

A scenic view of a forest with a river and a wooden bridge. The text is overlaid on the image.

**CITY OF CAMAS
2026 FIRST QUARTER
FINANCIAL REVIEW**

AGENDA

GENERAL ECONOMY DURING FIRST QUARTER 2026

REVENUE TRENDS

BUDGET STATUS

FUND BALANCE PROJECTION

CITY GROWTH

INTERNAL SERVICE FUNDS

INVESTMENTS

DEBT

OUTLOOK

2026 FIRST QUARTER

First Qtr 2026
compared to
Fourth Qtr 2025

Avg. Mortgage Rate
HIGHER
6.38% v. 6.15%

Unemployment
LOWER
4.3% v. 4.4%

Retail Sales
(% change yr.)
HIGHER
4.2% v. 2.4%

CPI (national)
HIGHER
3.3% v. 2.7%

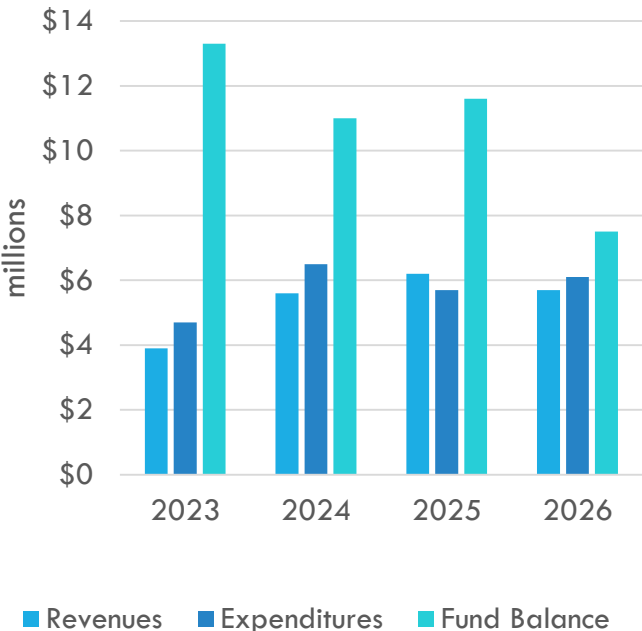
Avg. Gas Prices
HIGHER
\$3.56 v. \$3.10

- First quarter construction started weak in both single family and multifamily
- Real home equity balances are at their highest since before the pandemic in the first quarter.
- With Operation Epic Fury began February 28, 2026. Disappointing employment numbers and consumer confidences continue to be low from end of 2025
- Locally, home prices fell 2.8% in the first quarter year over year but 50 homes sold in Camas in March

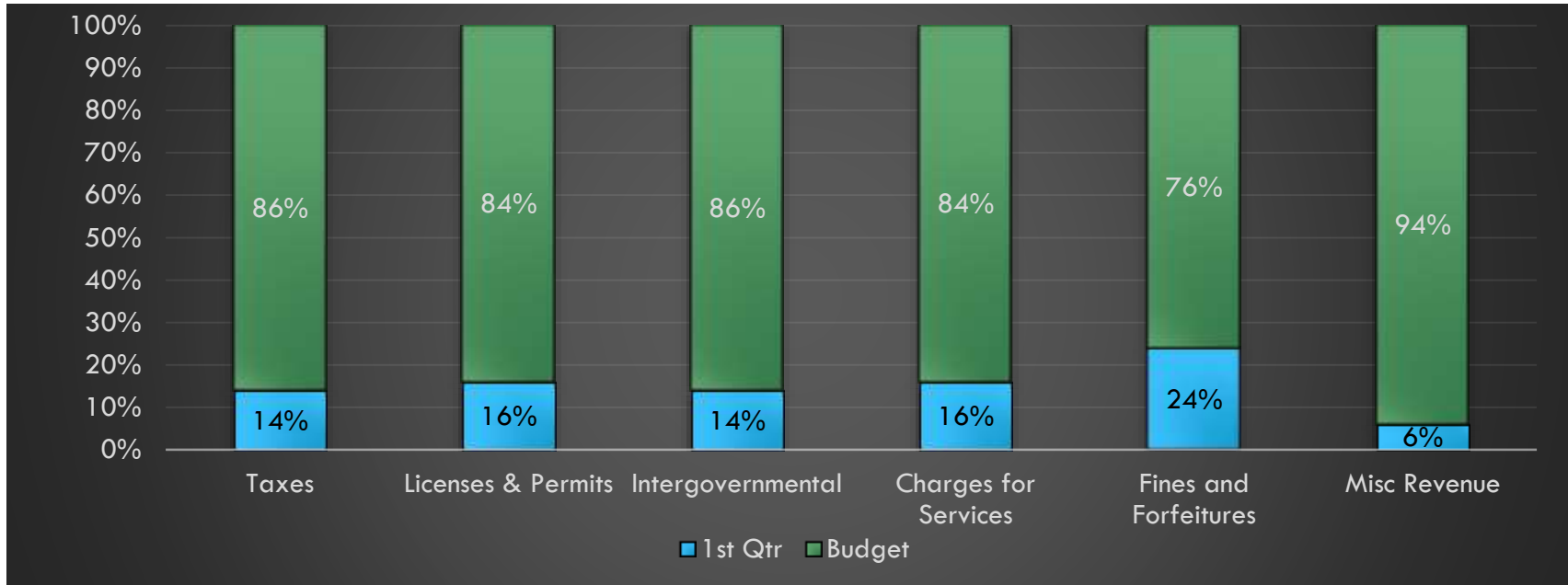


GENERAL FUND HIGHLIGHTS

	2023 First Quarter	2024 First Quarter	2025 First Quarter	2026 First Quarter
Net revenues (less transfers)	\$3,936,247	\$5,574,902	\$6,222,225	\$5,708,351
Net expenditures (less transfers)	\$4,726,094	\$6,535,190	\$5,751,596	\$6,100,094
Net Cash Flow	(\$789,847)	(\$960,288)	\$470,629	(\$391,743)
% of Budget Spent	16%	22%	21%	21%
General Fund Balance	\$13,300,235	\$10,997,250	\$11,568,537	\$7,515,955
Overall Cash and Investments for All Funds	\$103,954,969 Includes Bond Proceeds	\$116,247,240 Includes Bond Proceeds	\$107,165,712 Includes Bond Proceeds	\$154,917,637 Includes Bond Proceeds

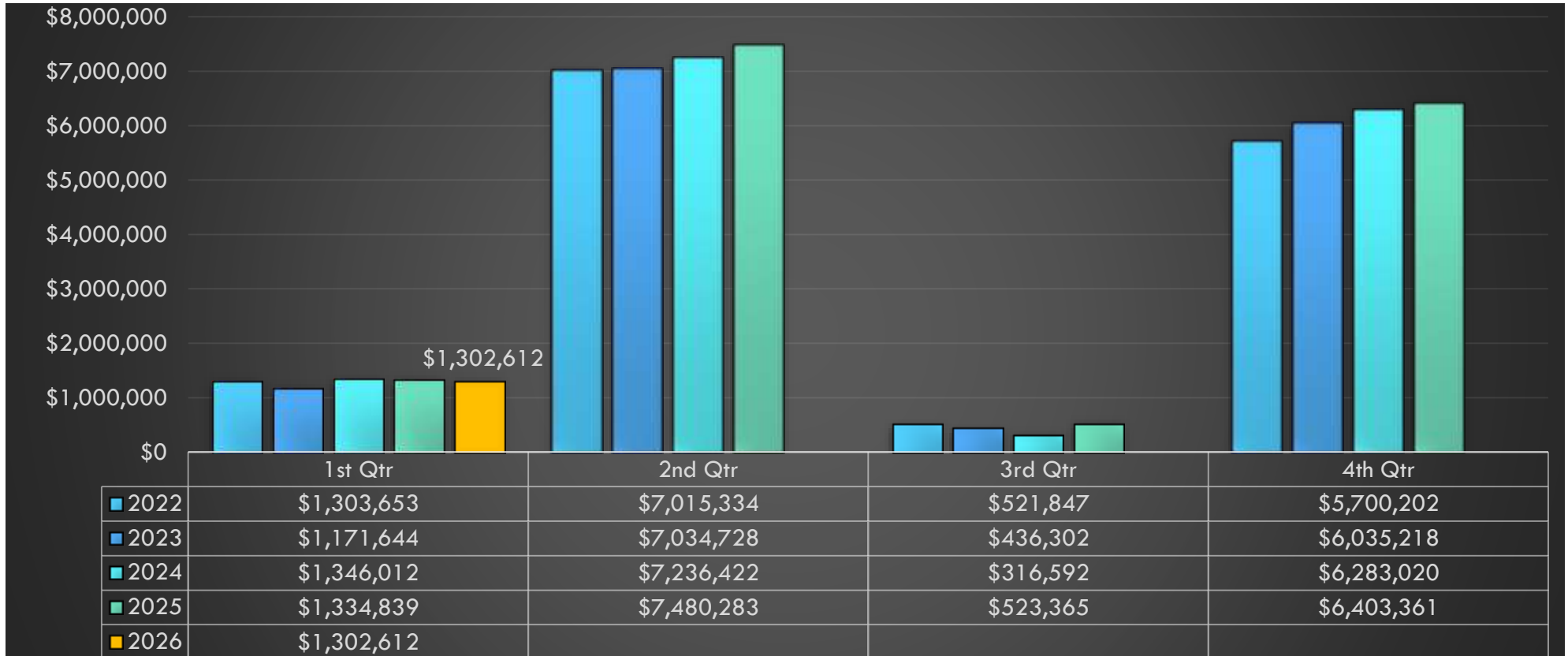


This table illustrates the cash flow of the General Fund.

