

The background is a collage of three distinct images. On the left, a bar chart with blue and green bars is visible, with labels 'Q1', 'Q2', and 'Q3' below the x-axis. A fountain pen is partially visible at the bottom left. In the center, there are vertical blue and white stripes. On the right, there is a blurred image of server racks with glowing blue lights.

City of Camas 2022 Financial Review

Agenda

GENERAL ECONOMY DURING 2022

HIGHLIGHTS

REVENUE

EXPENDITURES

INVESTMENTS

DEBT

FUND BALANCE PROJECTION

OUTLOOK

2022 Economic Summary

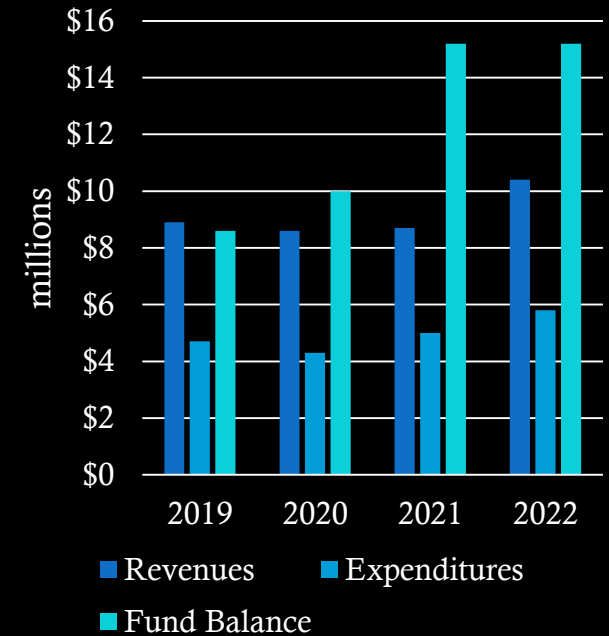
2022 Comparison to 2021

Avg. Mortgage Rate	HIGHER	6.48% v. 3.37%
Unemployment	LOWER	3.5% v. 3.9%
Retail Sales(% change yr.)	LOWER	5.2% v. 14%
CPI (national)	LOWER	6.4% v. 7.1%
Avg. Gas Prices	STABLE	\$3.35 v. \$3.41

- ◆ Housing prices declined
- ◆ Inflation remained high adding to wage pressures in a tight labor market
- ◆ Retail and service sectors continued to improve especially with travel
- ◆ Locally, revenues slowed especially with residential housing

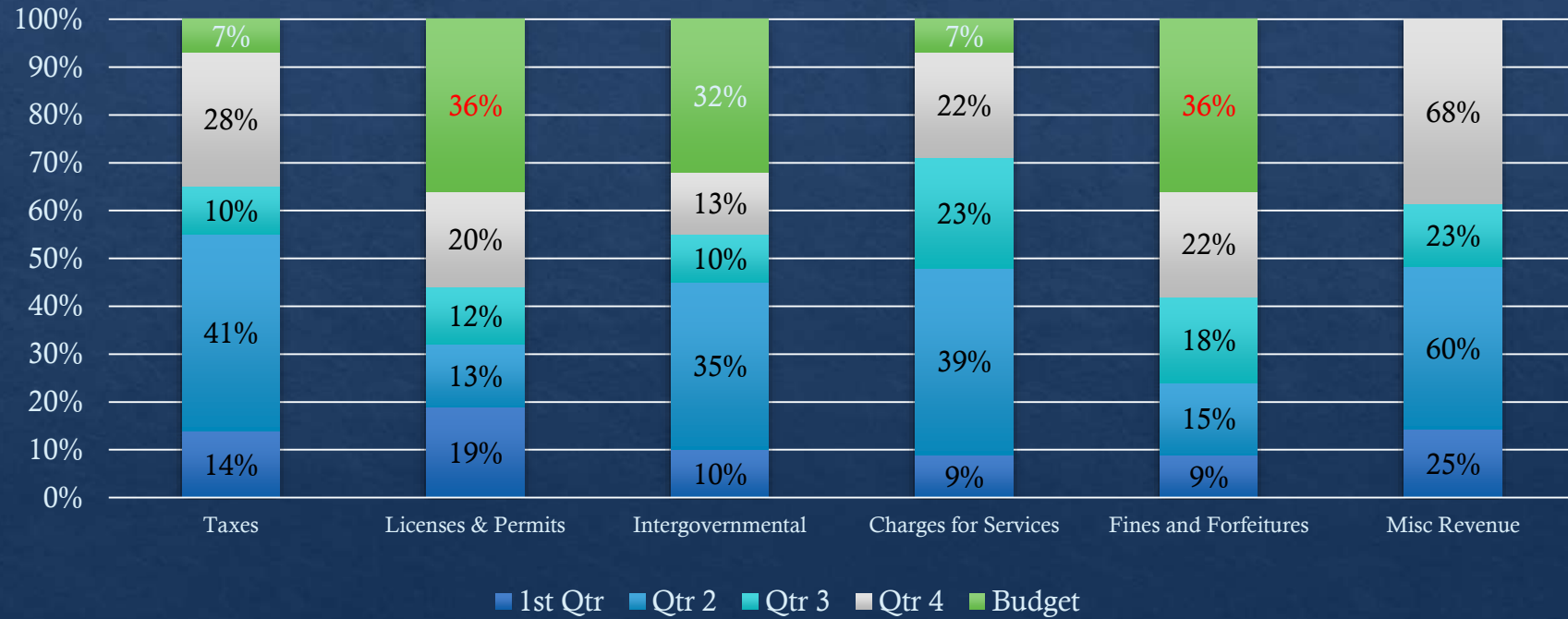
General Fund Highlights

	2019 Fourth Quarter	2020 Fourth Quarter	2021 Fourth Quarter	2022 Fourth Quarter
Net revenues (less transfers)	\$8,877,820	\$8,633,261	\$8,709,727	\$10,457,767
Net expenditures (less transfers)	\$4,720,781	\$4,280,781	\$4,981,290	\$5,848,769
Net Cash Flow	\$4,157,039	\$4,352,351	\$3,728,437	\$4,608,998
% of Budget Spent	91%	92%	97%	84%
General Fund Balance	\$8,655,192	\$10,037,261	\$15,154,288	\$13,737,153
Overall Cash and Investments for All Funds	\$72,420,627 Includes Bond Proceeds	\$81,981,877 Includes Bond Proceeds	\$101,163,781 Includes Bond Proceeds	\$103,702,796 Includes Bond Proceeds

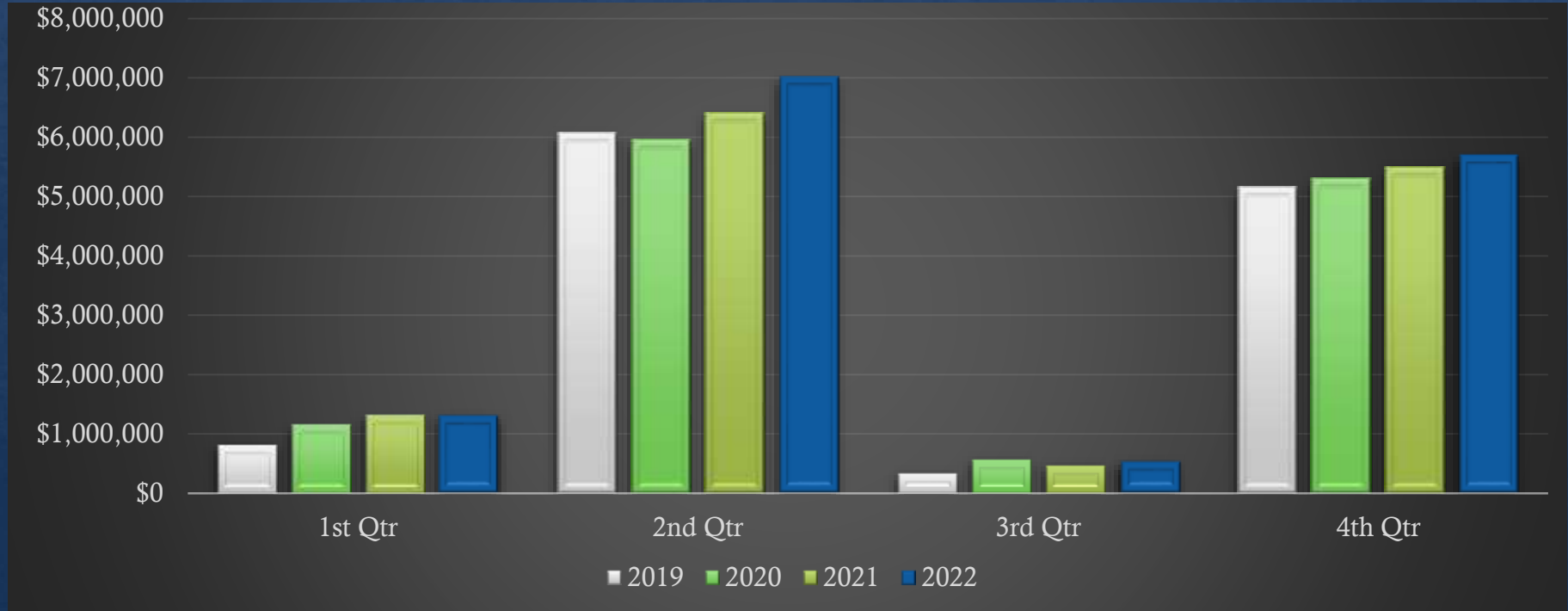


This table illustrates the cash flow of the General Fund.

