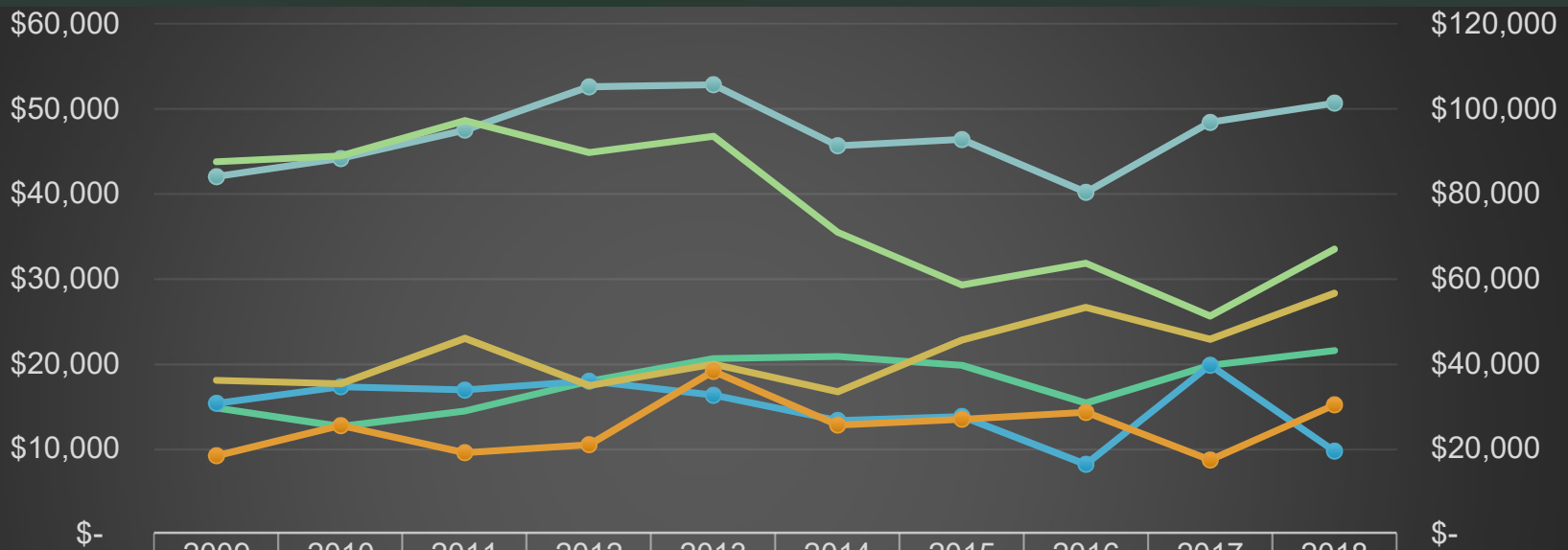
Intergovernmental



Charges for Services

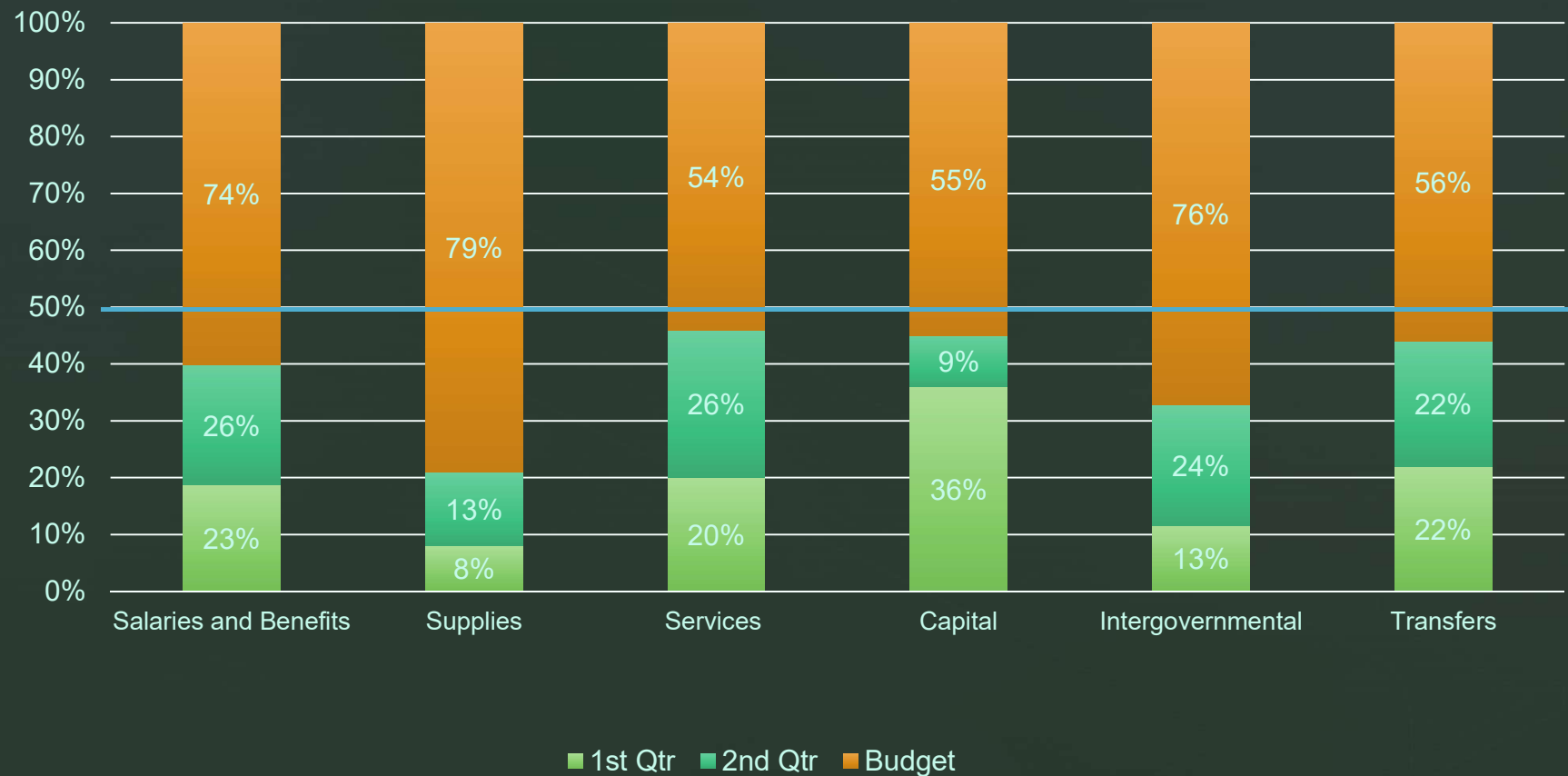


Fines and Forfeitures

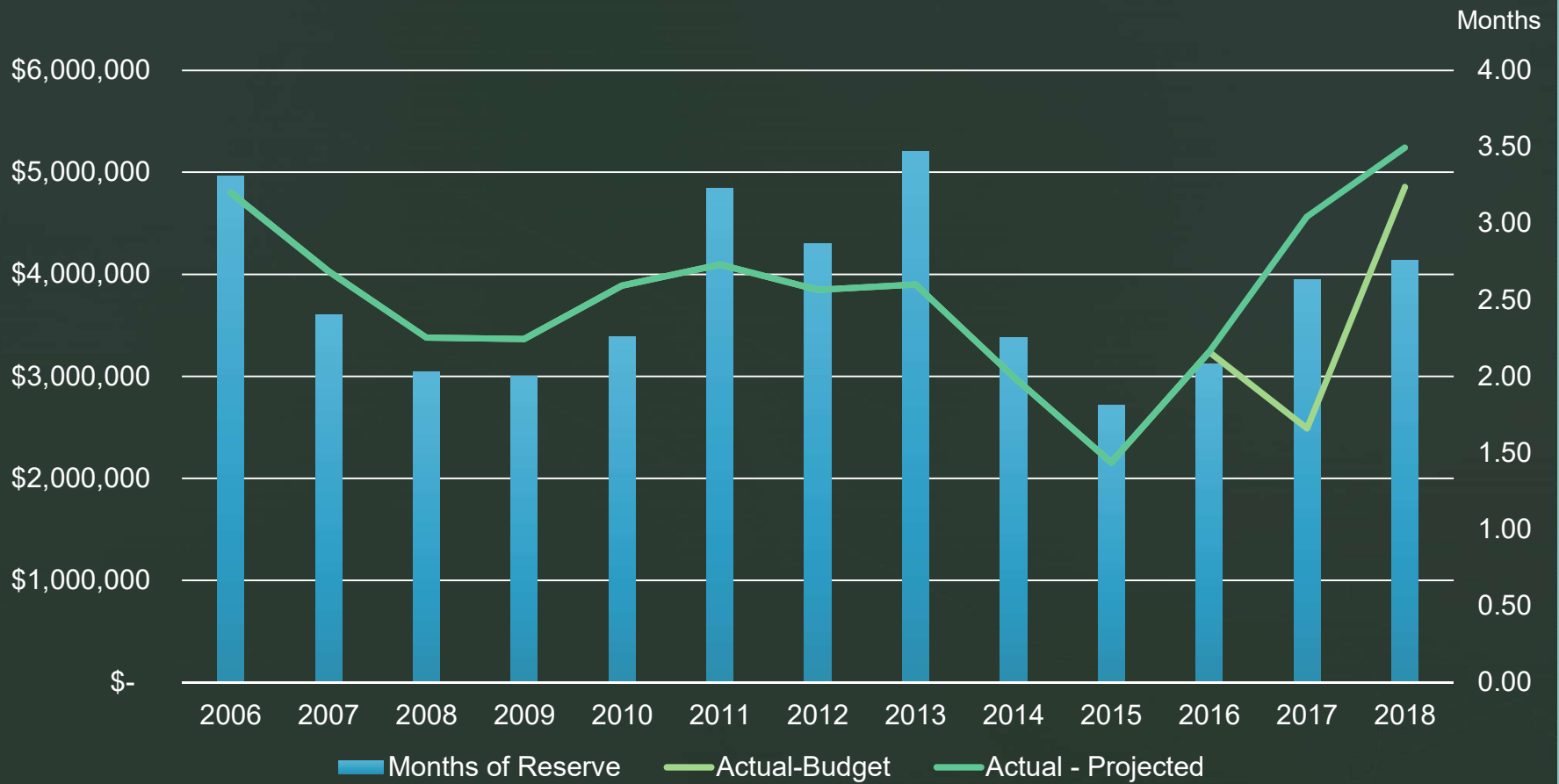


	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Other Traffic	\$14,791	\$12,601	\$14,428	\$17,948	\$20,609	\$20,874	\$19,800	\$15,362	\$19,822	\$21,548
Non-Traffic	\$15,334	\$17,294	\$16,906	\$17,956	\$16,294	\$13,327	\$13,799	\$8,147	\$19,822	\$9,716
Parking Viol.	\$18,050	\$17,626	\$22,983	\$17,427	\$19,956	\$16,689	\$22,760	\$26,647	\$22,889	\$28,288
DWI	\$9,173	\$12,730	\$9,538	\$10,460	\$19,117	\$12,776	\$13,473	\$14,271	\$8,675	\$15,154
Crim Costs/EHM	\$42,031	\$44,178	\$47,504	\$52,630	\$52,848	\$45,665	\$46,418	\$40,183	\$48,437	\$50,687
Traffic Infractions	\$87,582	\$88,946	\$97,268	\$89,735	\$93,544	\$70,967	\$58,530	\$63,694	\$51,218	\$66,981