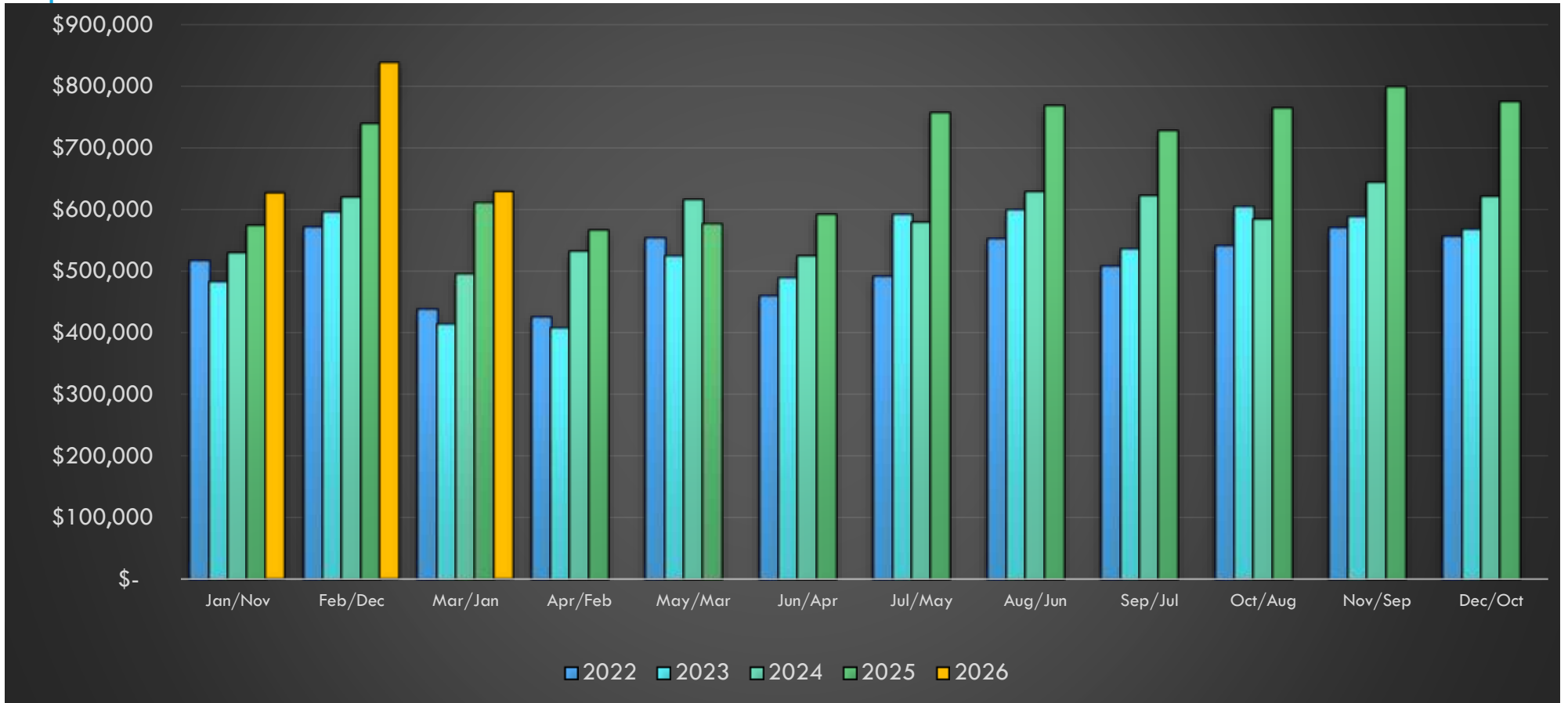


GENERAL FUND REVENUES

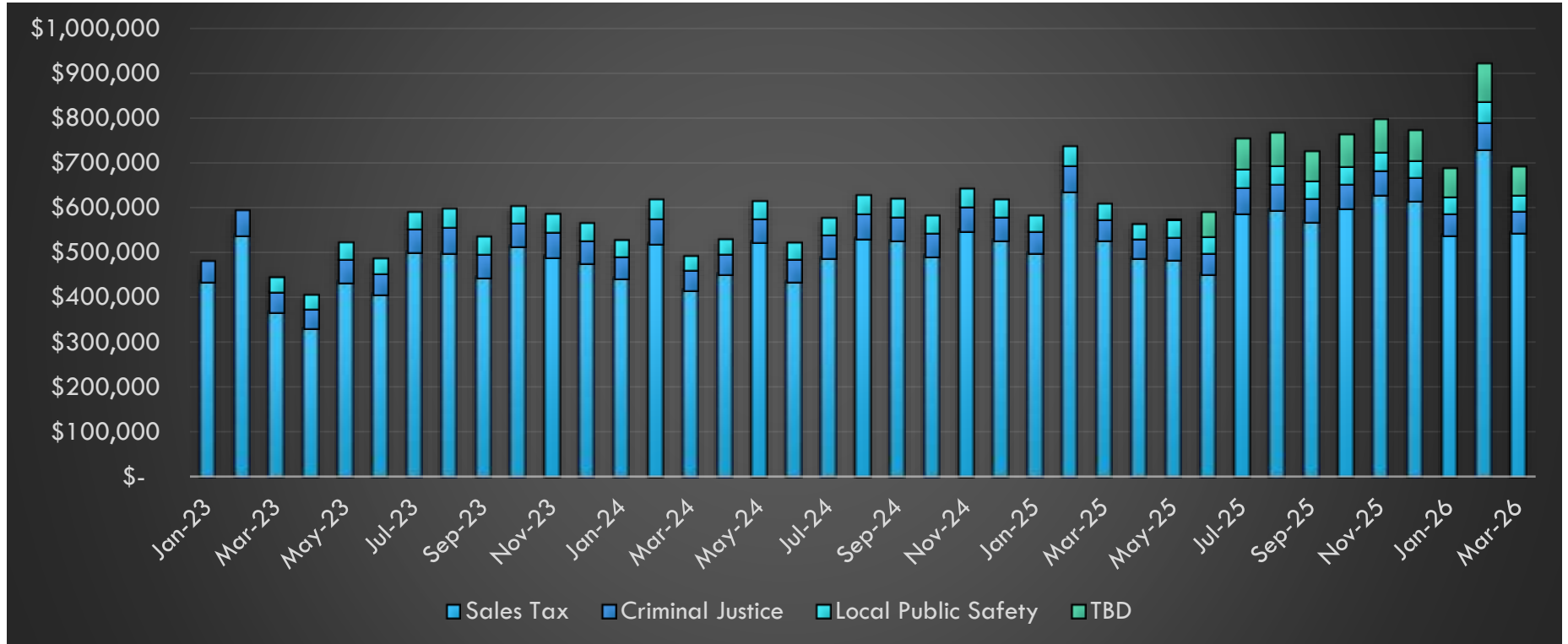
PROPERTY TAX COLLECTIONS



SALES AND USE TAX



SALES AND USE TAX BREAKDOWN



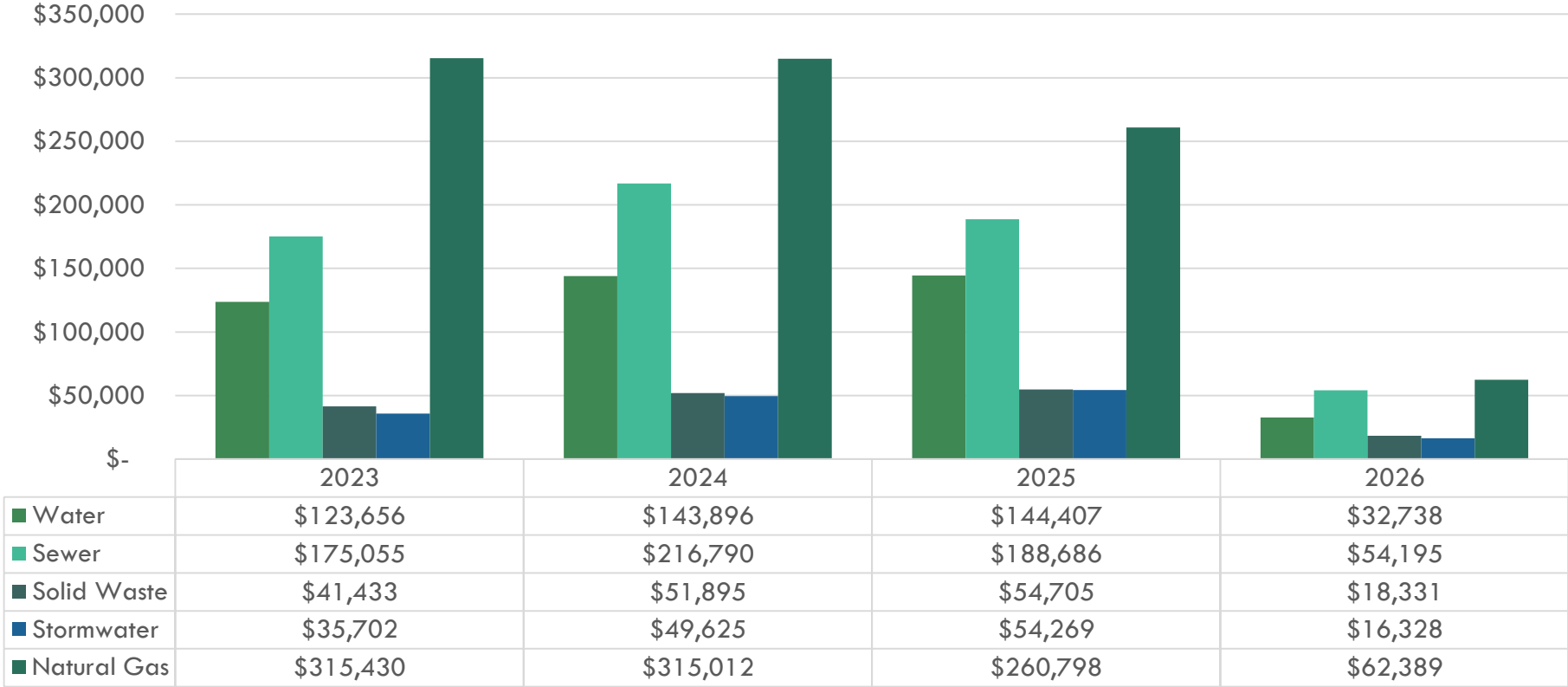
2026 CAMAS SALES TAX BREAKDOWN – NEW RATE APRIL 1, 2026

CLARK COUNTY LOCAL LAW ENFORCEMENT TAX 0.1% INCREASE (SPLIT 60/40 WITH CITIES PER CAPITAL ALLOCATION)

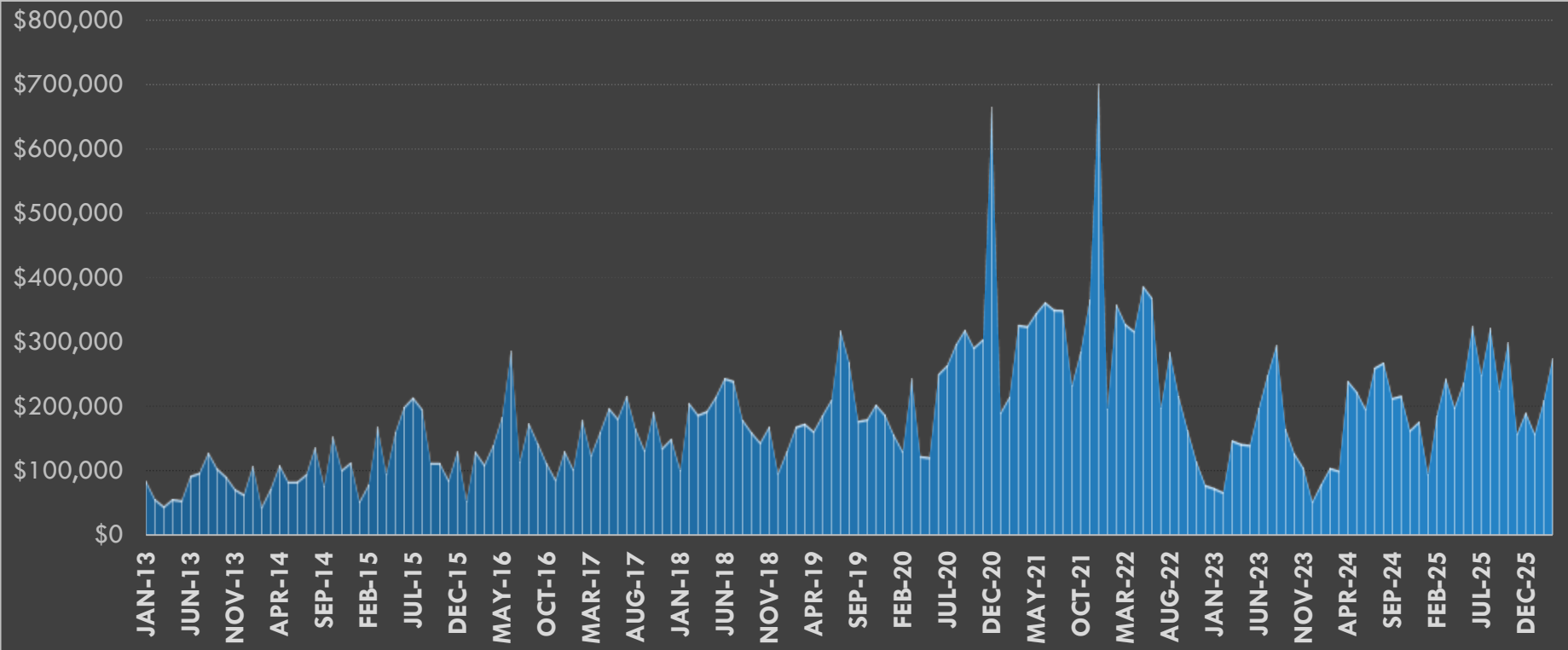
CLARK COUNTY HOUSING AND RELATED SERVICES TAX 0.1% (CITIES CAN RECEIVE SUPPORT FOR PROJECTS)