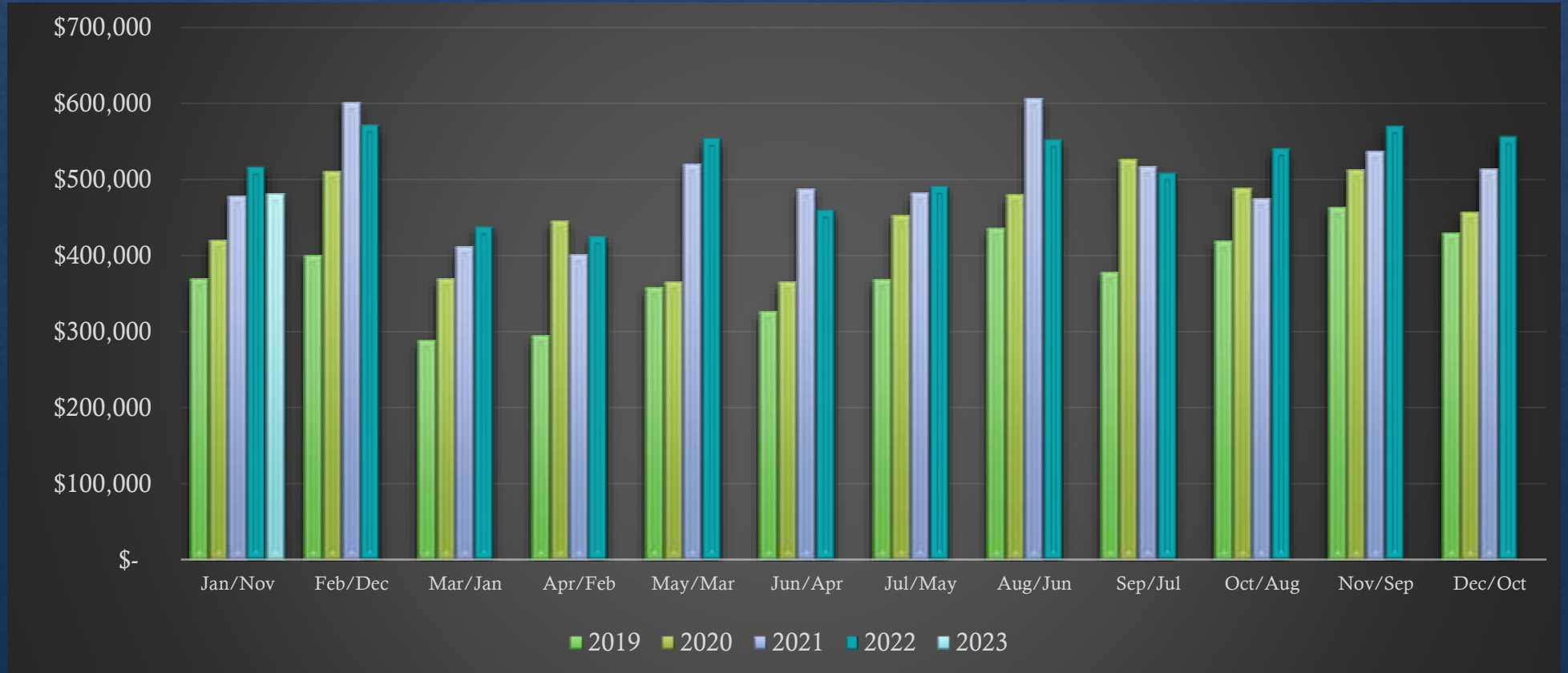
General Fund Revenues



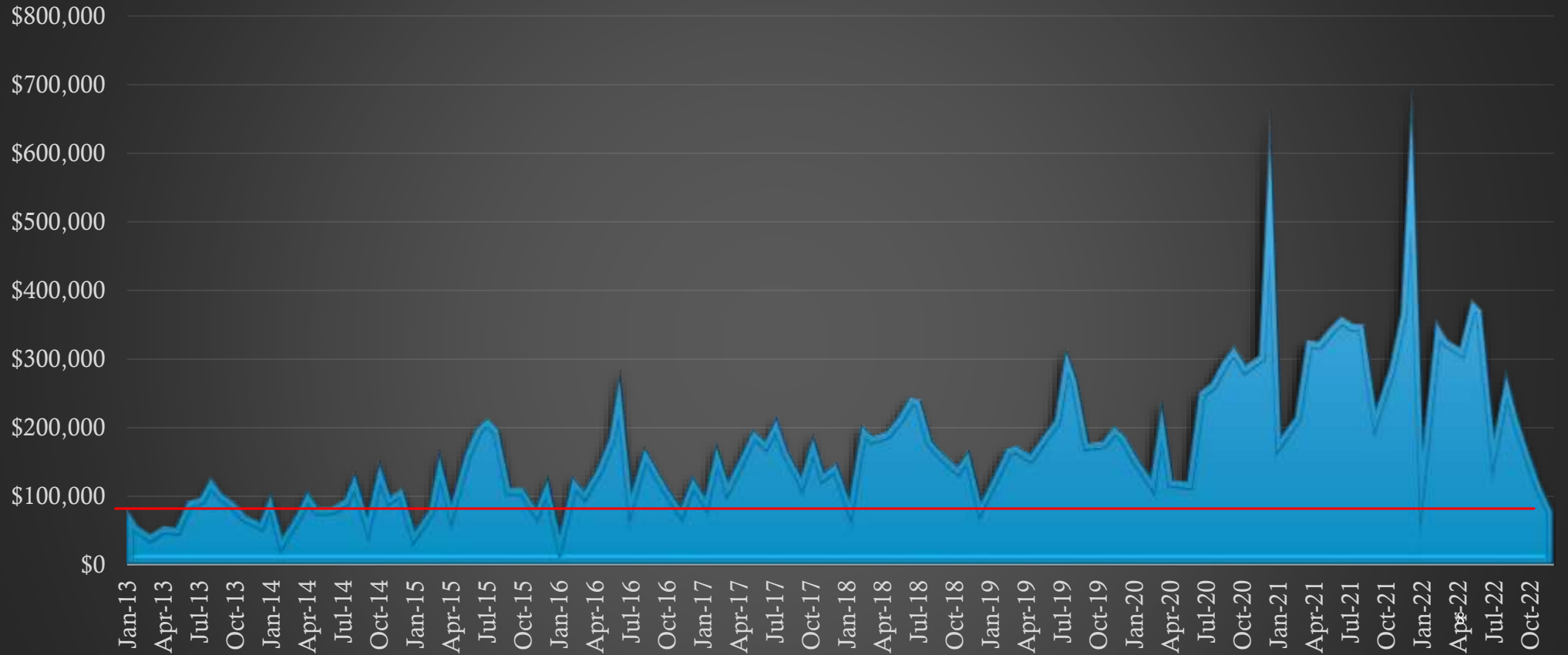
Property Tax Collections



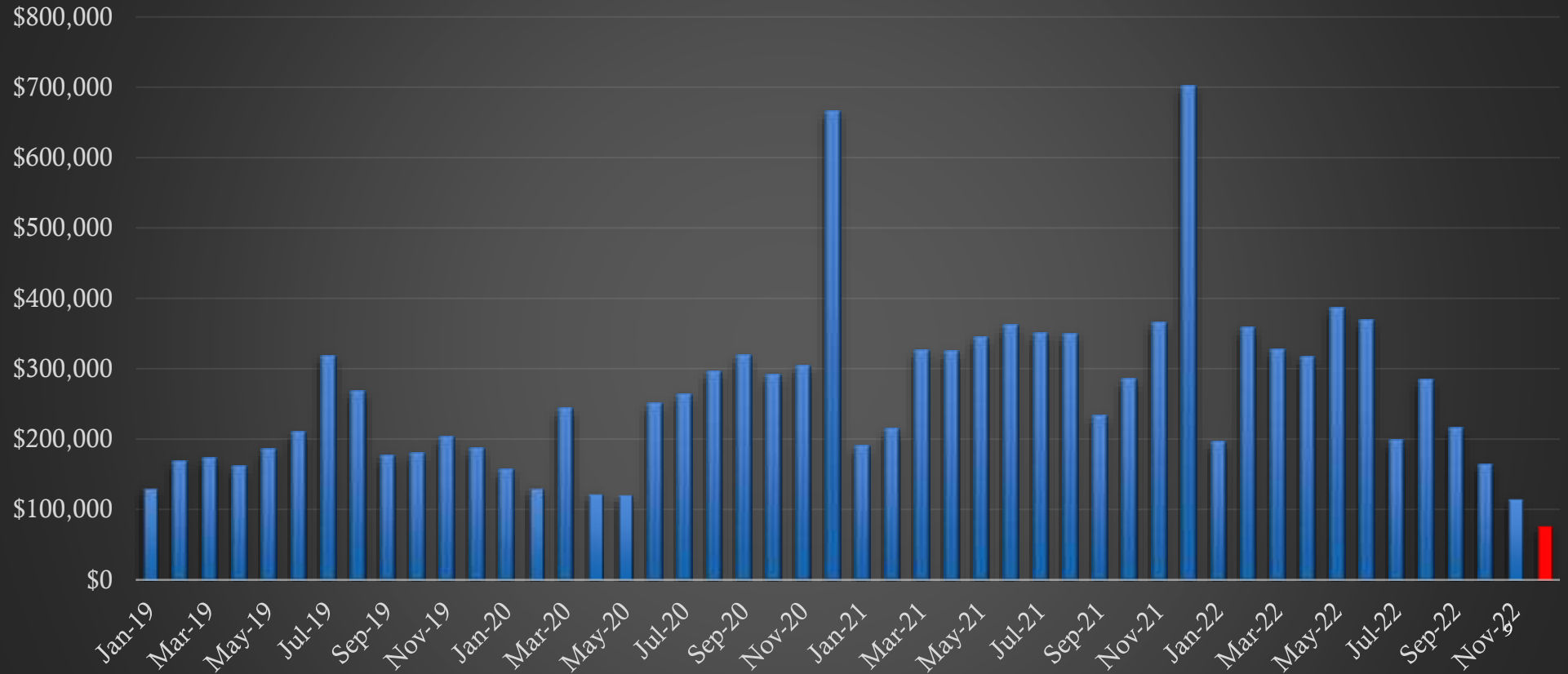
Sales and Use Tax