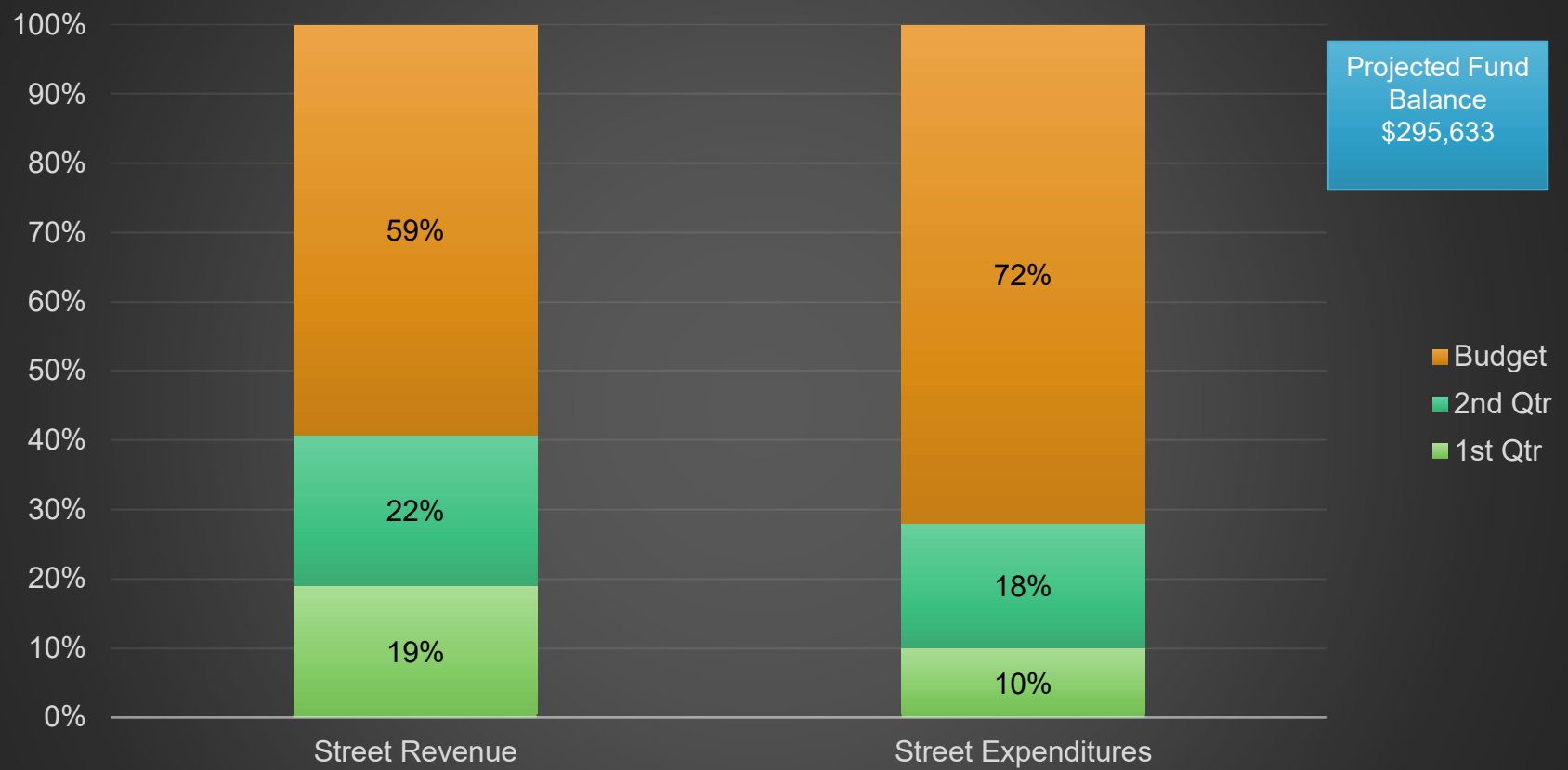
General Fund Expenditures



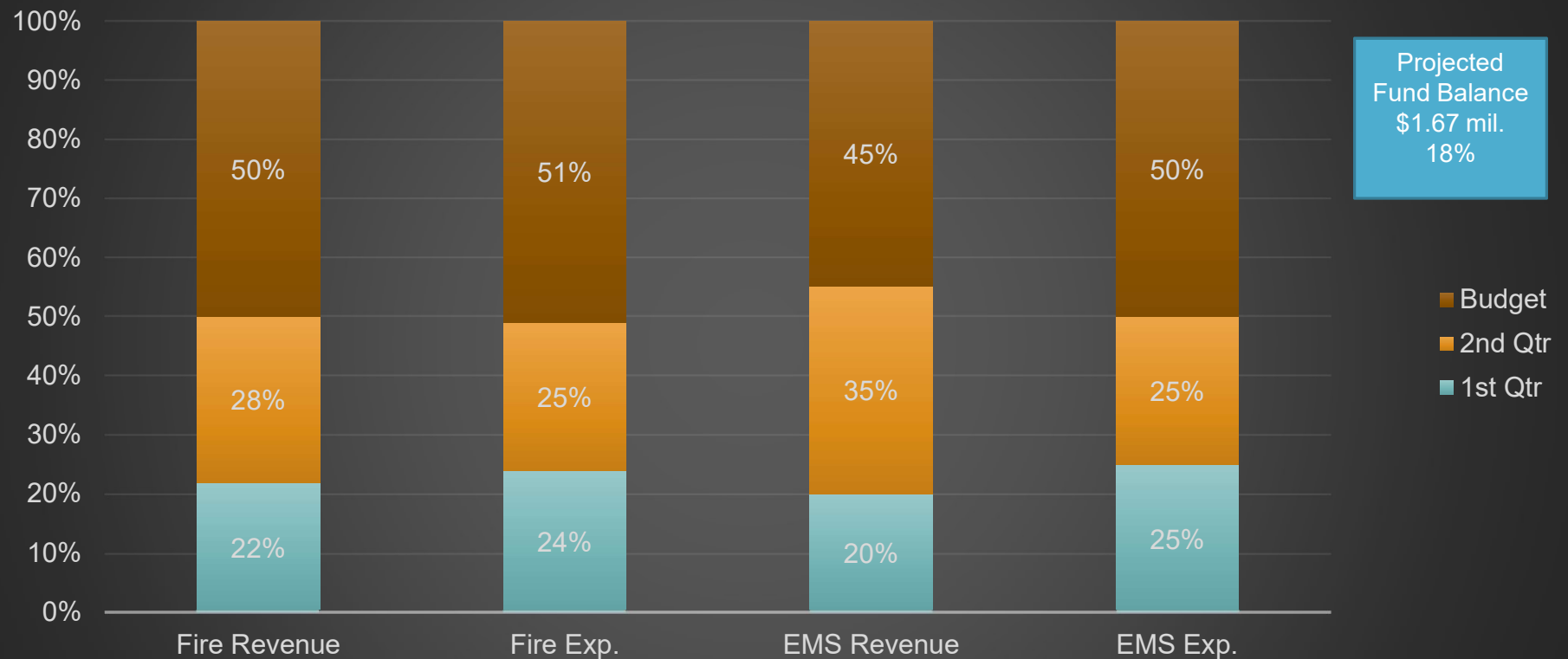
General Fund Balance



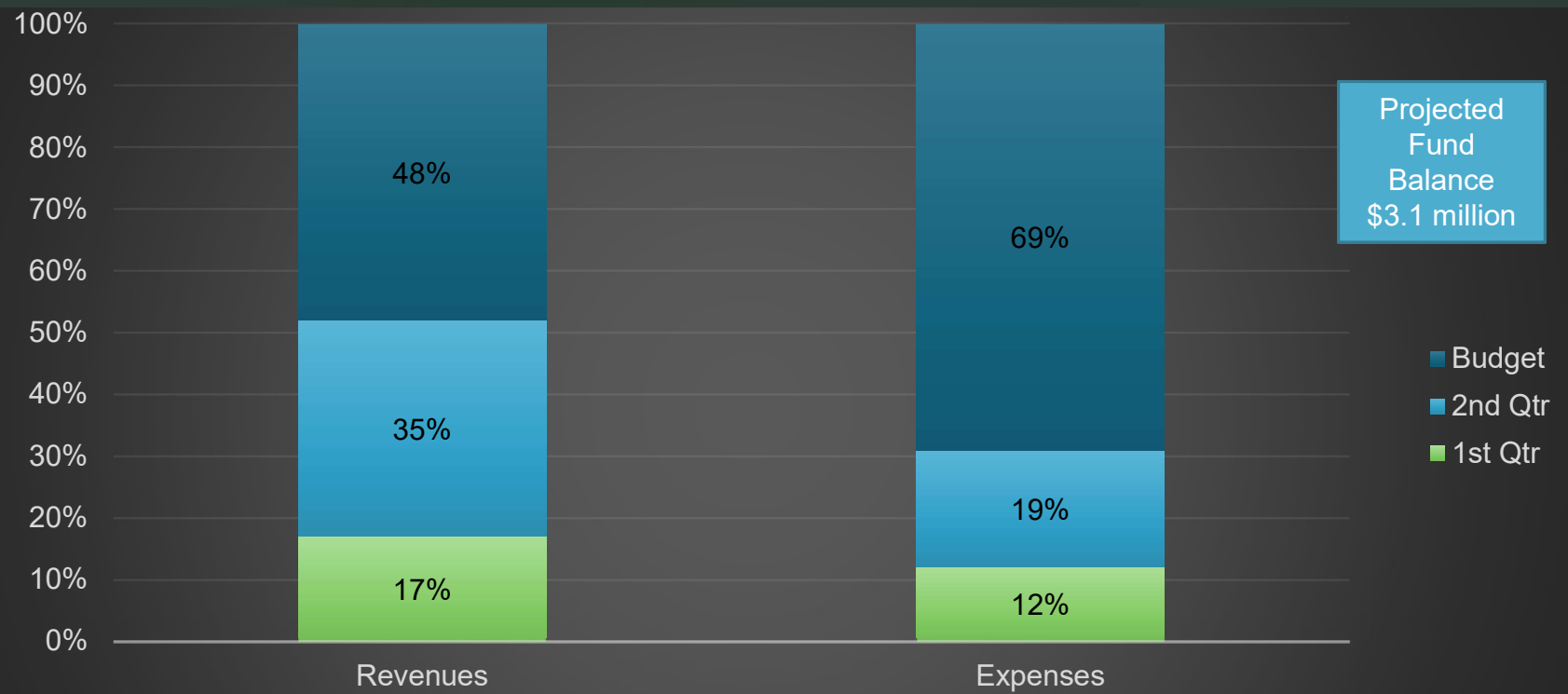
Streets



Camas/Washougal Fire and EMS



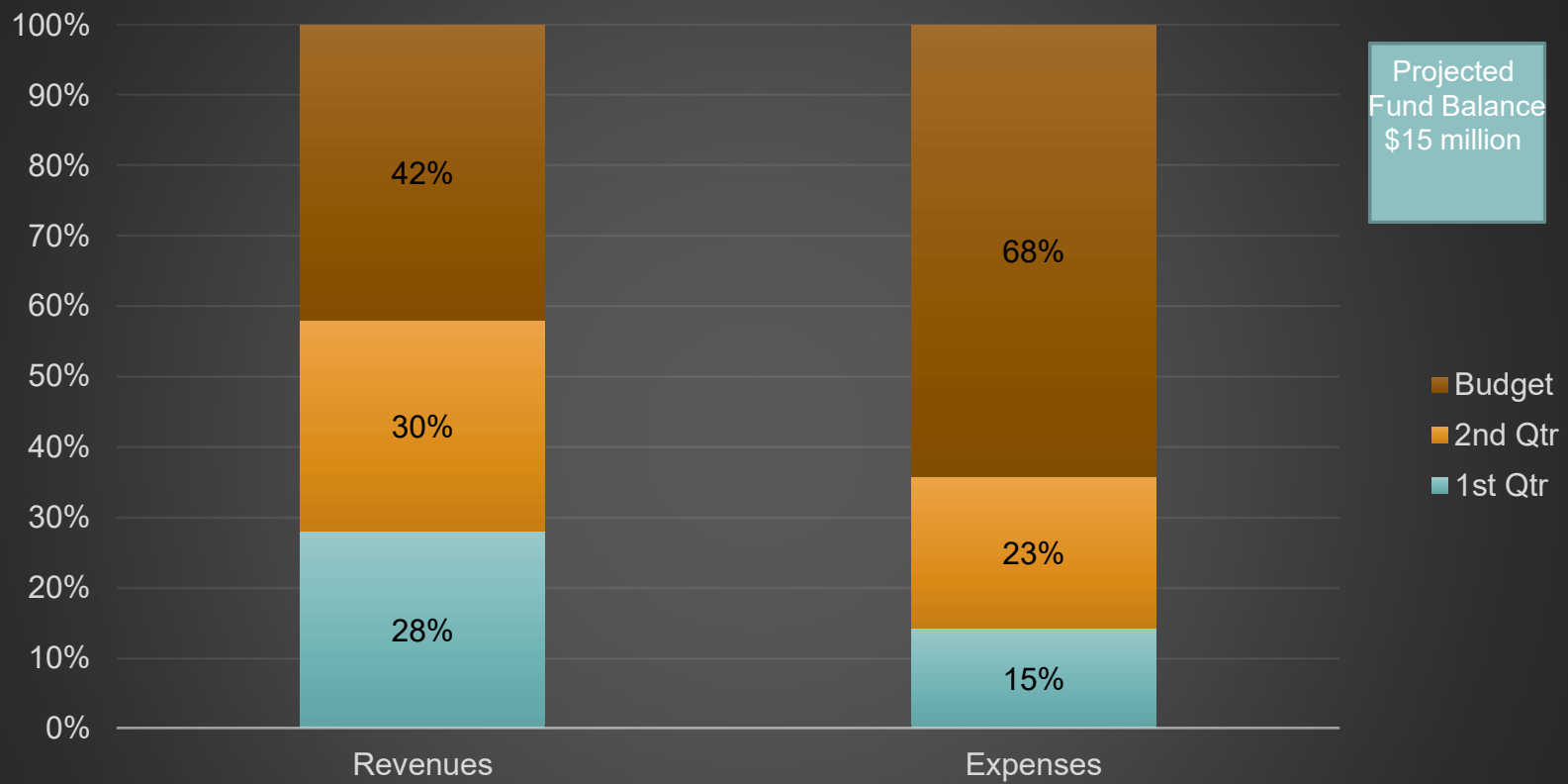
Storm Water



Solid Waste



Water/Sewer



Capital Projects

Govt. Projects

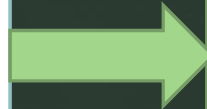
▪ Street Preservation	5%
▪ Open Space, Trails, Parks	15%
▪ North Shore Land Acquisition	1%
▪ North Shore Park & Trails	12%
▪ Dallas Street	77%
▪ NW Brady	17%
▪ Larkspur	12%
▪ Downtown Trails	0%
▪ NE 3 rd Ave. Bridge Retrofit	1%