Entity Receiving Sales Tax	Washington State Sales Tax Rate	Camas Basic Rate	Camas Optional Rate	Camas Criminal Justice	C-Tran Rate	Clark Co Public Safety	Clark Co Mental Health	Camas TBD	Clark Co Housing and Related Services	Effective Sales Tax Rate	Camas Sales Tax Rate	Camas Effective Rate
State of Washington	6.5%	0.005%	0.005%	0.001%	0.007%	0.002%	0.001%	0.001%	0.001%	6.5230%		
City of Camas		0.420%	0.420%	per capita alloc		per capita alloc				1.0070%	1.20%	
Clark County		0.075%	0.075%	0.01%		0.12%	0.099%		0.099%	0.4780%		
CTRAN					0.69%					0.6930%		
Camas TBD								0.0990%		0.0990%	0.10%	
Total Sales Tax Rate Assessed	6.5%	0.50%	0.50%	0.10%	0.70%	0.20%	0.10%	0.10%	0.10%	8.8%	1.30%	1.1060%

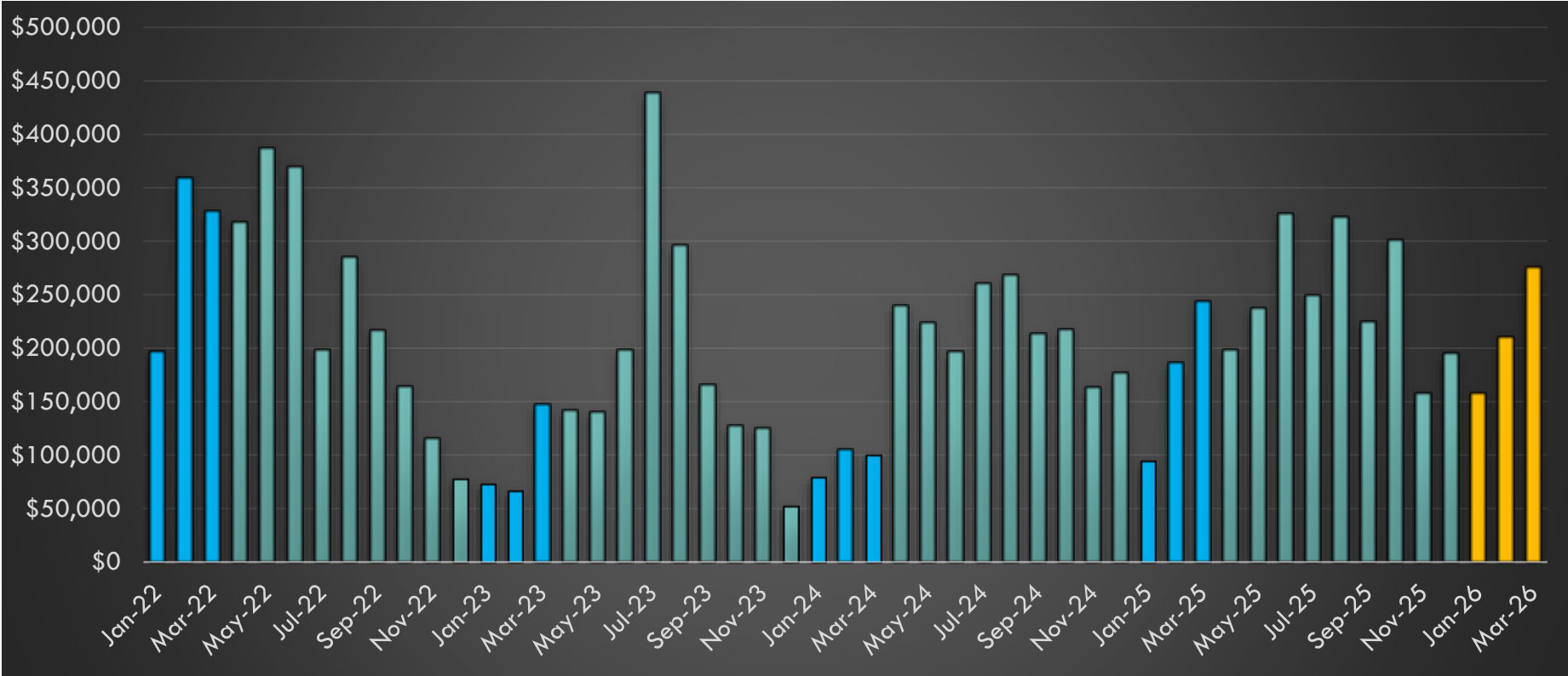
UTILITY TAX COLLECTIONS