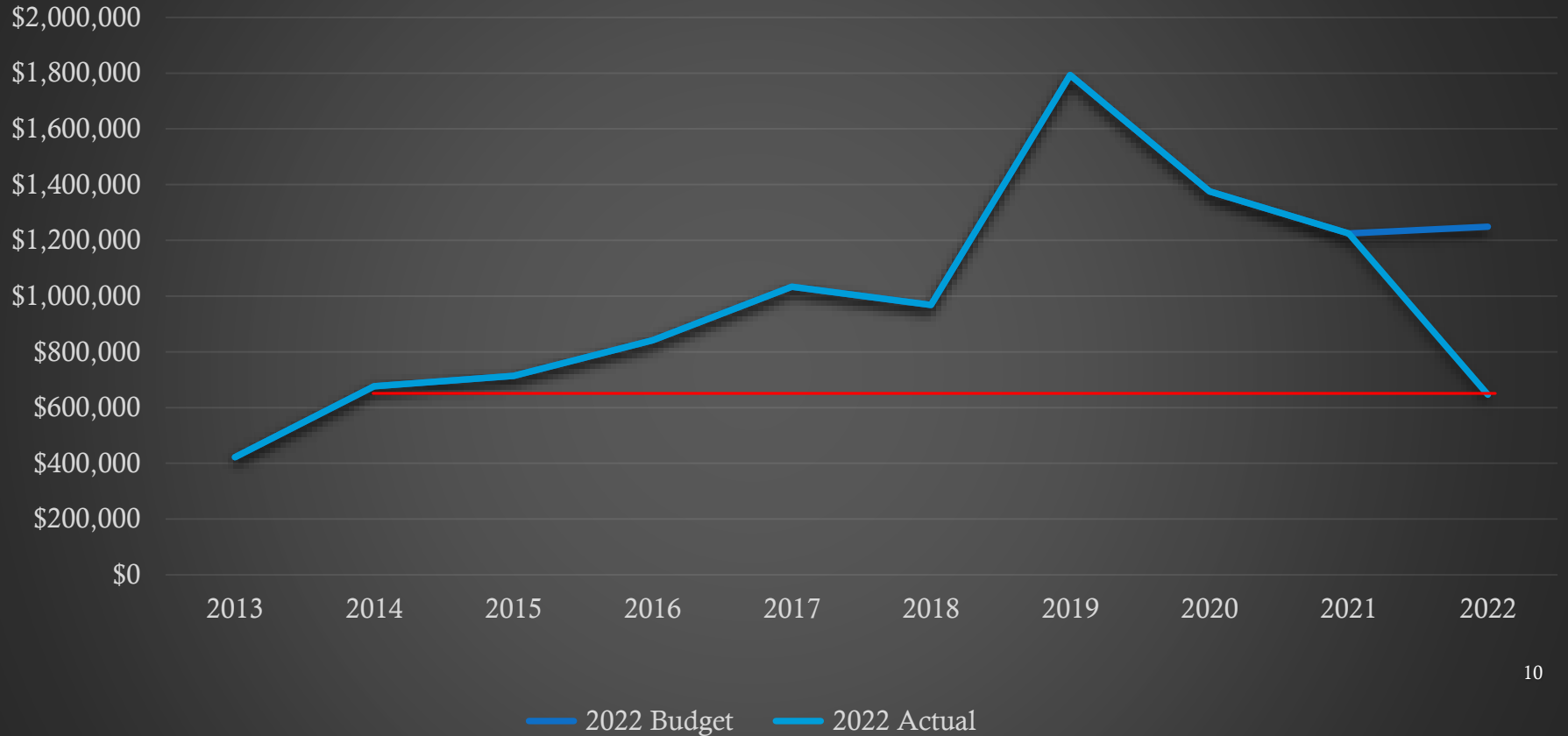
Real Estate Excise Tax



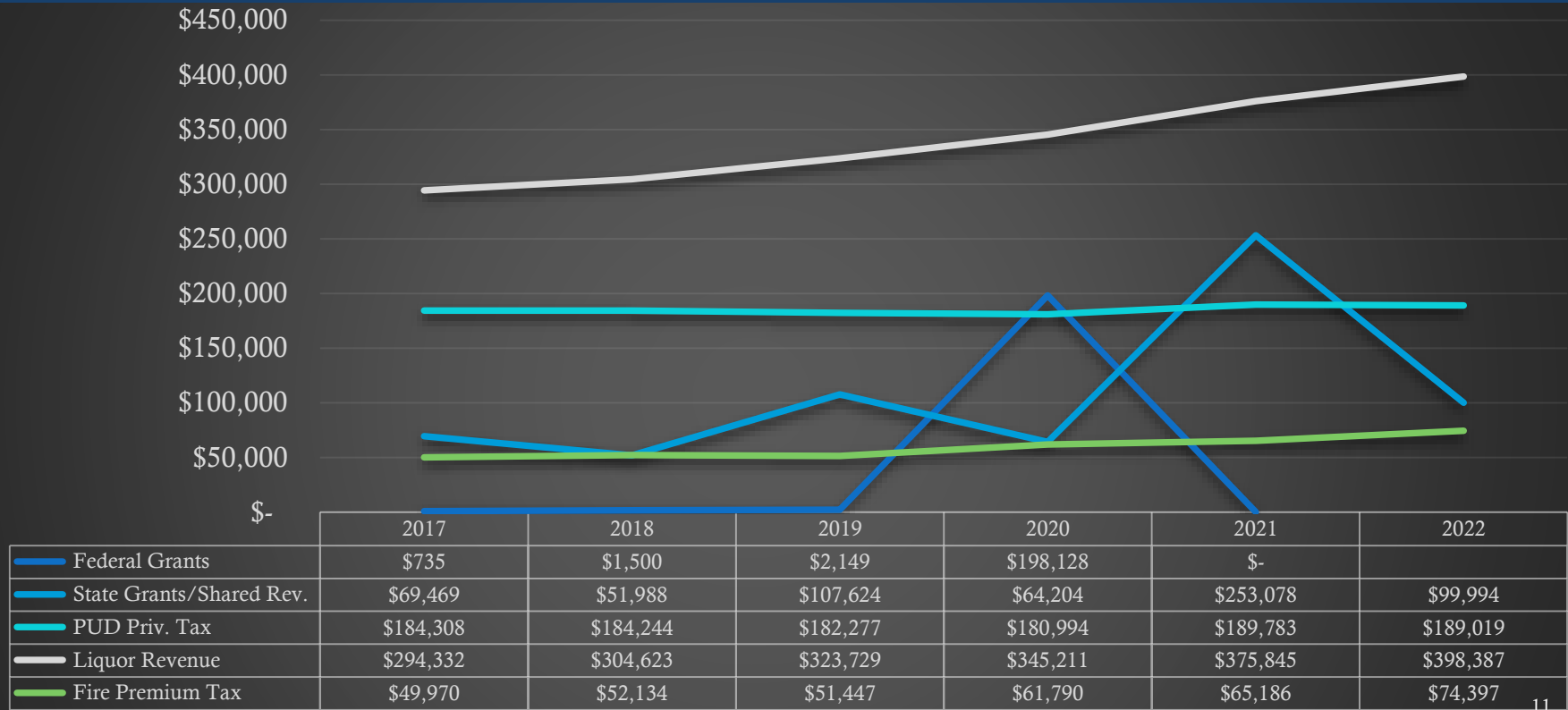
Real Estate Excise Tax



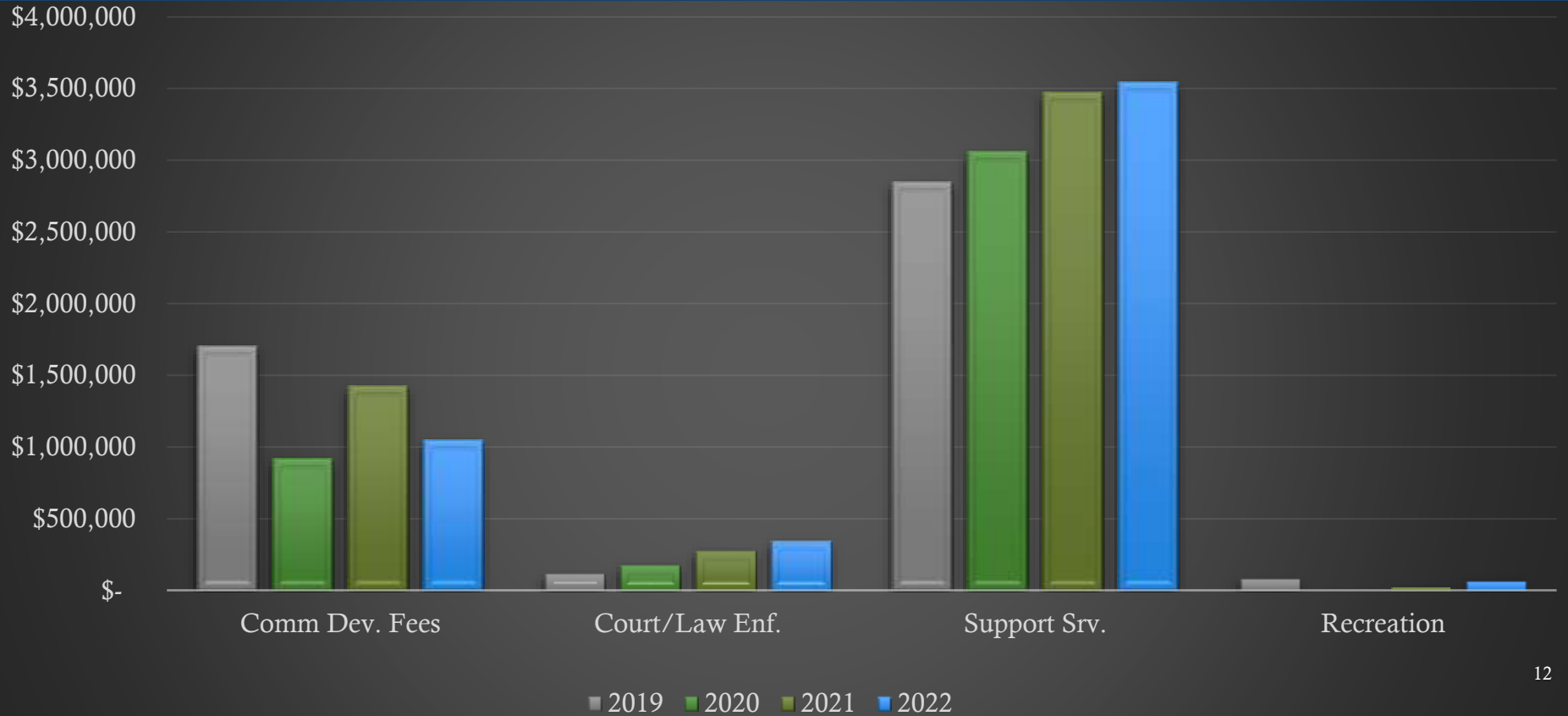
Building Permits