Utility Projects

▪ Well 17	5%
▪ North Shore Waterline	33%
▪ Reservoir	1%
▪ Mill Ditch Sewer Line Repl.	107%
▪ Lacamas Creek Pump Station	1%
▪ Water Meter Replacement	72%
▪ Slow Sands Transmission	1%
▪ Well 6 & 14 Transmission	2%

2015 LT GO Bond Issue Status

Net Proceeds	\$8,340,039
Spend to Date	\$7,987,452
Interest	\$63,719
Remaining	\$416,306



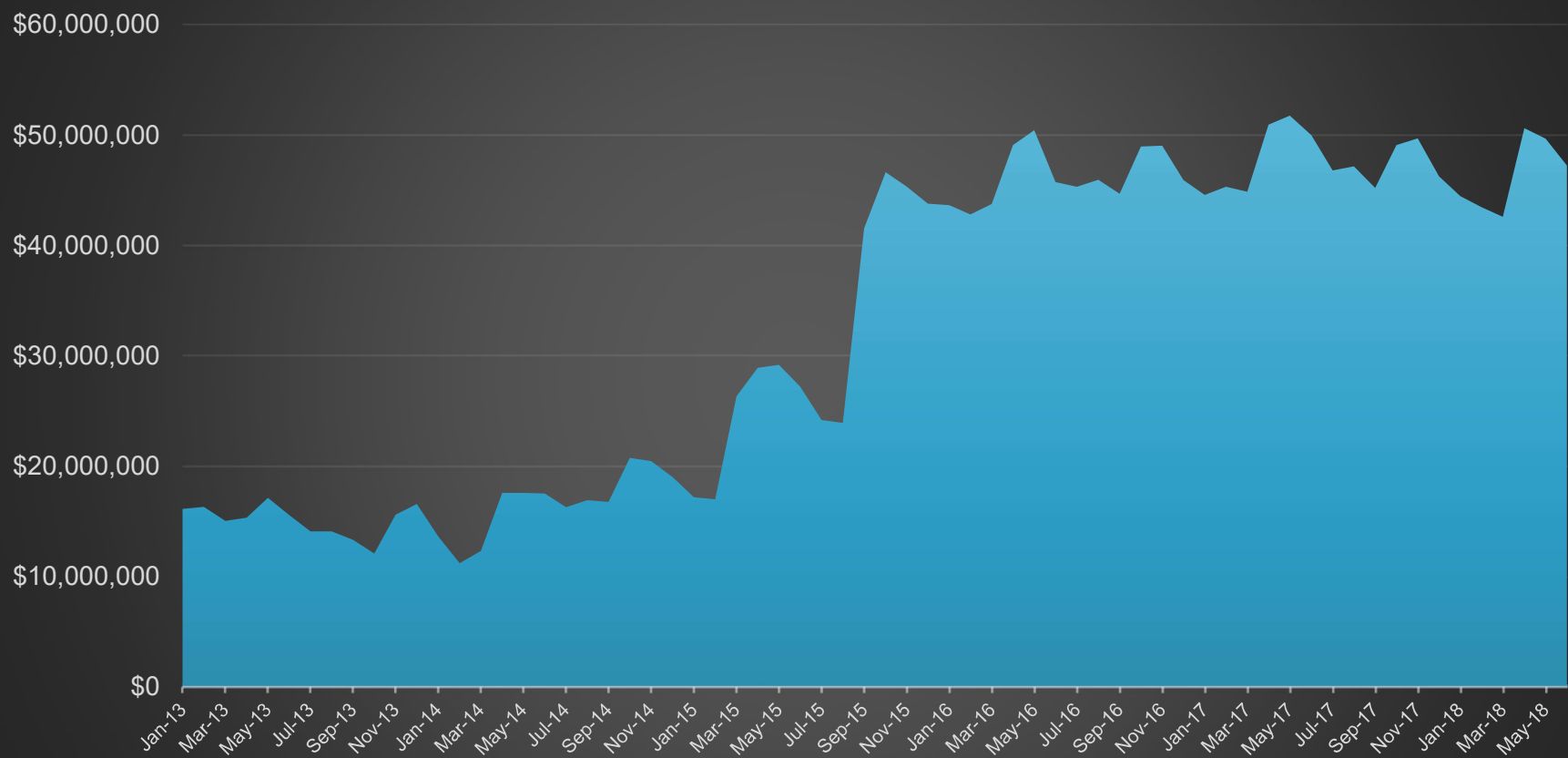
Estimated Balance Remaining on Projects:

LED Lighting (Sierra)	\$68,797
6 th & Norwood	\$16,541
City Hall Generator	\$180,033
Larkspur	\$0
Brady	\$150,935