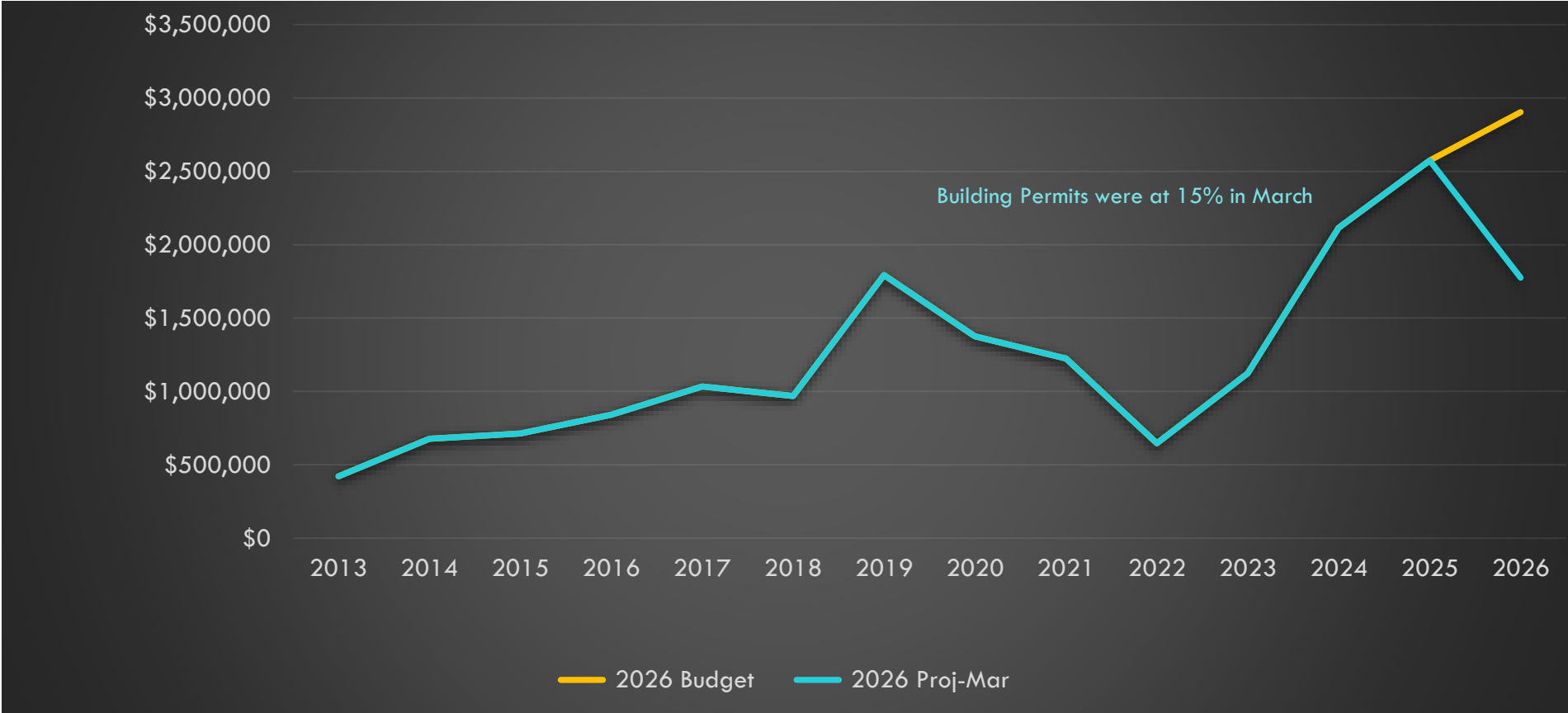
REAL ESTATE EXCISE TAX



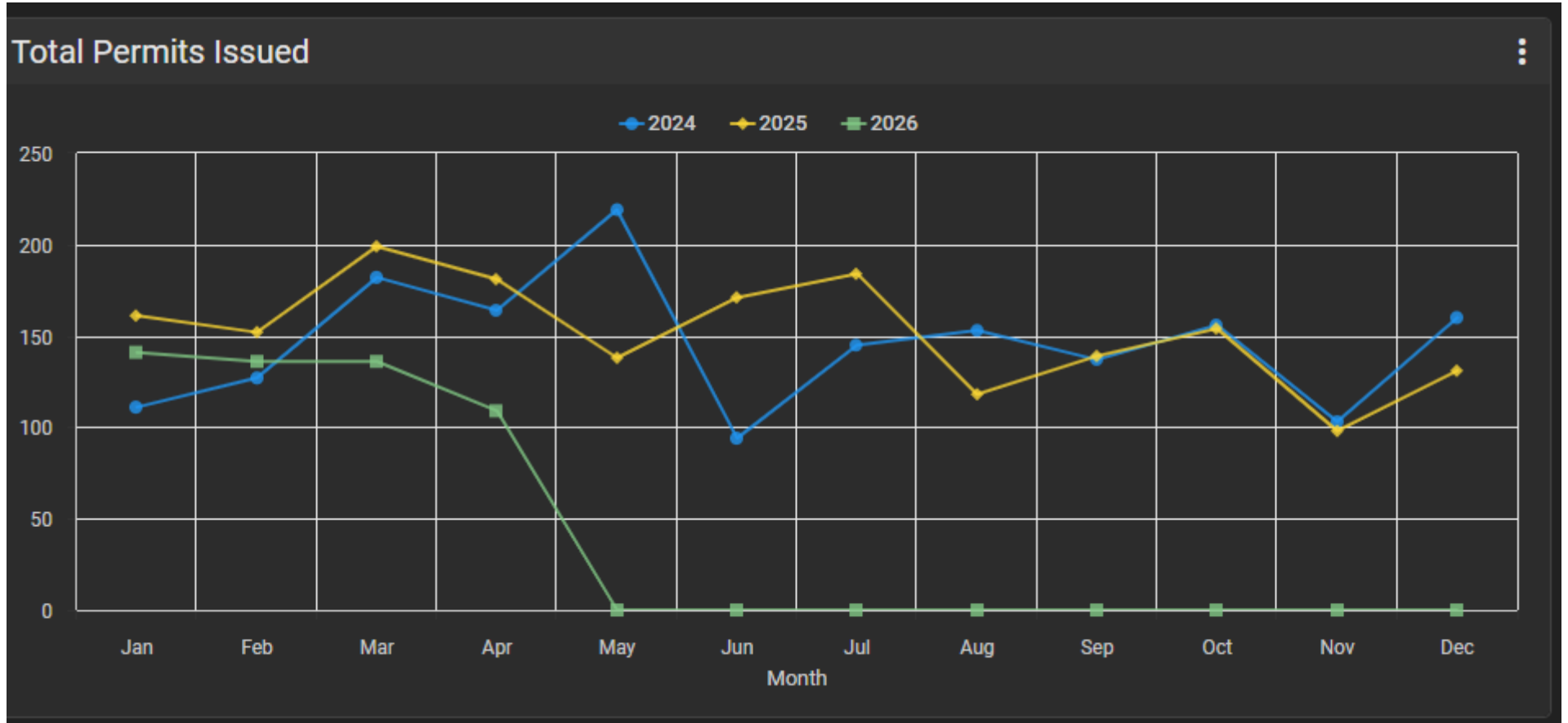
REAL ESTATE EXCISE TAX



BUILDING PERMITS

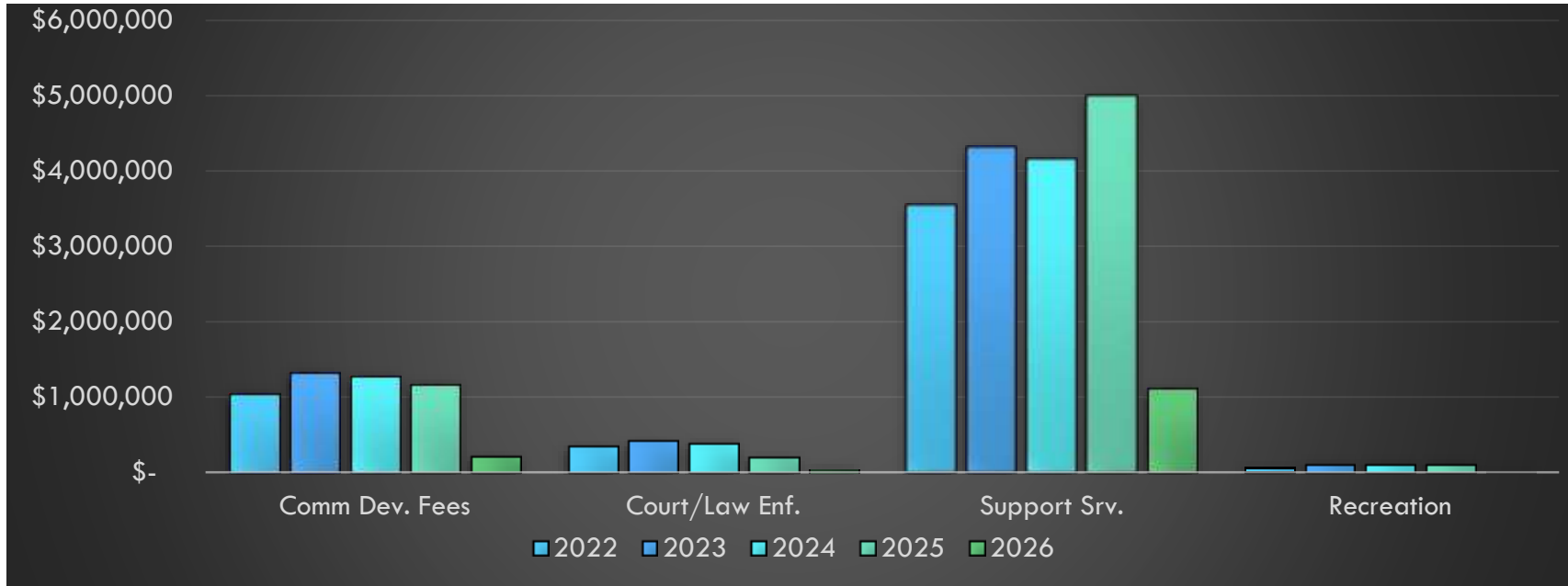


PERMIT COMPARISON 2024-2026



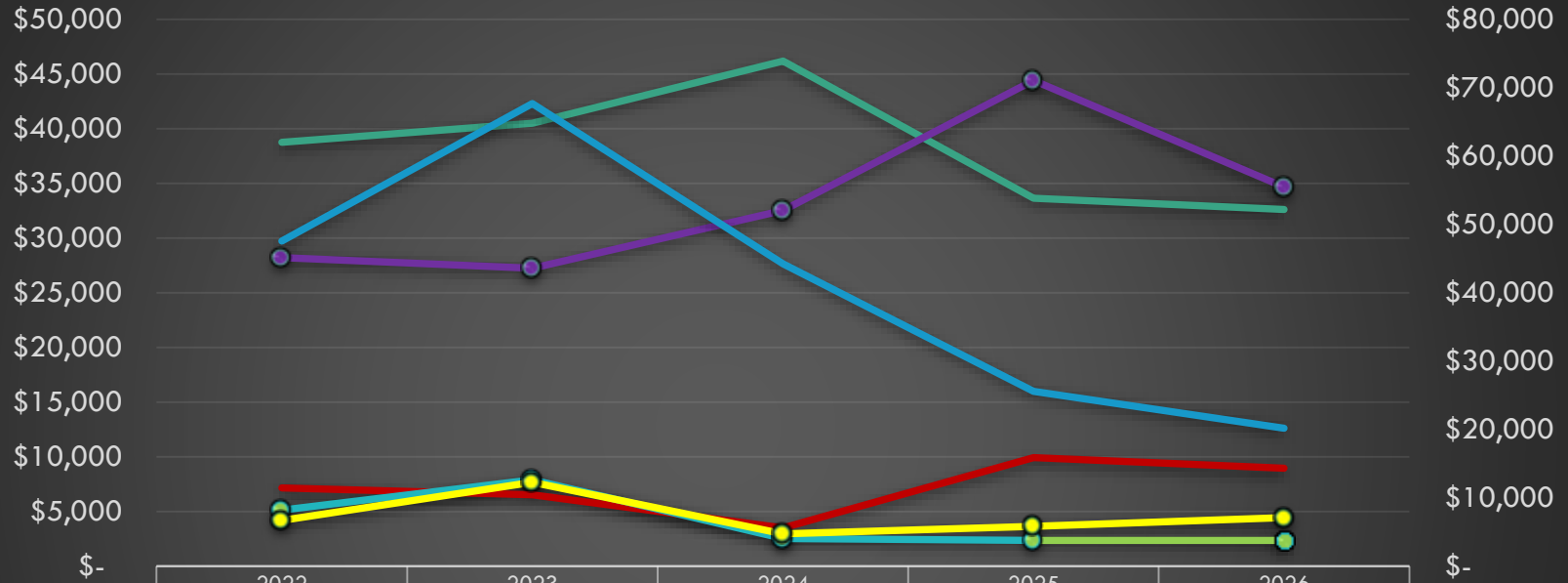
INTERGOVERNMENTAL





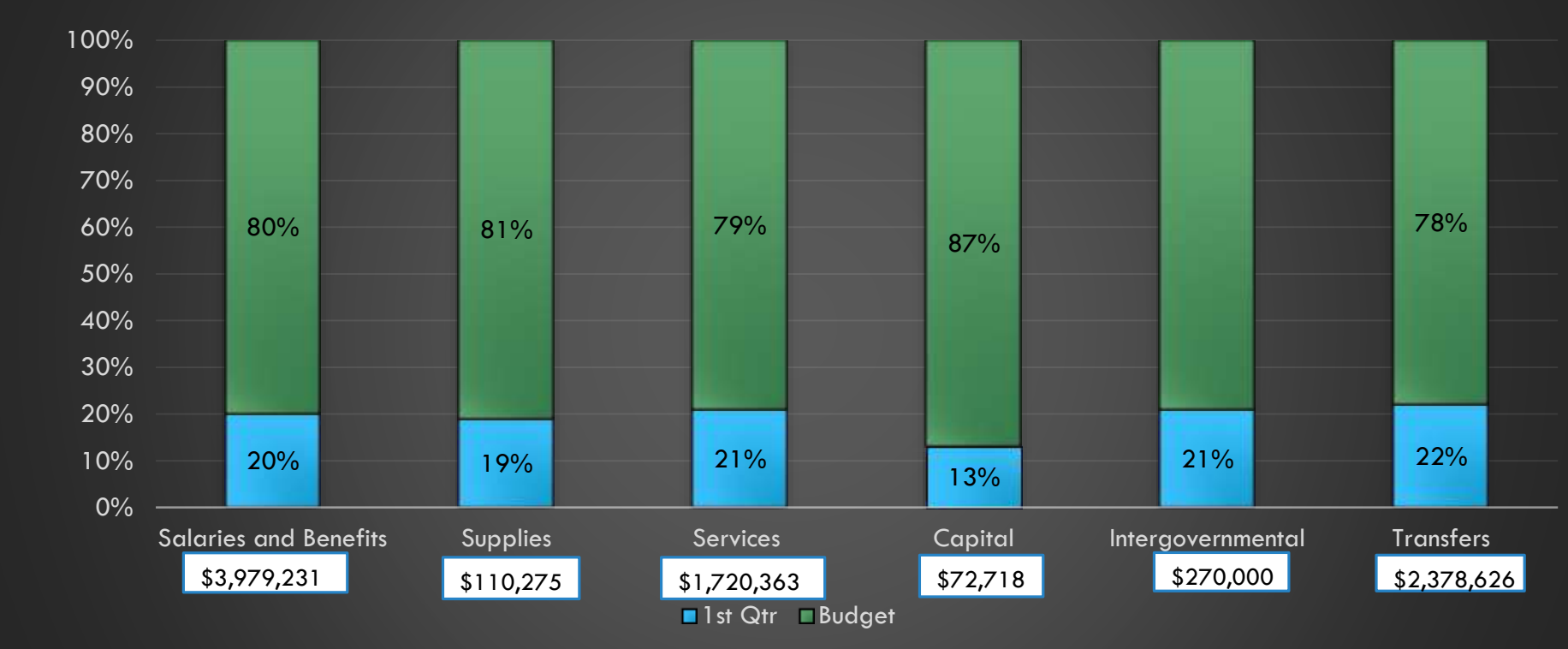
CHARGES FOR SERVICES

FINES AND FORFEITURES



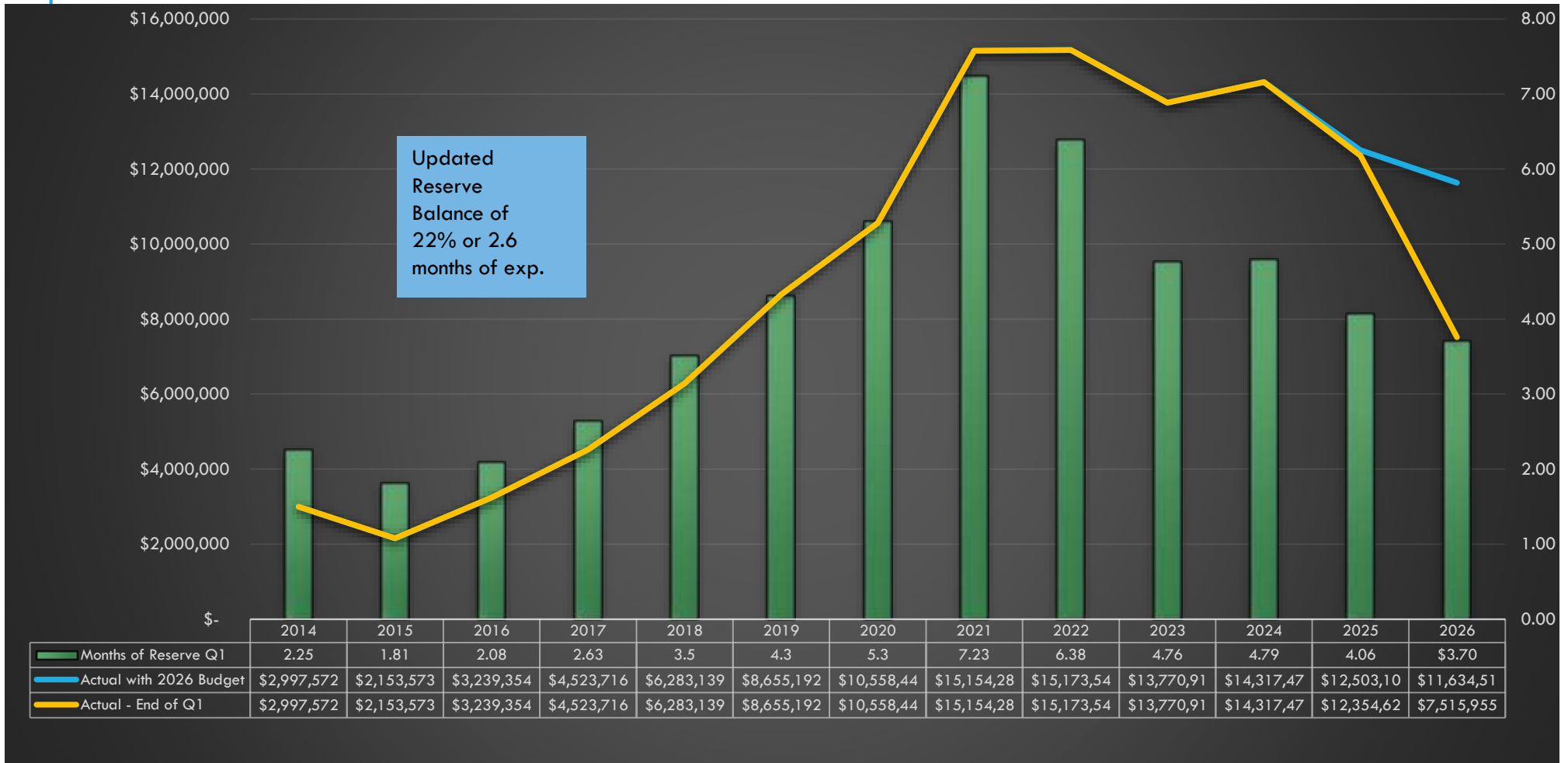
	2022	2023	2024	2025	2026
Other Traffic	\$7,155	\$6,534	\$3,522	\$9,924	\$8,966
Non-Traffic	\$5,128	\$7,899	\$2,550	\$2,363	\$2,371
Parking Viol.	\$38,765	\$40,493	\$46,201	\$33,660	\$32,624
DWI	\$4,195	\$7,671	\$2,969	\$3,666	\$4,444
District Court	\$28,220	\$27,260	\$32,531	\$44,428	\$34,672
Traffic Infractions	\$47,576	\$67,670	\$44,243	\$25,576	\$20,180