Intergovernmental



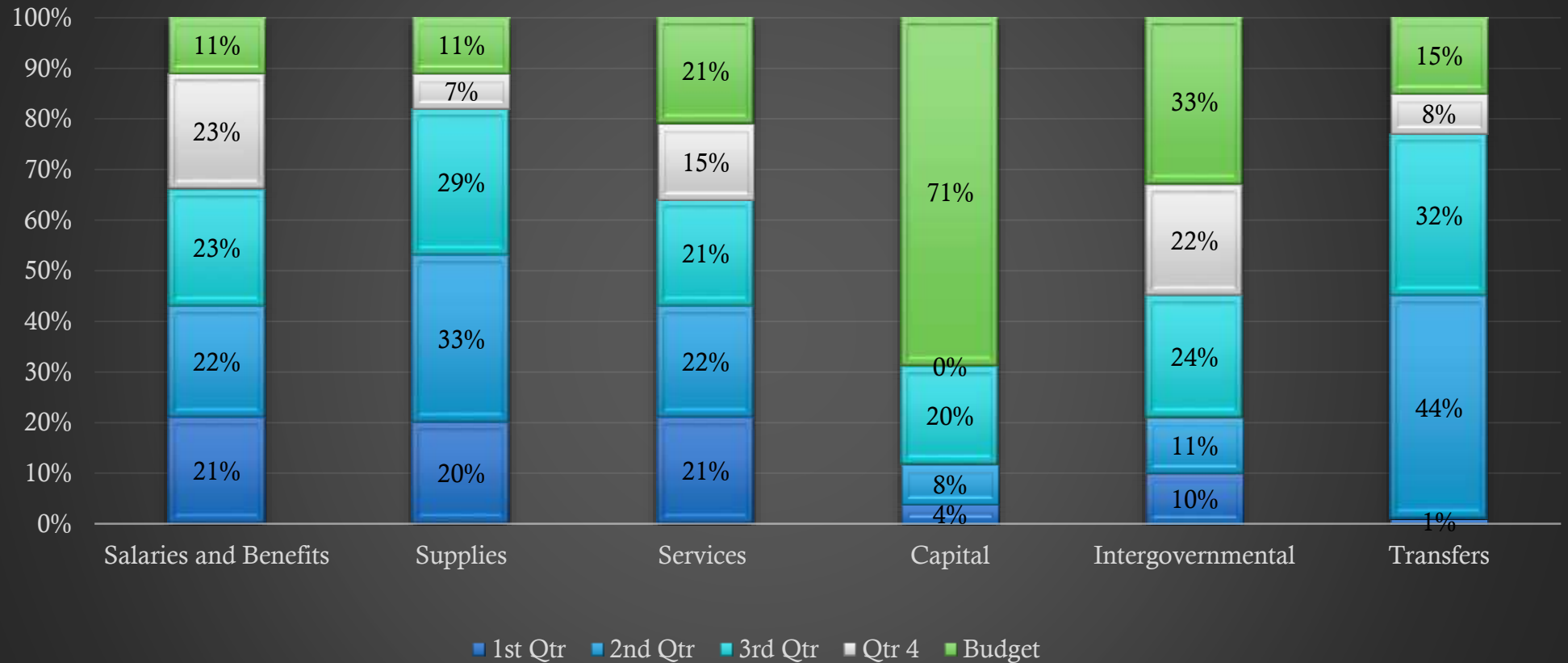
Charges for Services



Fines and Forfeitures



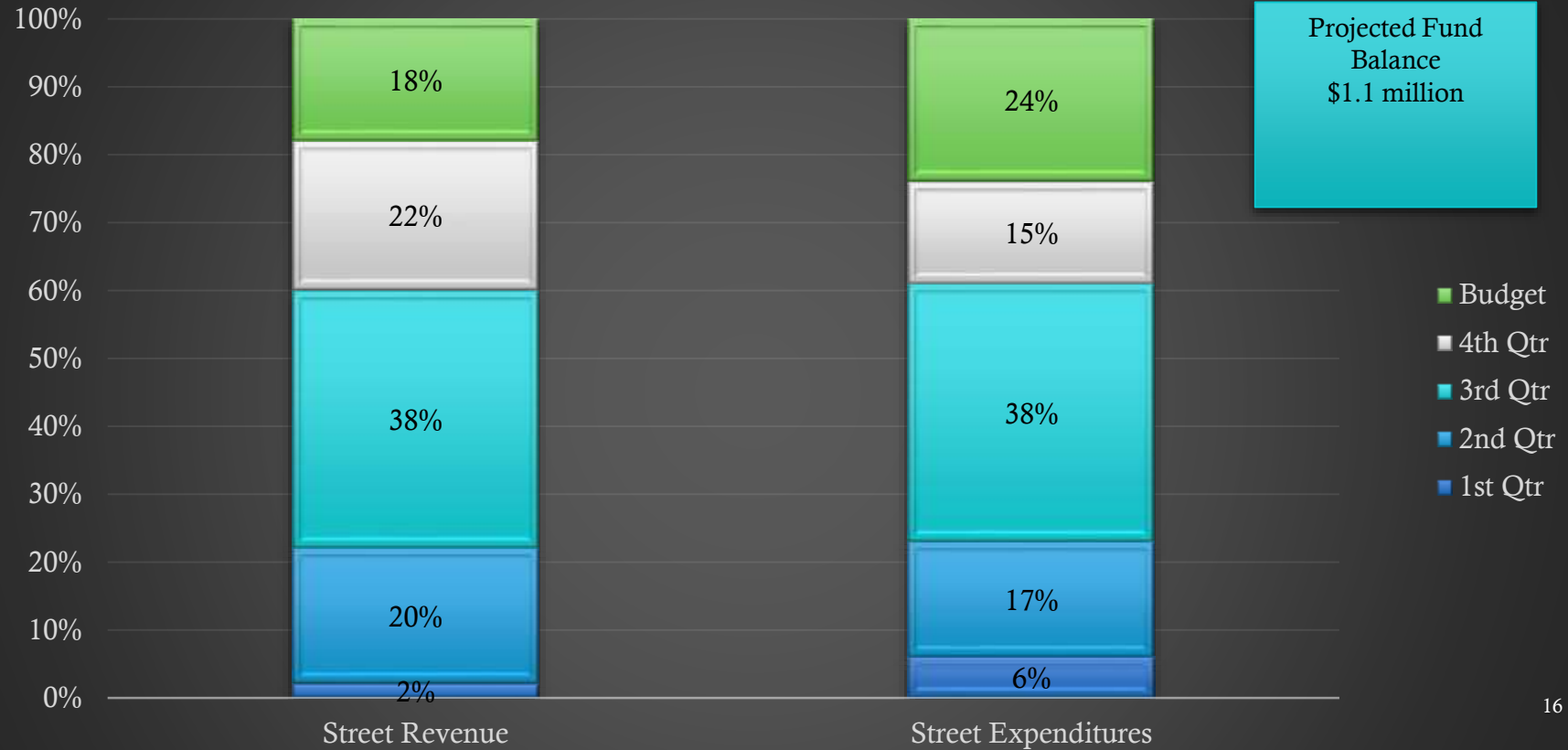
General Fund Expenditures