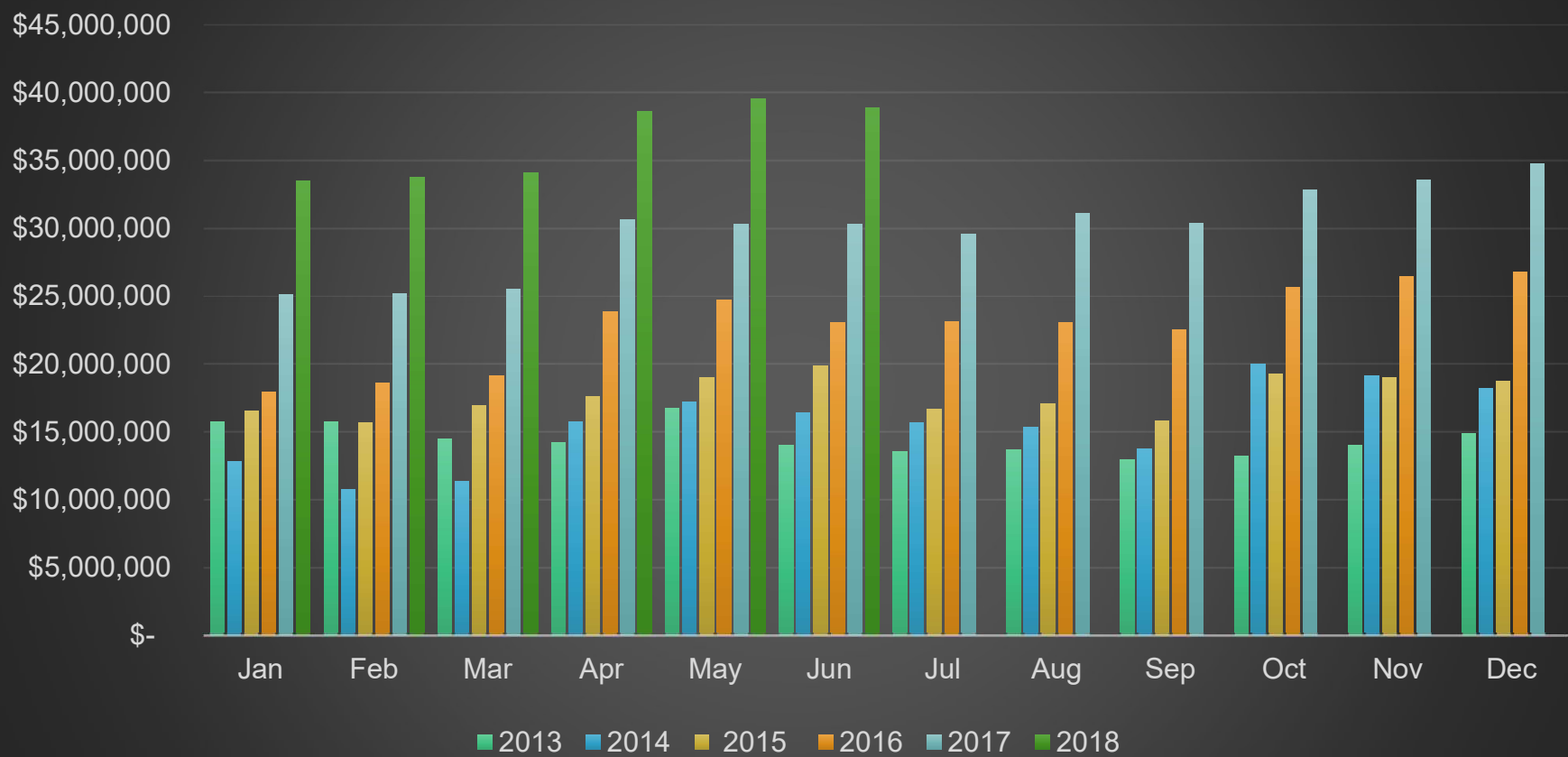
2015 Sewer Revenue Bond Issue Status

Net Proceeds	\$17,004,922
Spend to Date	\$11,806,669
Interest	\$290,954
Remaining	\$5,489,207