GENERAL FUND EXPENDITURES



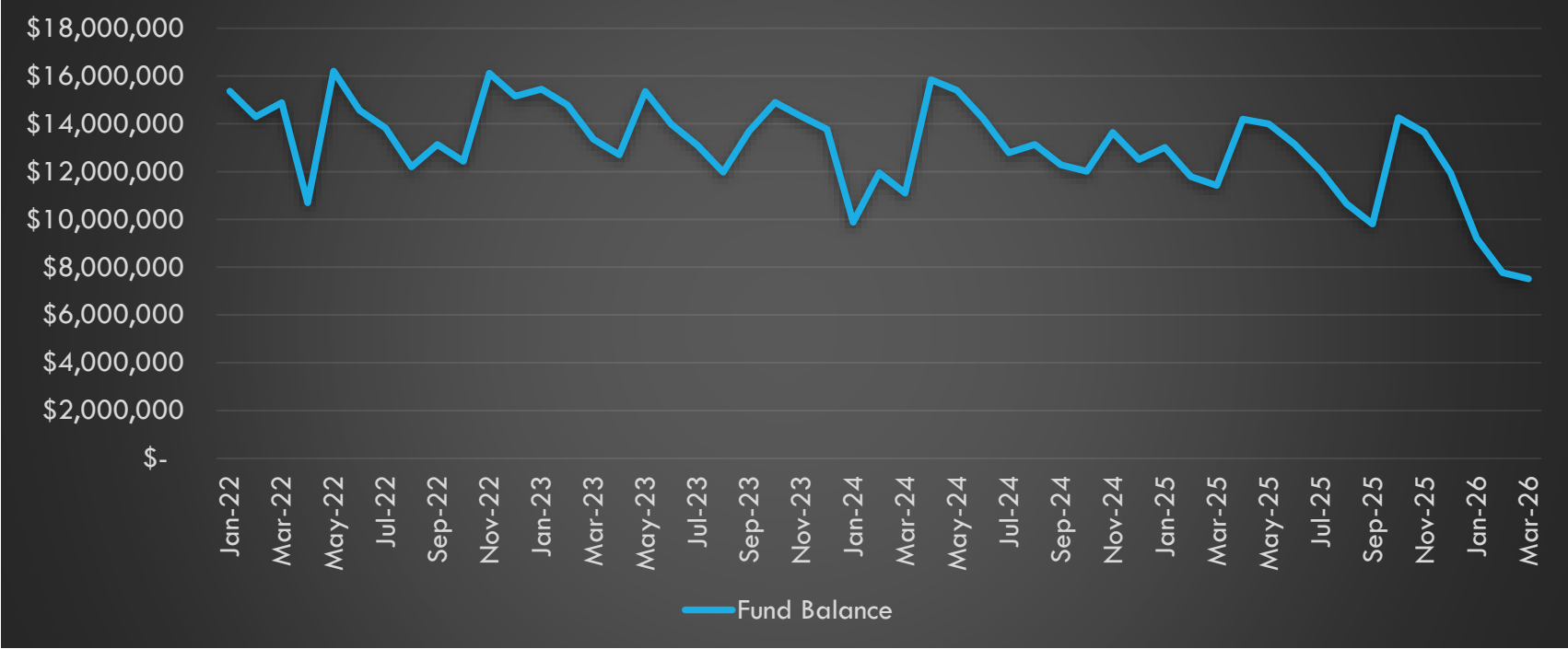
GENERAL FUND BALANCE

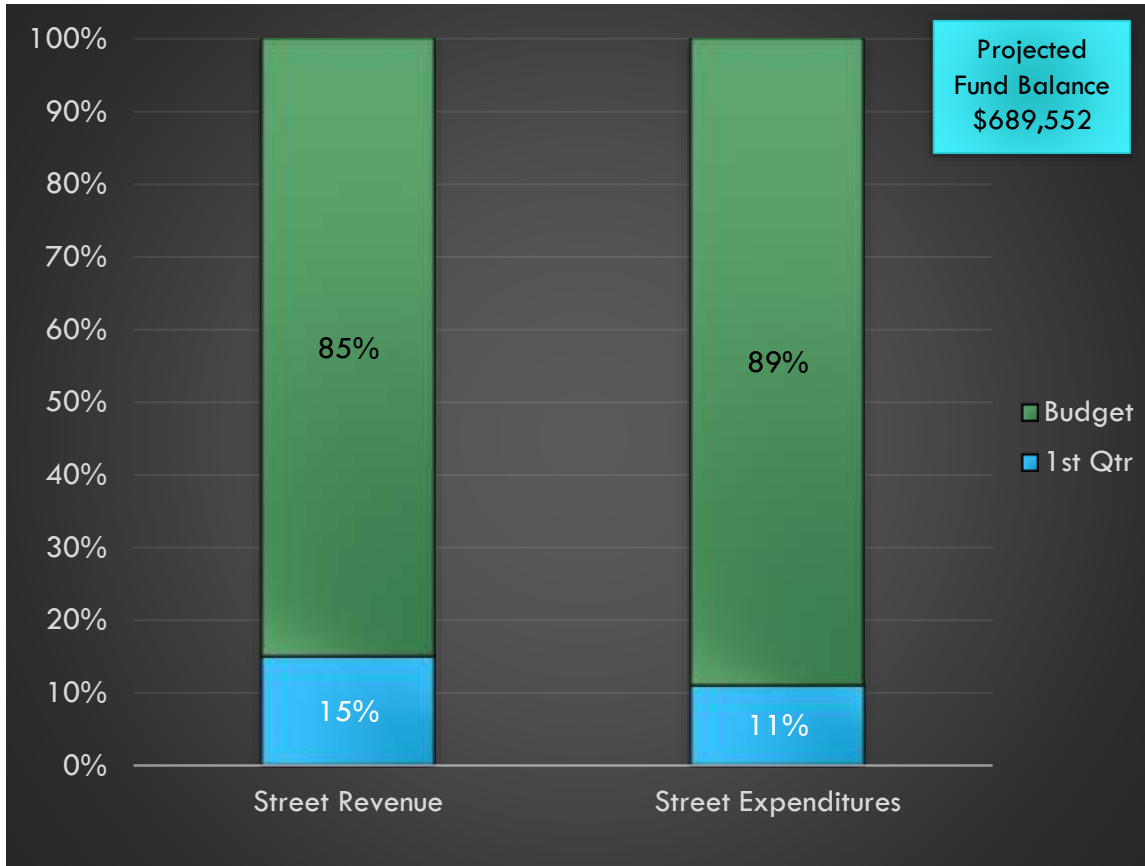
Months



Updated Reserve Balance of 22% or 2.6 months of exp.