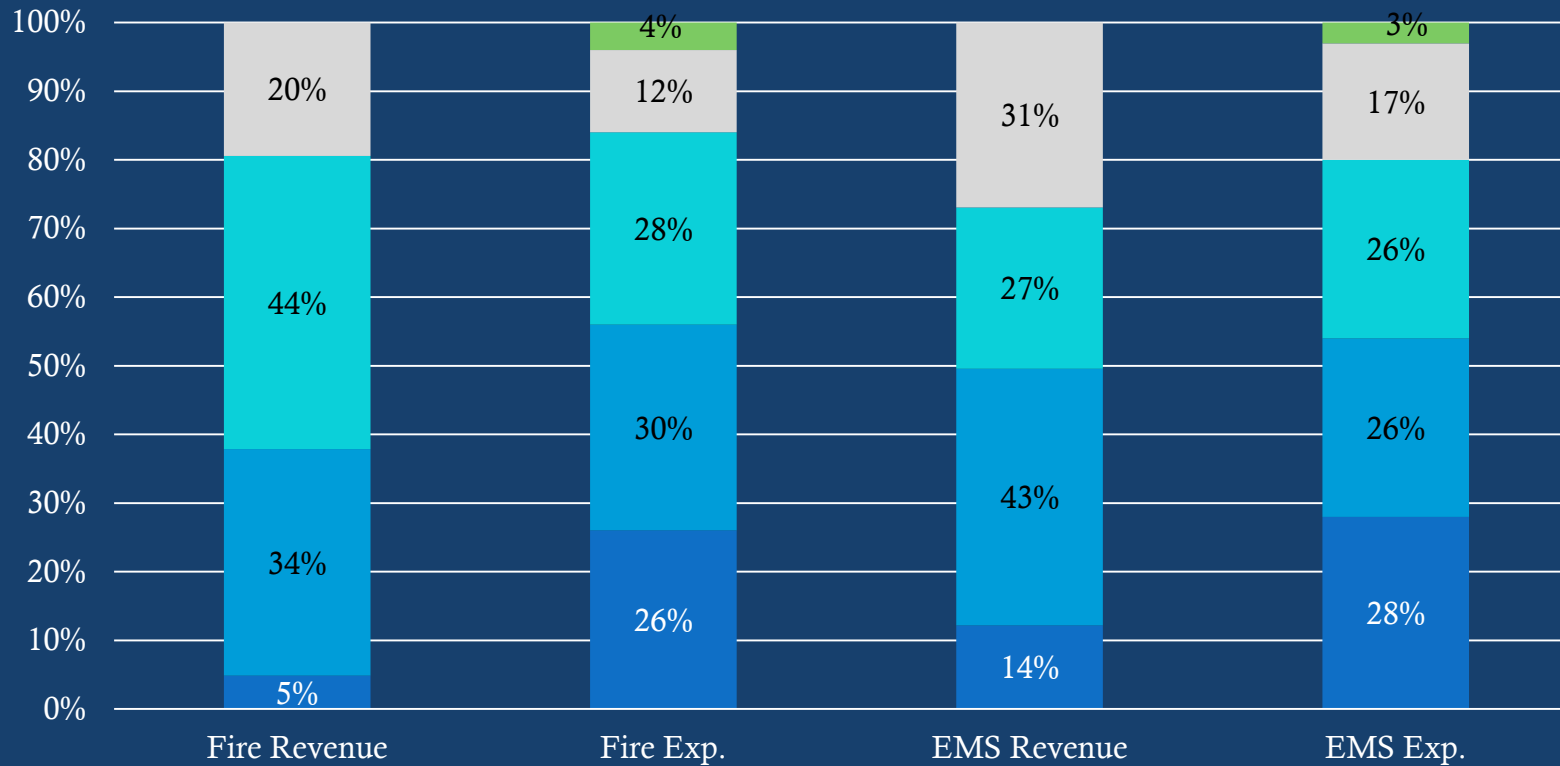
General Fund Balance



Streets



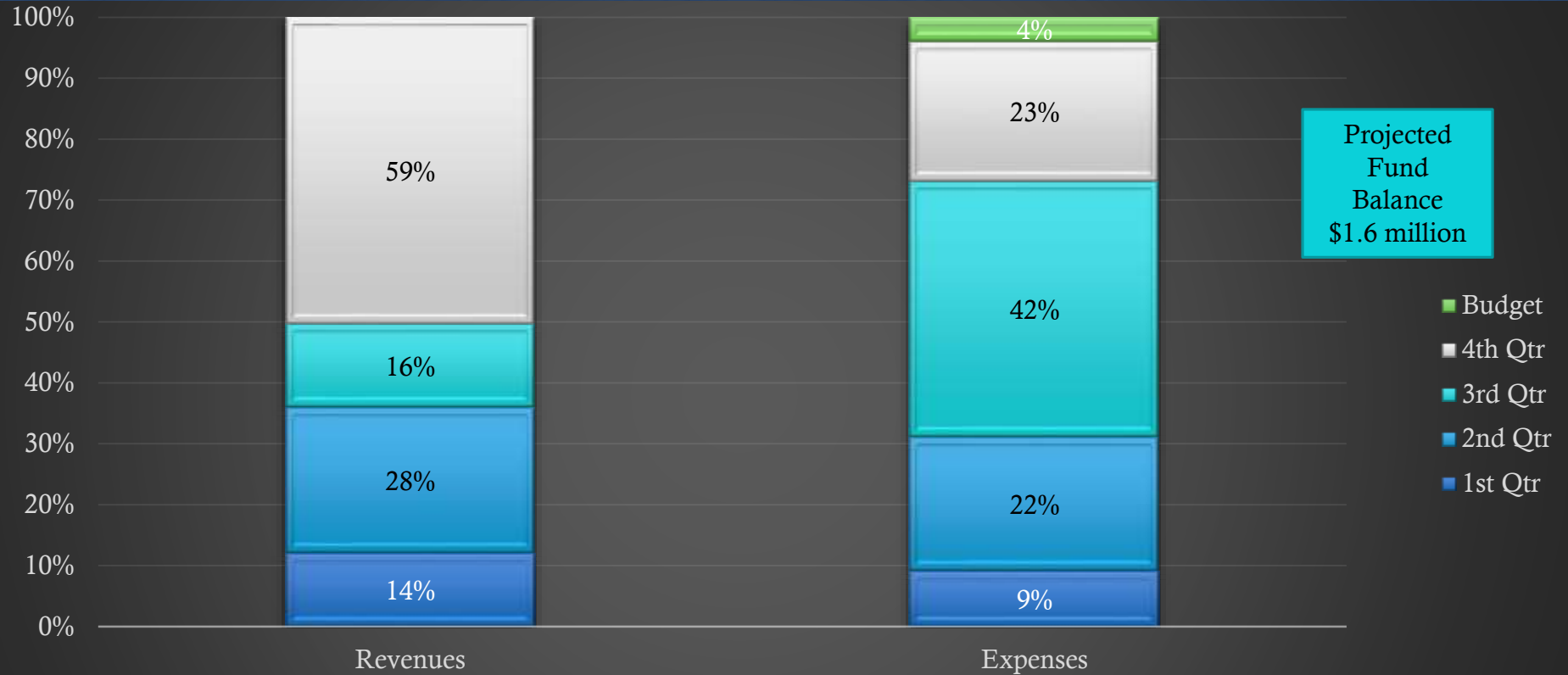
Camas/Washougal Fire and EMS



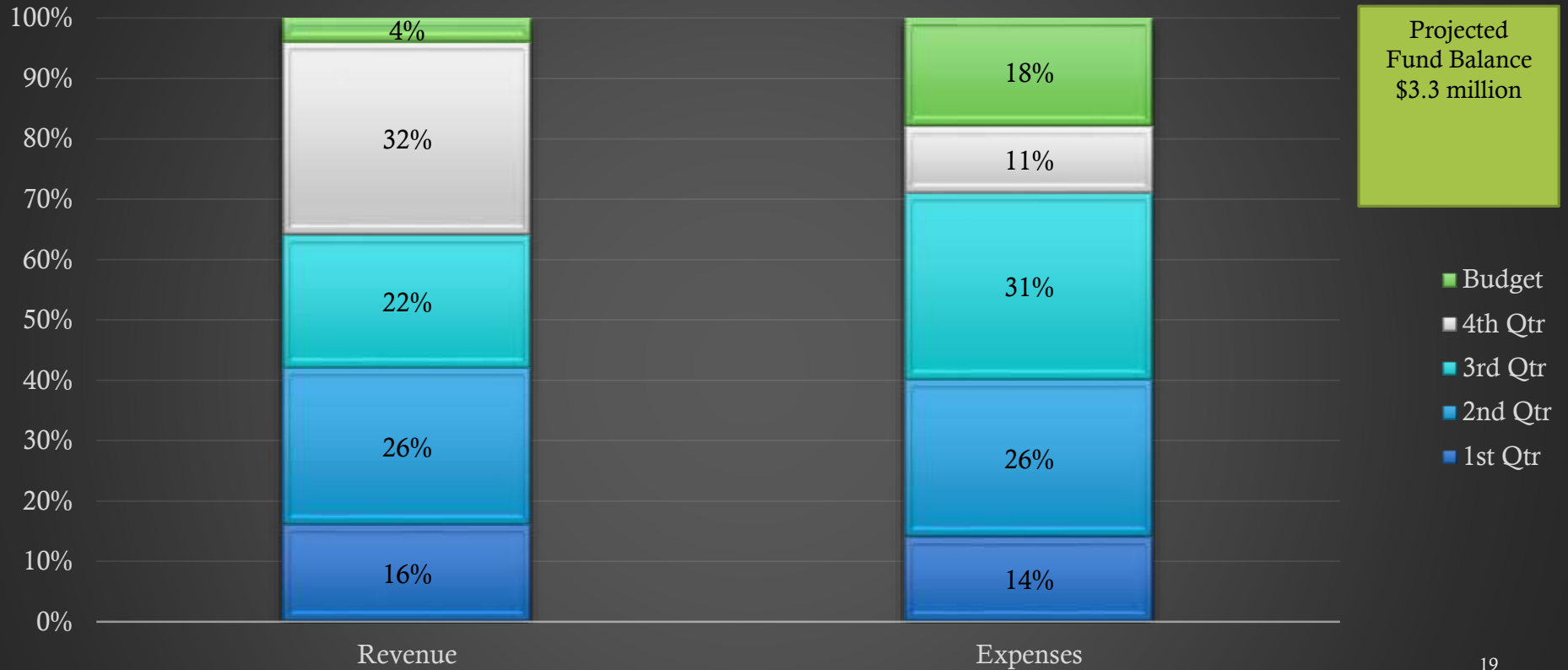
Projected
Fund Balance