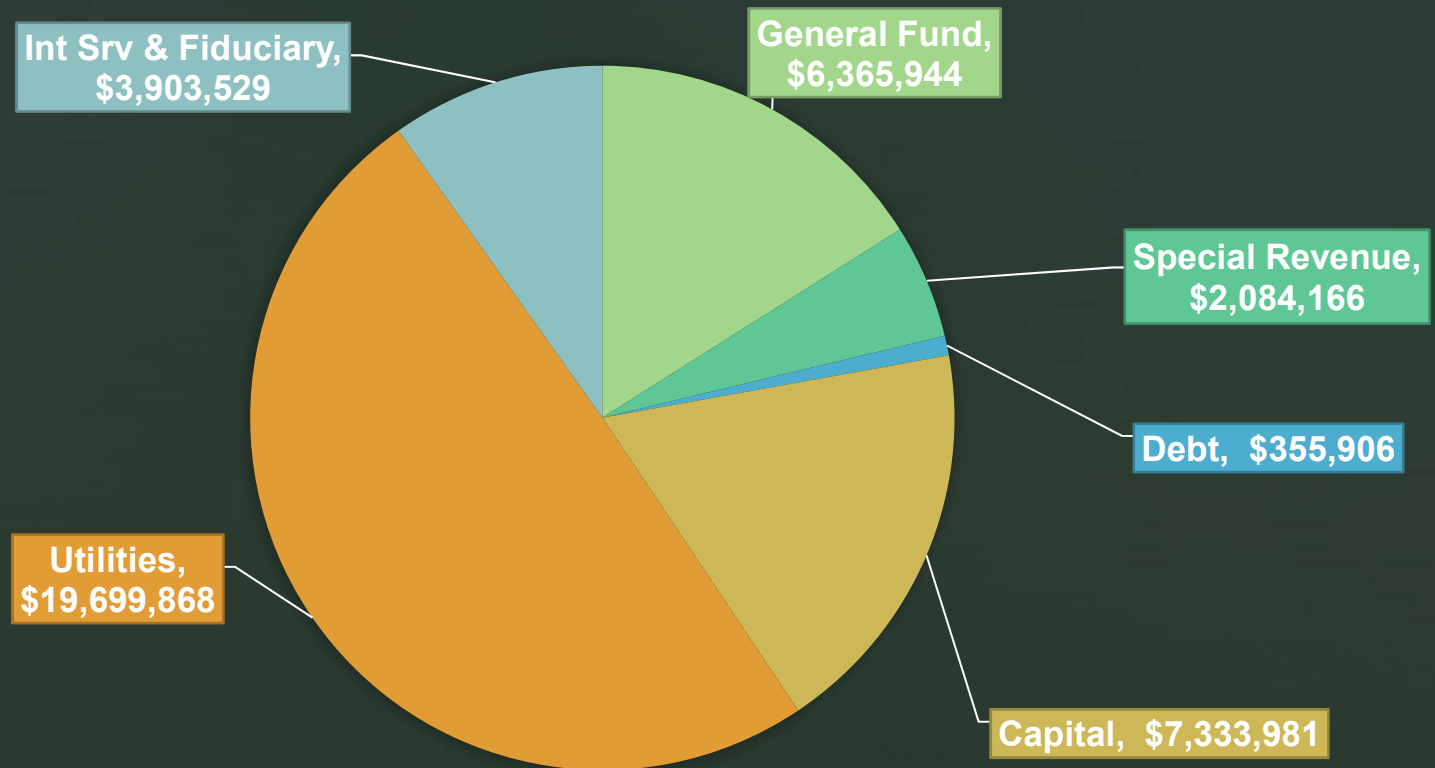
Cash and Cash Equivalent Assets



Investment Portfolio Balance



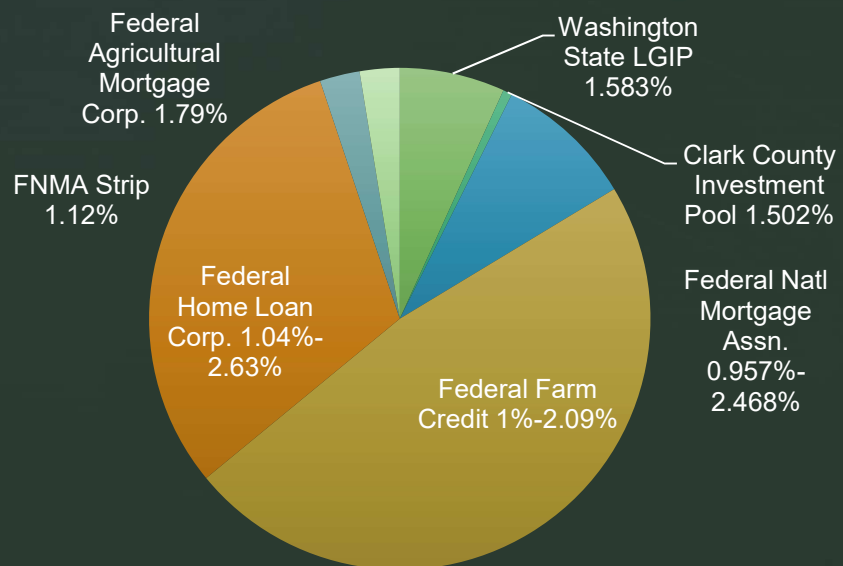
Fund Composition of Investment Portfolio