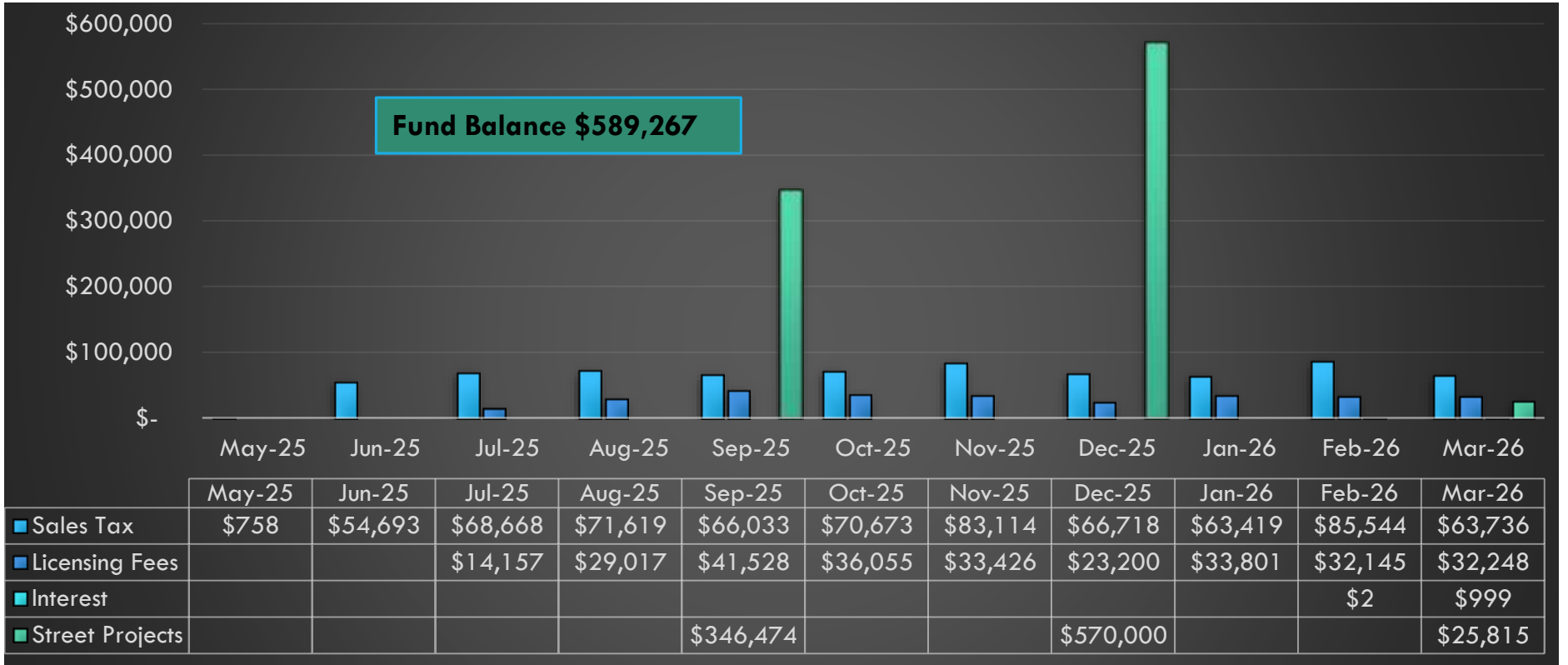
GENERAL FUND BALANCE 2022-2026



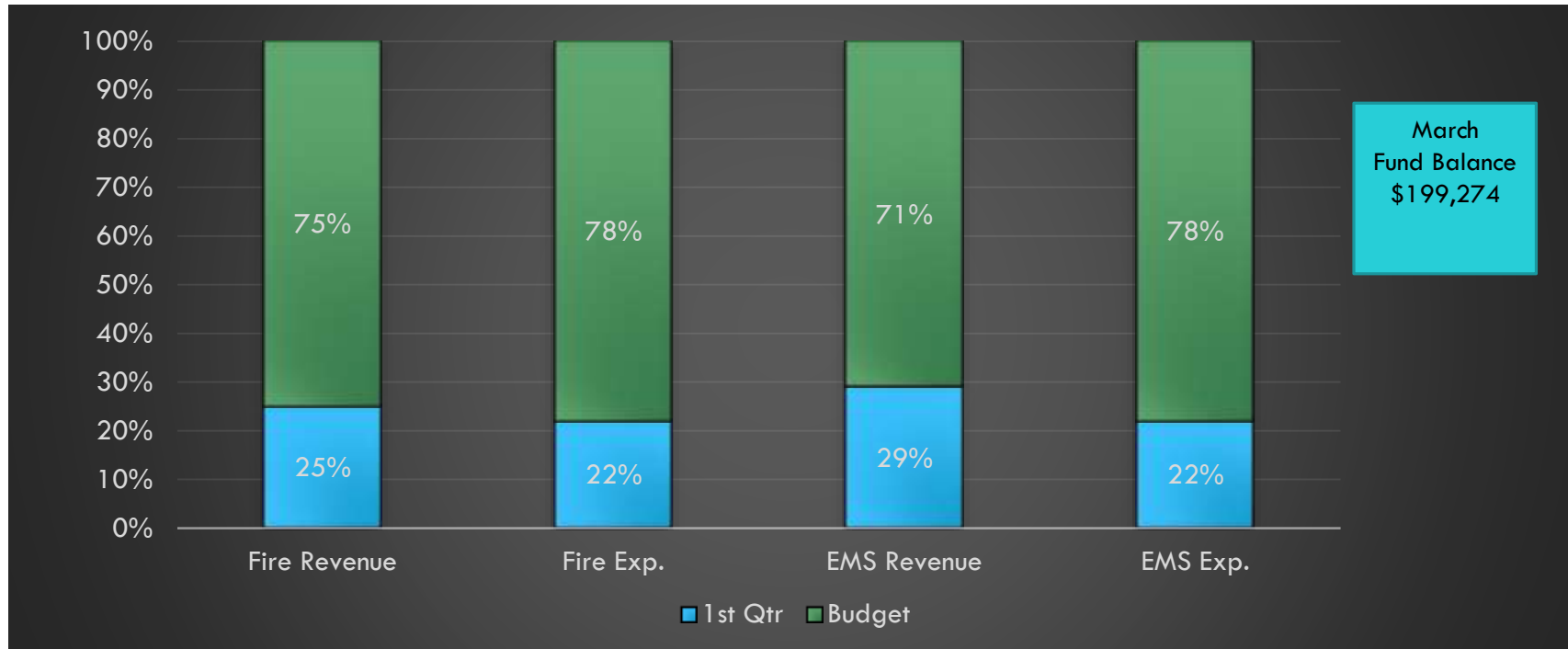


STREETS

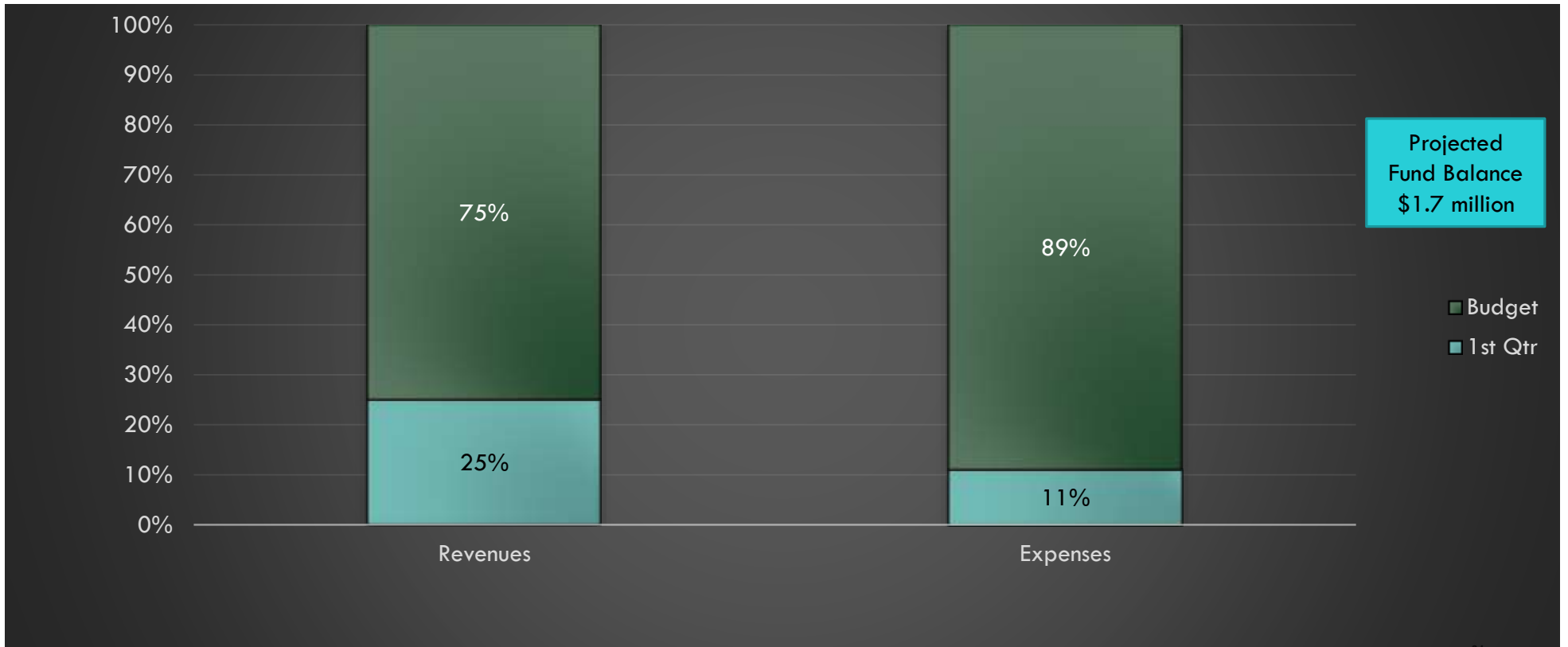
TRANSPORTATION BENEFIT DISTRICT



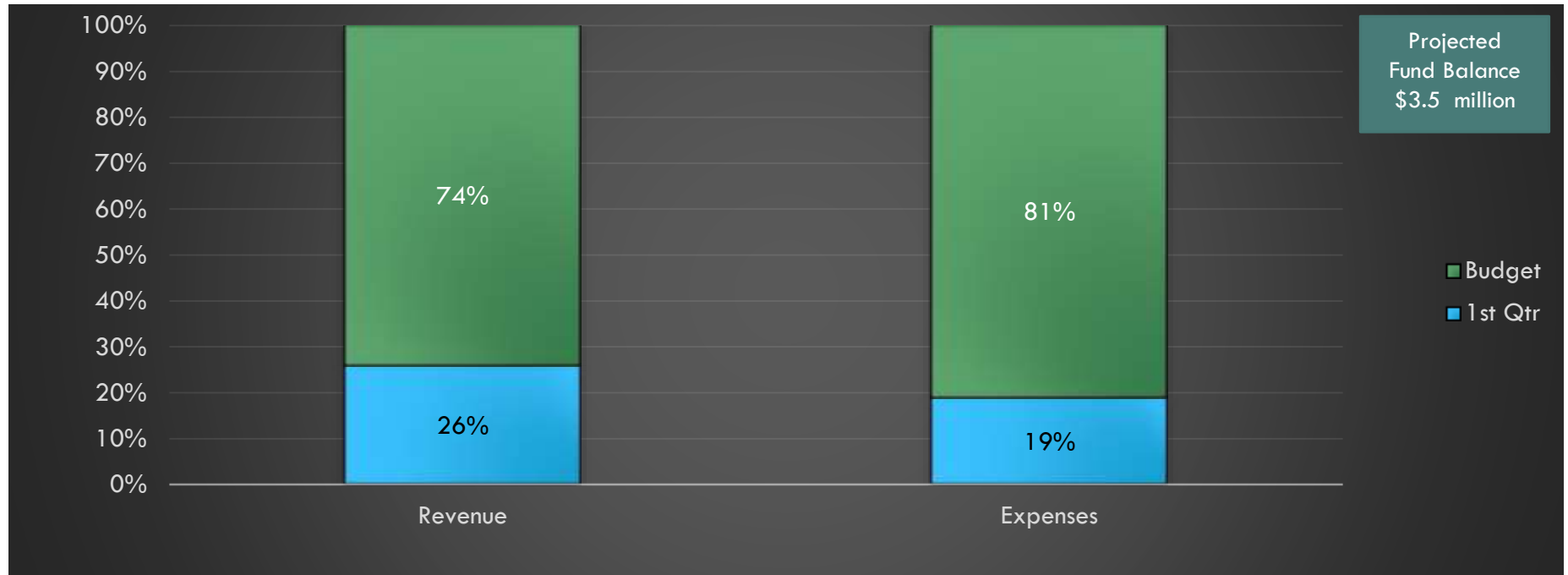
CAMAS/WASHOUGAL FIRE AND EMS



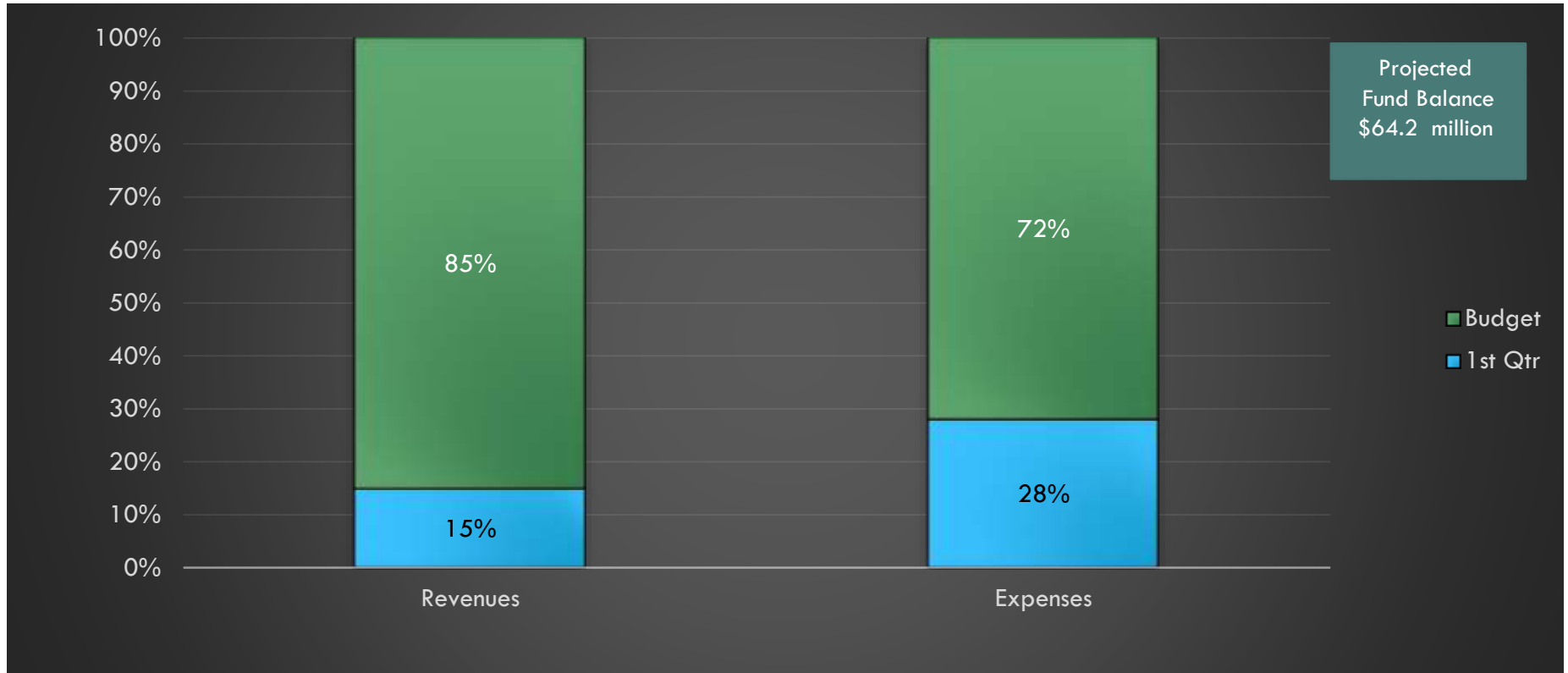
STORM WATER



SOLID WASTE

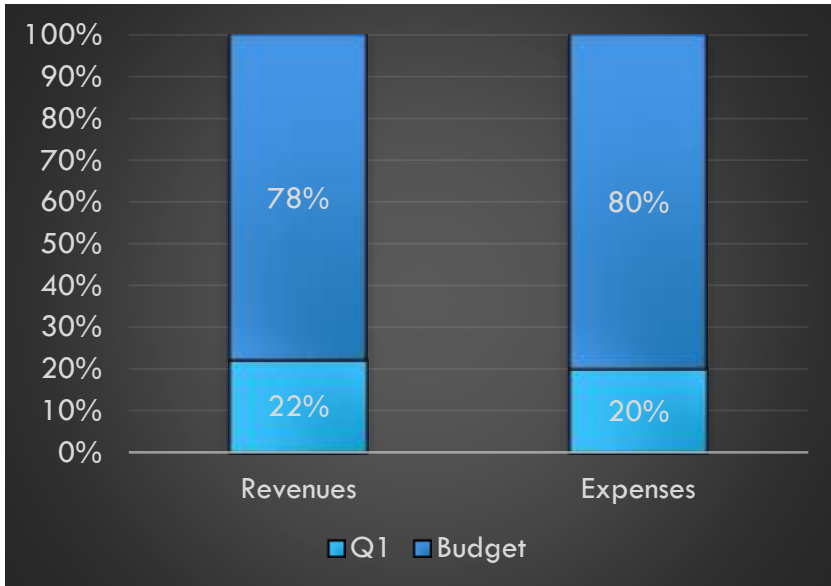


WATER/SEWER

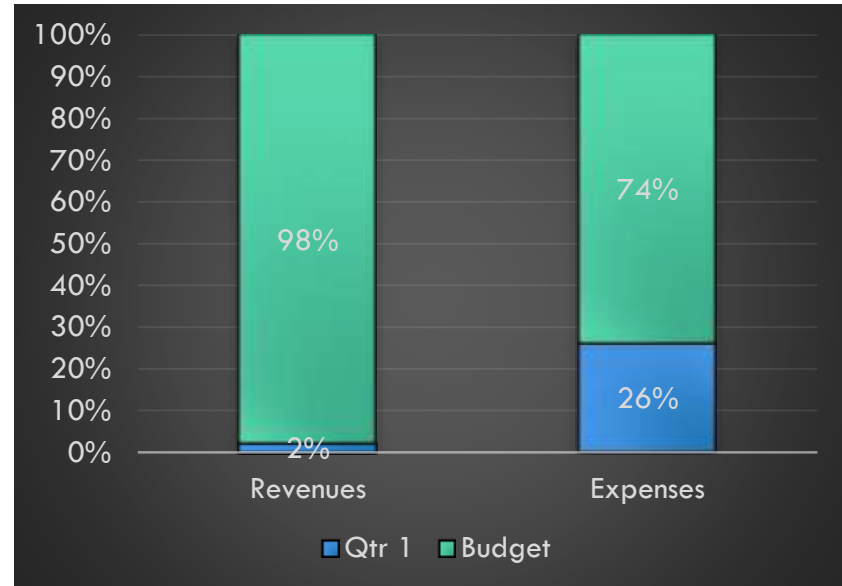


INTERNAL SERVICE FUNDS

Equip. Rental and Replacement Fund
Fund Balance \$1.7 million



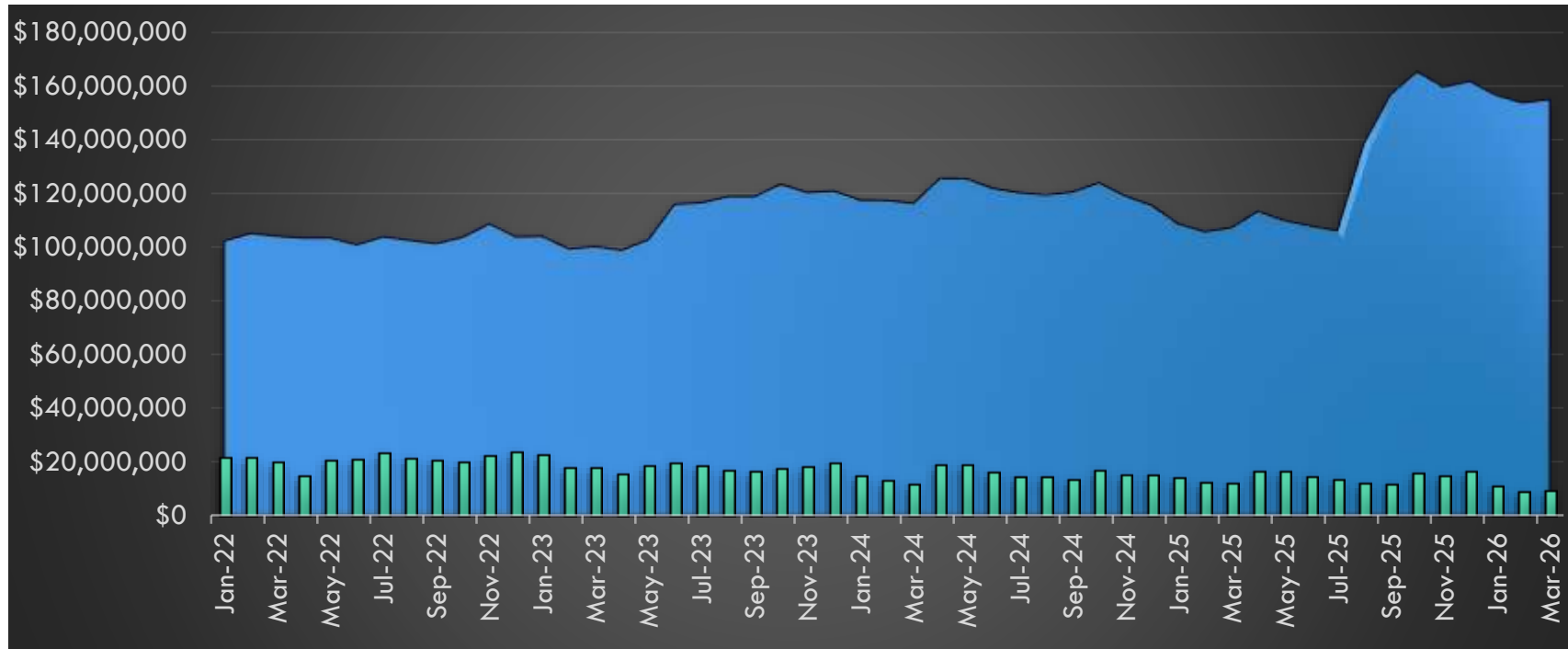
Facilities Rental Fund (Operating only)
Fund Balance \$144,224 (rental rates pending
Spring Omnibus – Q2 will reflect both quarters)



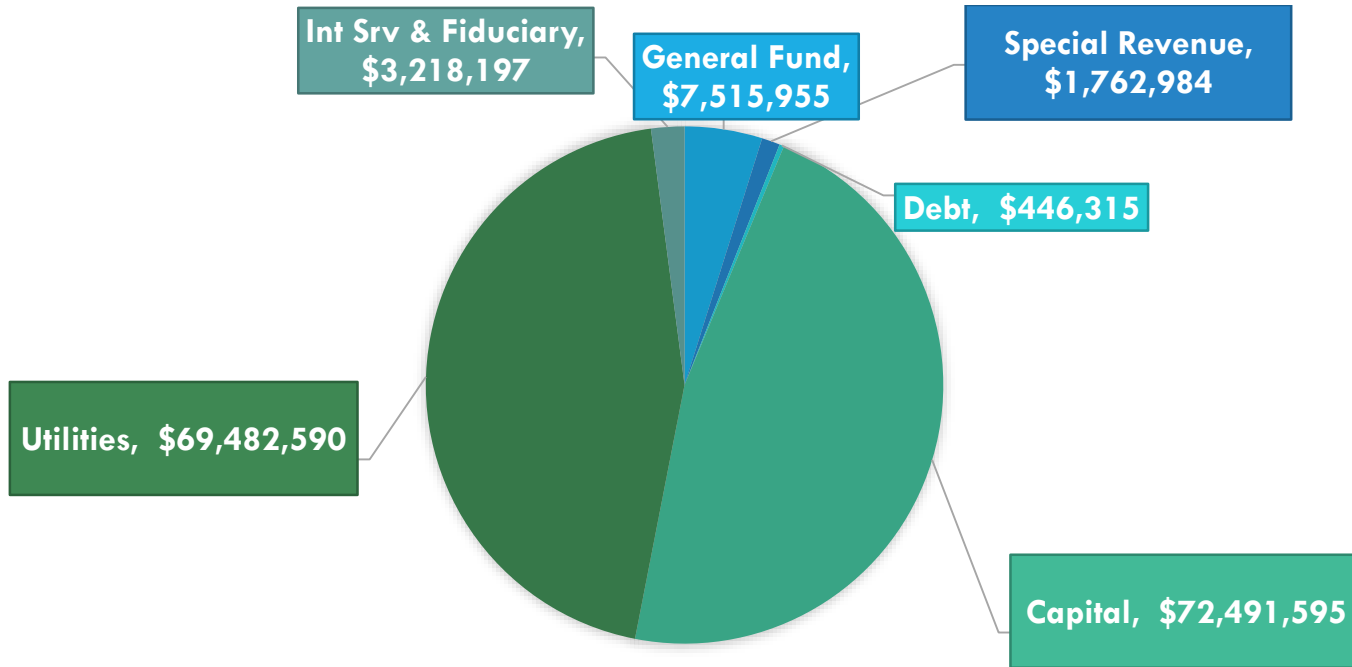
Project	2026 Budget	Actual for 2026	Funding
Fire Station HQ	\$12,500,000	\$548,414	2025 UTGO Bonds
PFA Eval and Well 13 Design/Construct.	\$9,000,000	\$470,786	2025 Rev Bonds
WWTP Upgrades	\$5,000,000	\$1,324,147	2025 Rev Bonds
Lower Prune Hill Reservoir	\$3,500,000	\$1,211,511	2019 Rev Bonds
NW Lake and Sierra Intersection	\$3,000,000	\$22,574	2025 Limited GO Bonds
Northshore Blvd Design	\$3,000,000	\$0	2025 Limited GO Bonds
Facilities Major Bldg Maintenance	\$2,600,000	\$250,372	2023 LTGO Bonds
WWTP Repair and Replacement Proj.	\$2,000,000	\$567,941	Sewer Rates
Pump Station Repair and Repl. Projects	\$2,000,000	\$13,694	Sewer Rates
Street Preservation	\$1,628,048	\$50,815	Property Taxes, TBD revenues