\$1.1 million

■ 1st Qtr ■ 2nd Qtr ■ 3rd Qtr ■ 4th Qtr ■ Budget

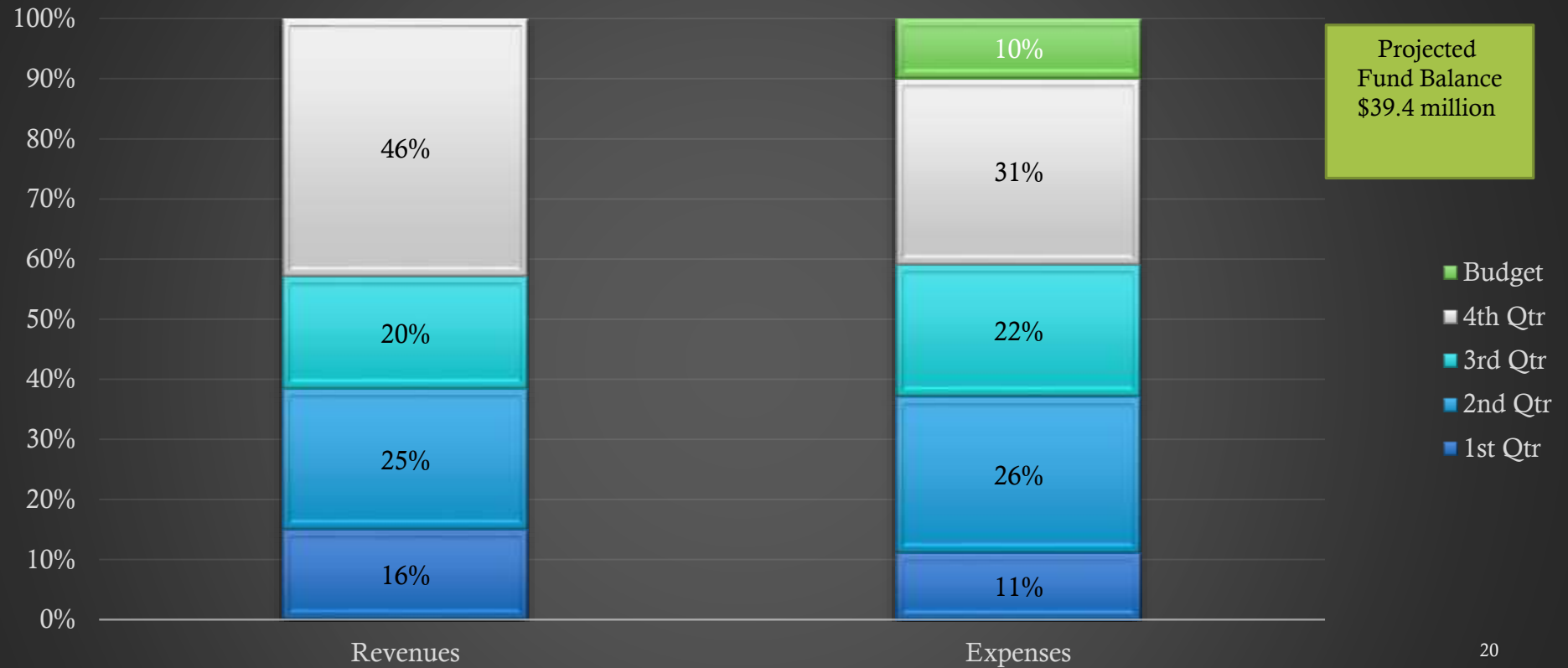
Storm Water



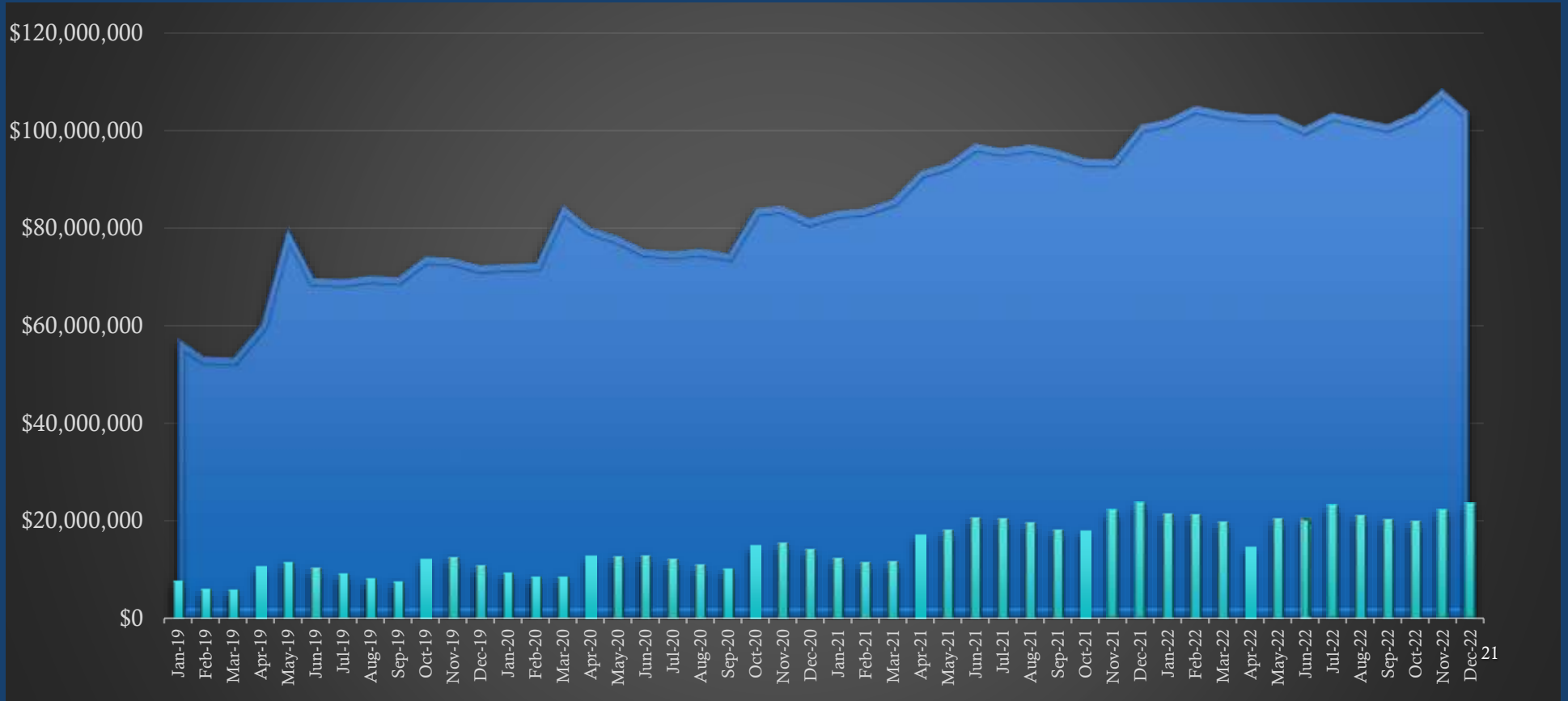
Solid Waste