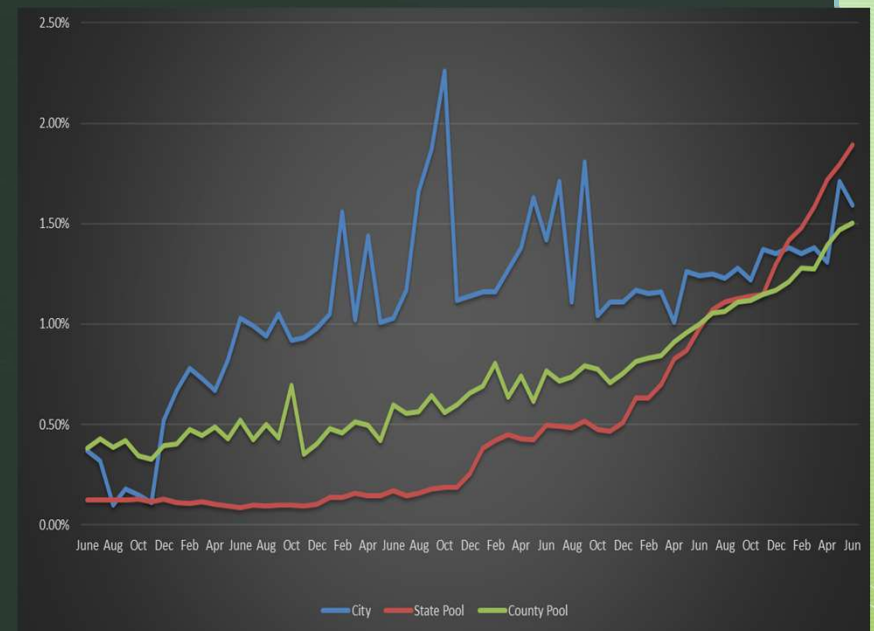
Investment Portfolio

2nd Quarter Portfolio \$38,902,460

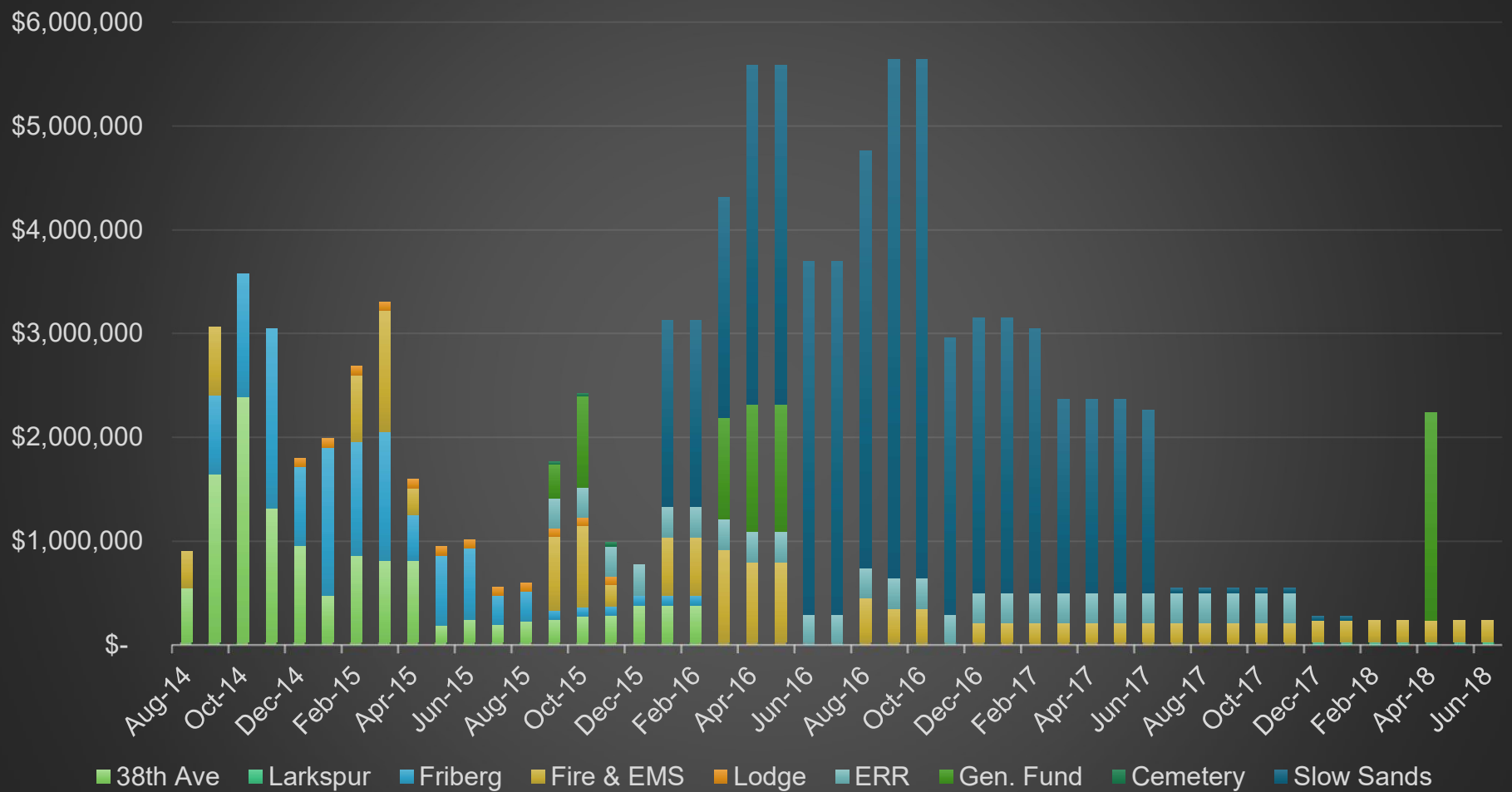
7% on demand Return 6/30 1.59%



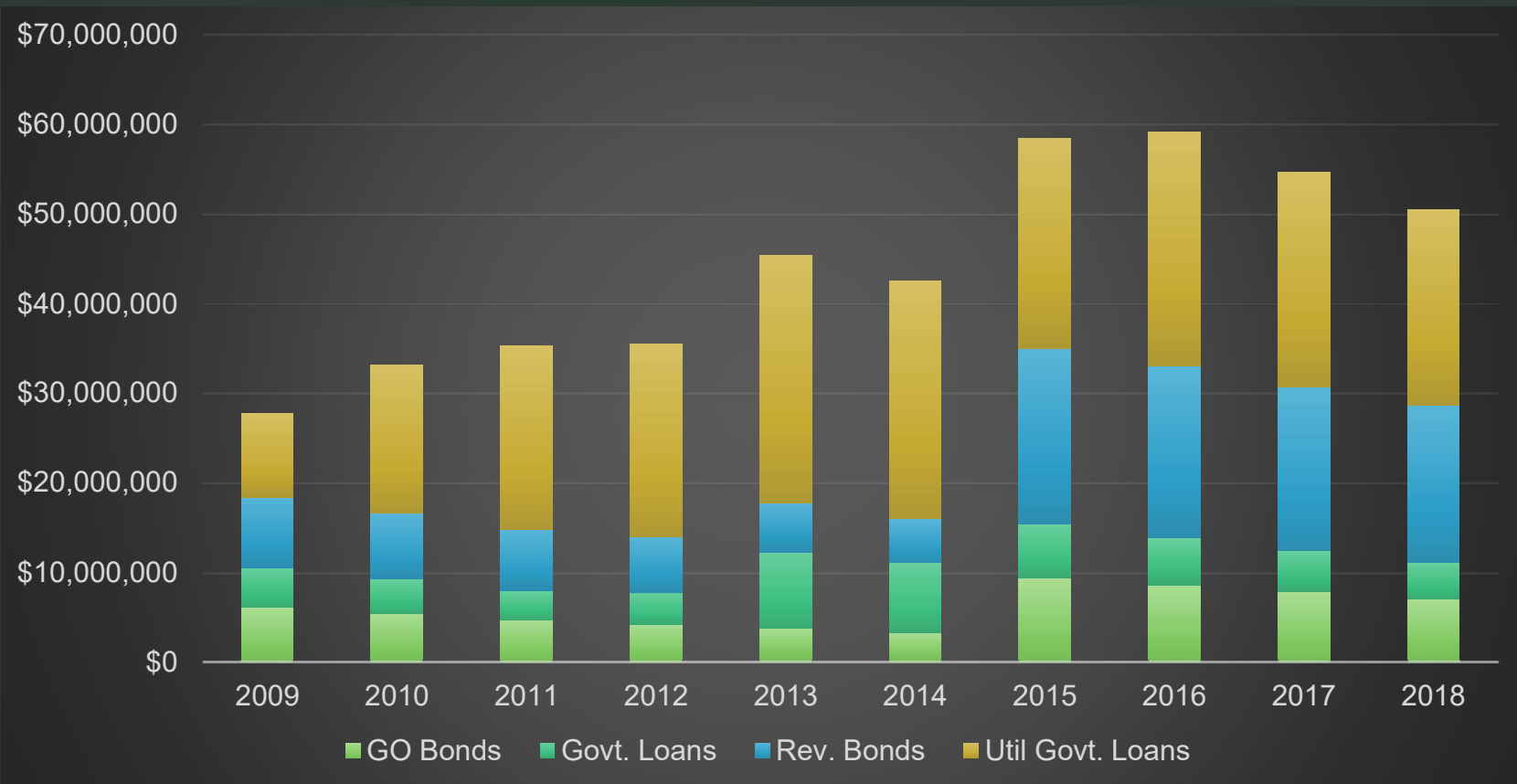
Portfolio Performance



Line of Credit



Debt Outstanding



Apartment Prices Have Surged

Inflation-adjusted residential price indexes, % change



Sources: Real Capital Analytics, CoreLogic, Moody's Analytics

Favorable Trend

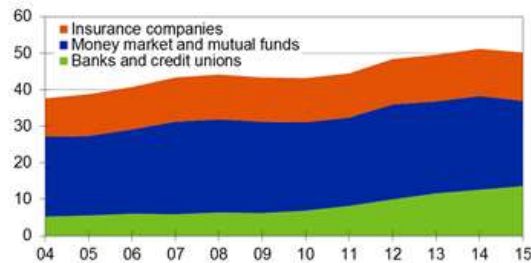
New-home sales, ths, SAAR



Sources: Census Bureau, Moody's Analytics

Large Investors' Growing Appetite for Munis

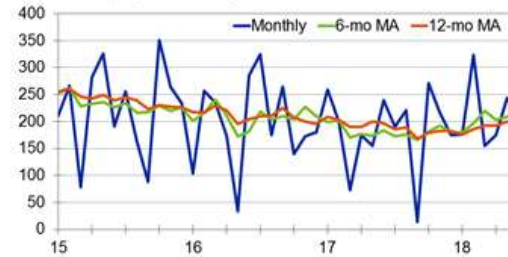
Ownership of muni bonds outstanding, % of total



Sources: The Bond Buyer, Federal Reserve, Moody's Analytics

Trend Job Growth Is Rock Solid

Nonfarm employment, change, ths



Sources: BLS, Moody's Analytics

Outlook

- Household formations are up but difficult to buy home with debt burdens, resorting to renting with the supply available.
- Increase in mortgage rates and reduced federal tax deductibility of homeownership will put downward pressure on home prices
- Trade war may trigger a recession and higher prices