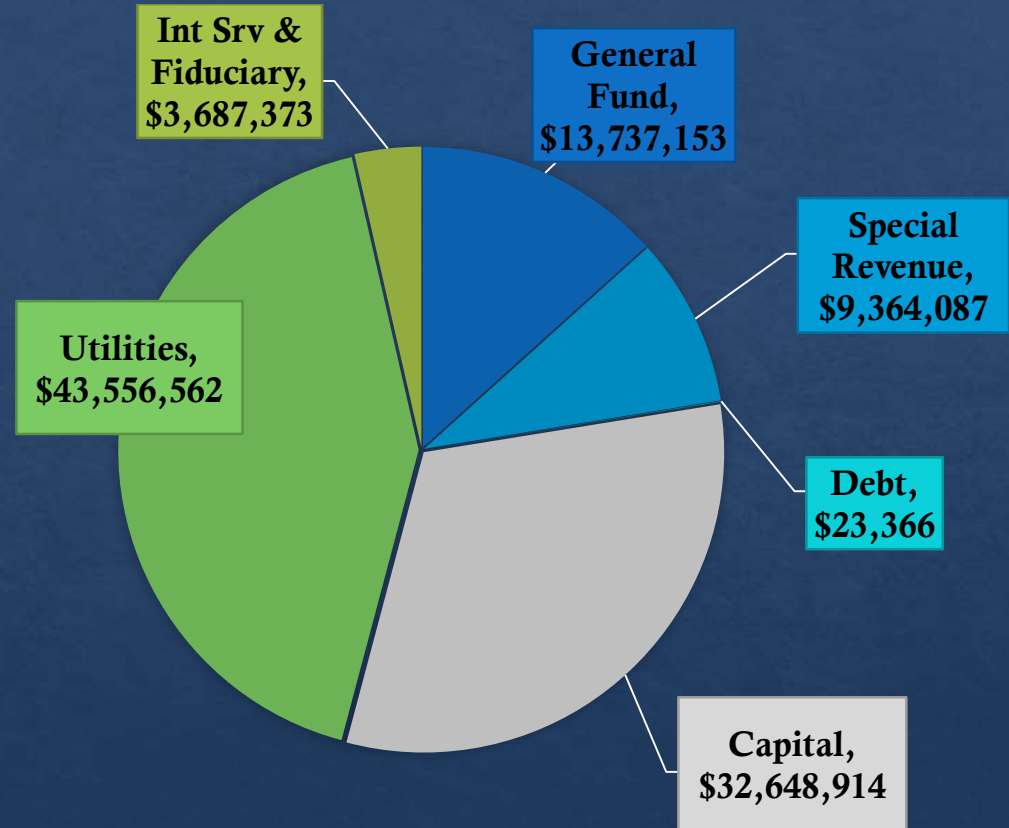
Water/Sewer



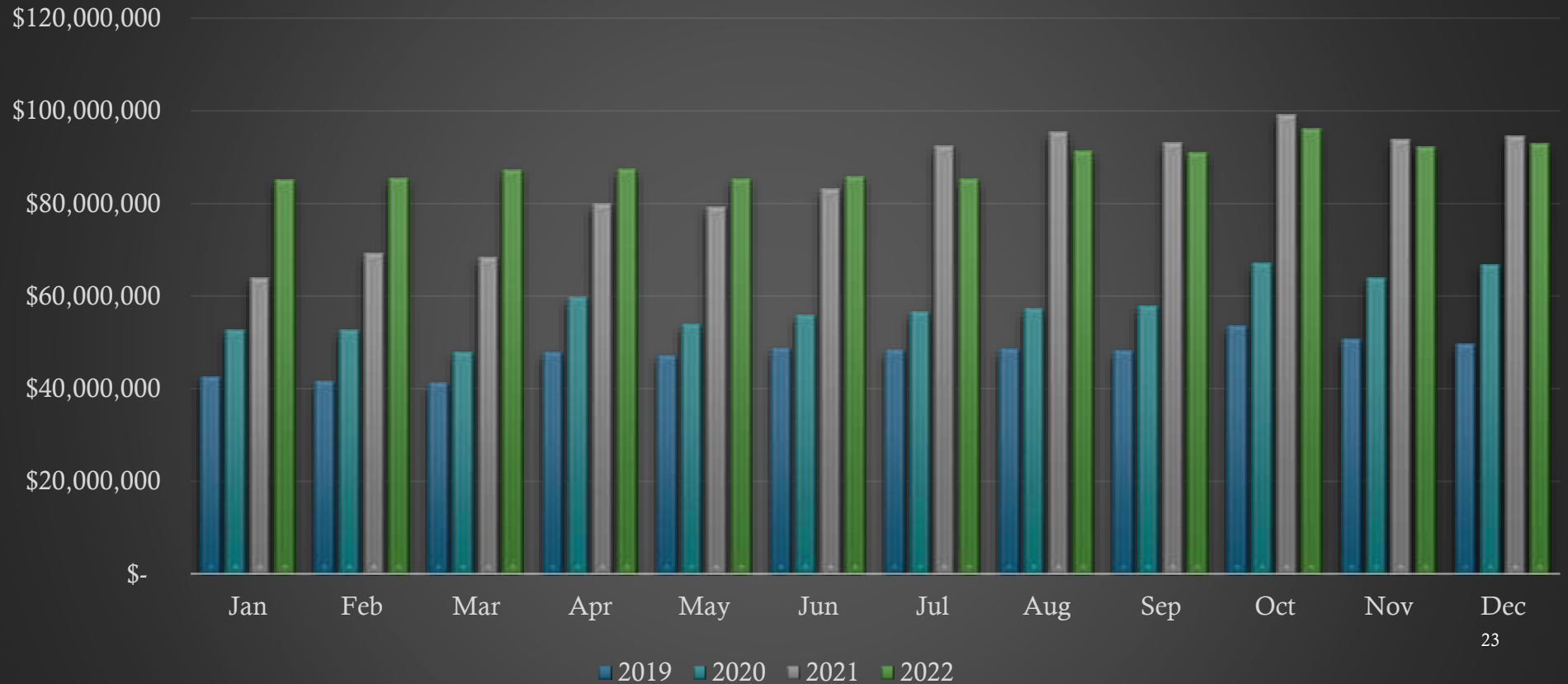
Cash and Cash Equivalent Assets



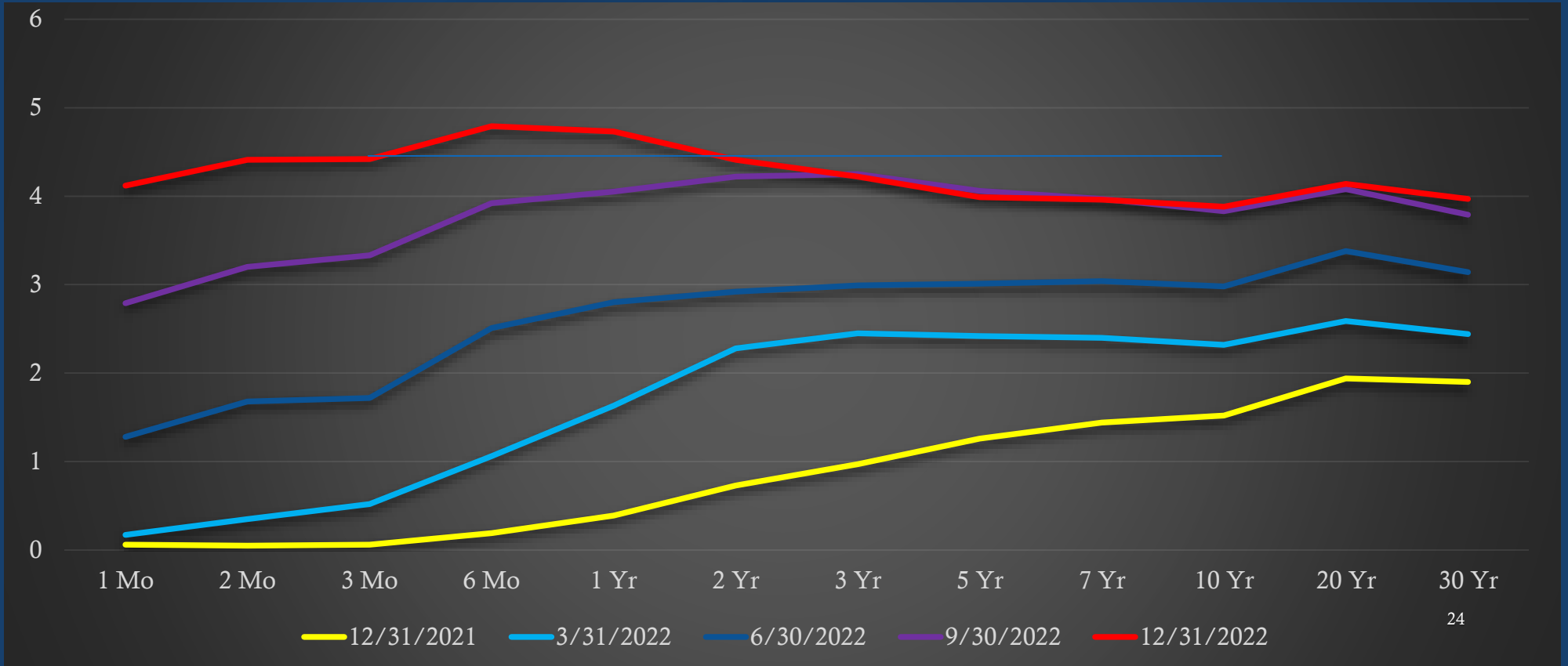
Fund Composition of Investment Portfolio



Investment Portfolio Balance

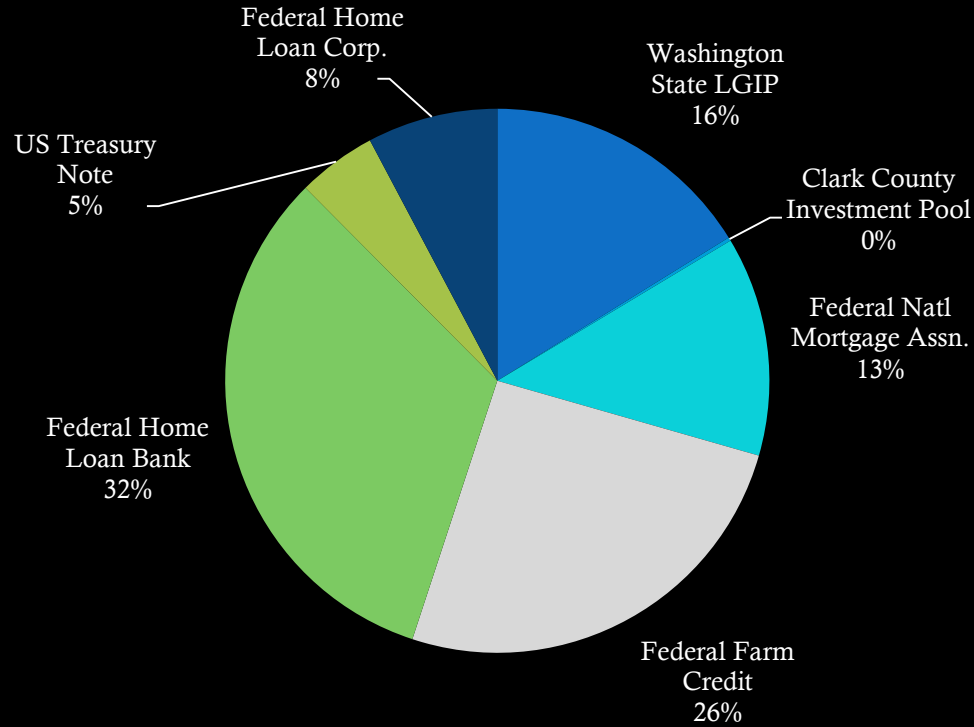


Yield Curve - Interest Rates

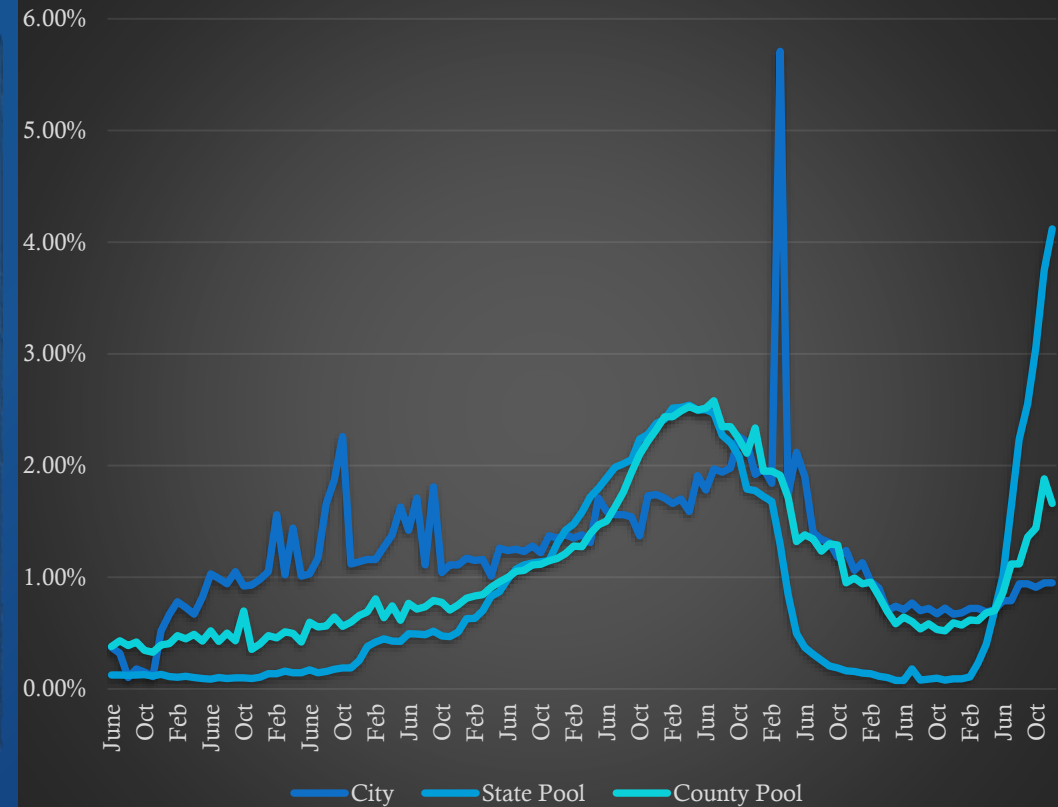


Investment Portfolio

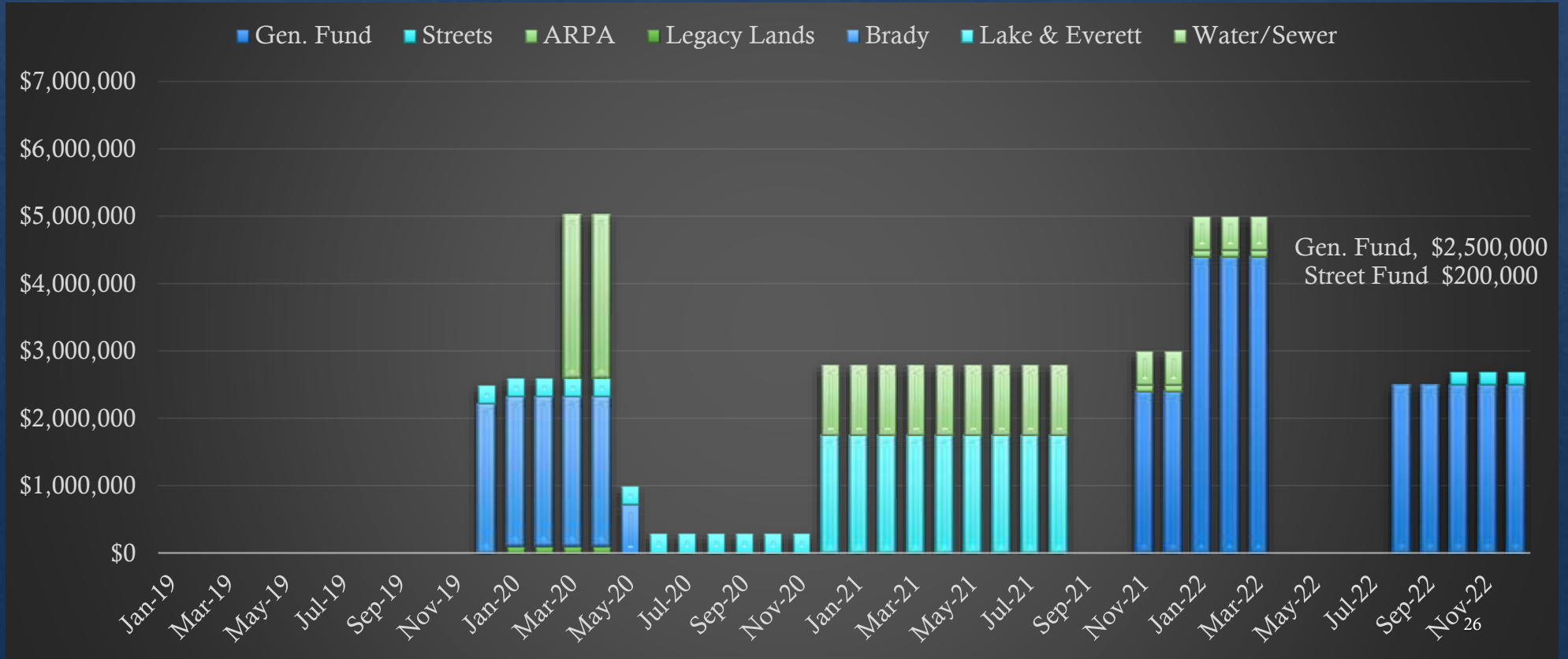
Portfolio Structure



Portfolio Performance 2013-2022



Line of Credit

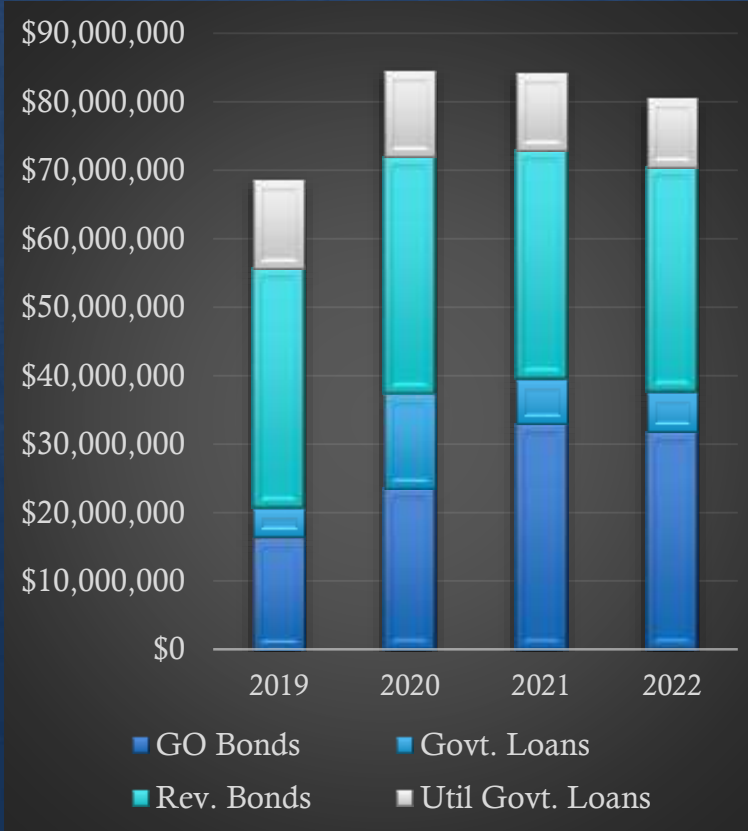


Debt Outstanding

Projects Financed

2020 Legacy Lands
Lake and Everett
Land Contract

2021 Legacy Lands
Refi Contract
Facilities
Street Repair



Final Debt Payments

2019 Ambulance
Sewer Plant Upgrade

2020 Sewer Plant Upgrade
Library Bond
Steigerwald Well Site

2021 Legacy Land Contract
Lake Road

Outlook

- ◆ Economy will struggle in 2023 with halting growth and higher unemployment
- ◆ Interest rates for mortgages may drop and prices may stabilize
- ◆ Moody's is calling it a "Slowcession" and not a recession.
- ◆ Healthy finances both for households and businesses
- ◆ Locally – watch on REET, Sales Tax, and Building Permits

Housing Demand Finds Its Floor



Sources: Mortgage Bankers Association, Moody's Analytics
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Job Openings Defy Expectations

Job Openings and Labor Turnover Survey, mil



Sources: BLS, Moody's Analytics

Housing Inflation Will Relent This Year



Sources: BEA, CoreLogic, S&P, Moody's Analytics

Watching U.S. Wages

Annualized %, 3-mo MA



Sources: BLS, Moody's Analytics



Questions