TOP TEN CAPITAL PROJECTS STATUS

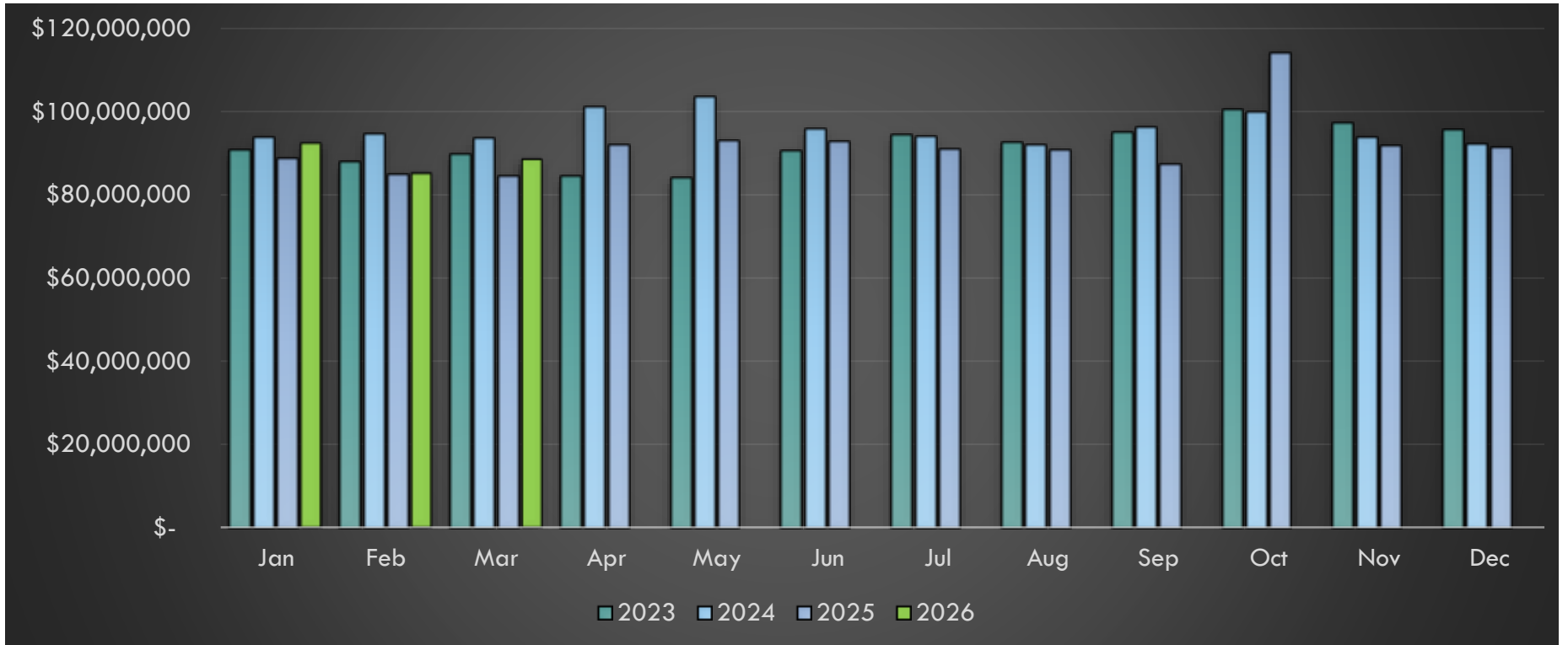
CASH AND CASH EQUIVALENT ASSETS



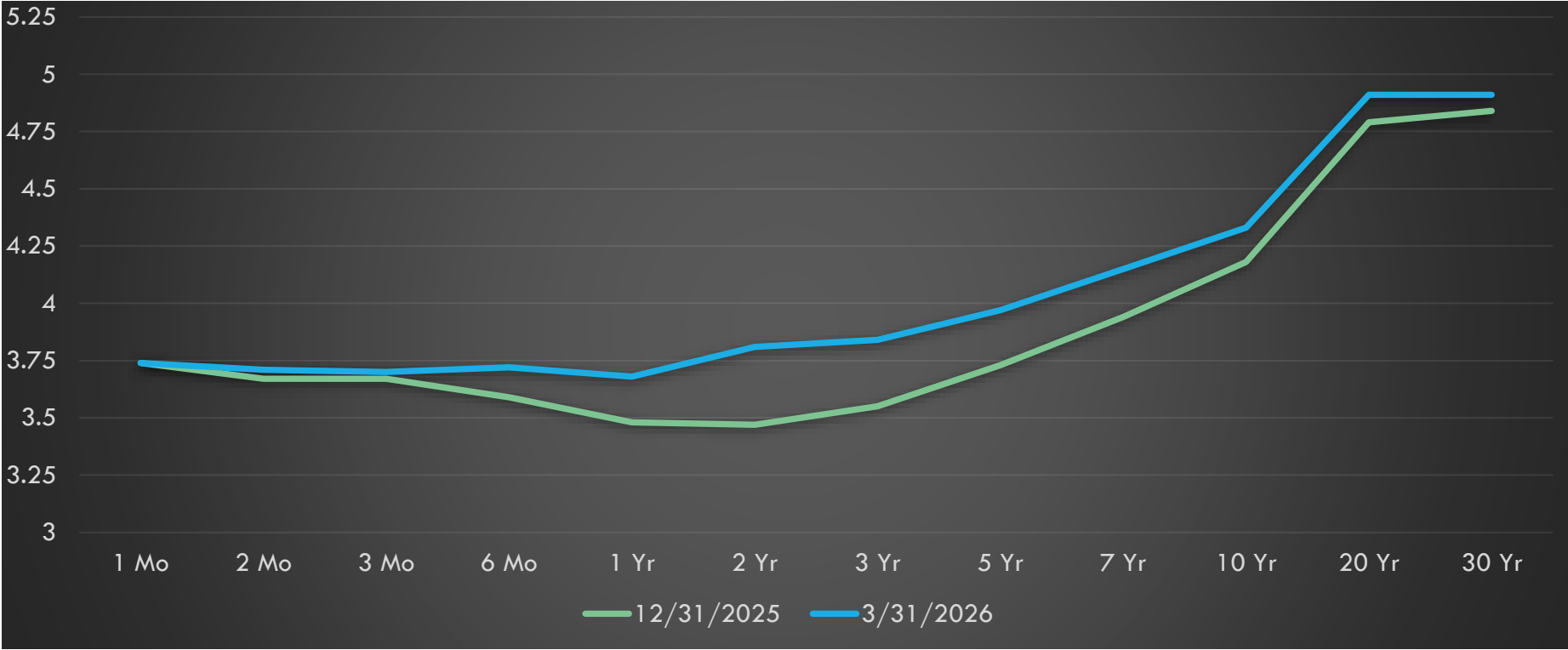
FUND COMPOSITION OF INVESTMENT PORTFOLIO



INVESTMENT PORTFOLIO BALANCE

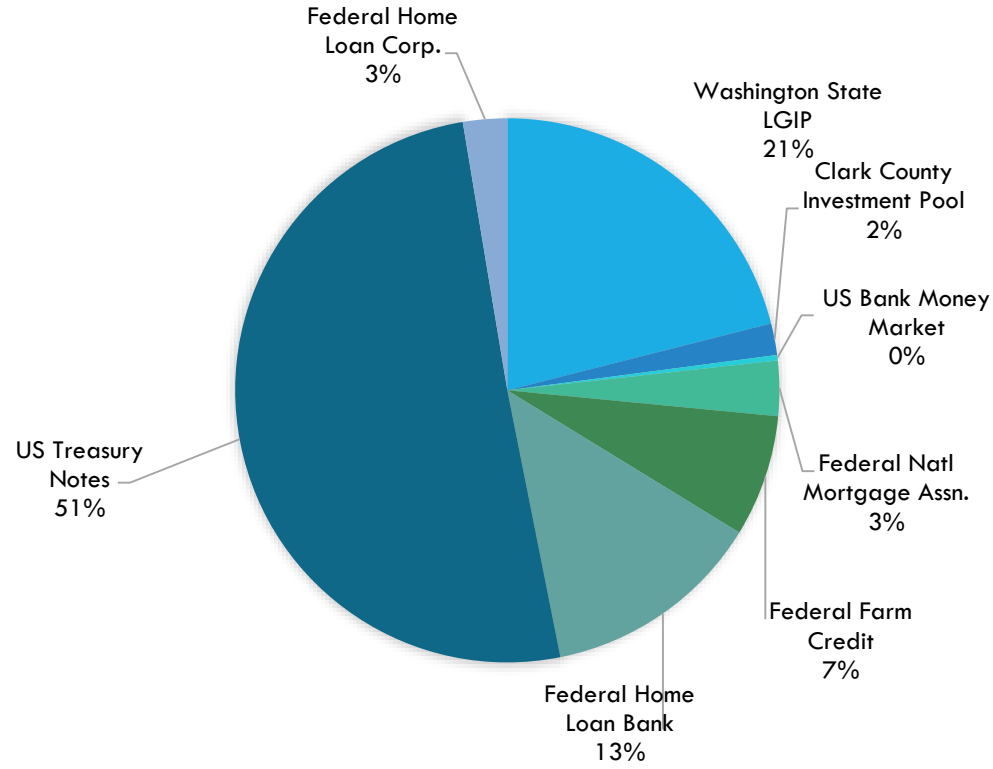


YIELD CURVE - INTEREST RATES

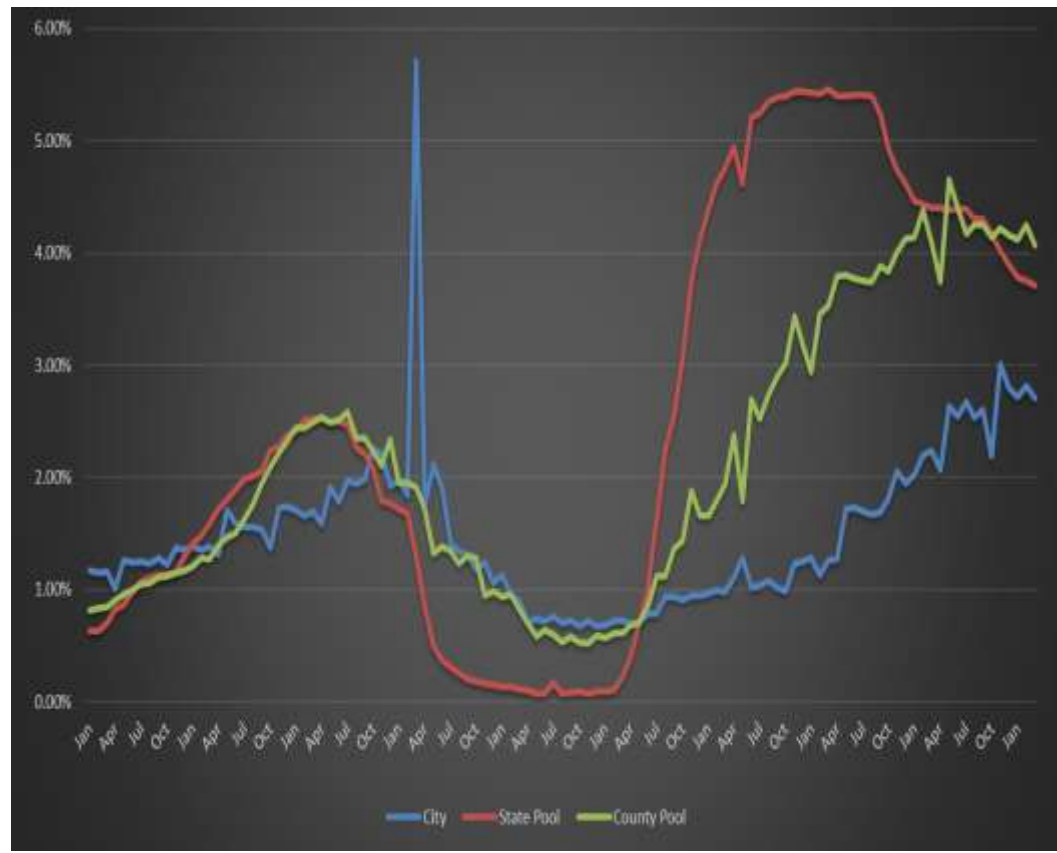


INVESTMENT PORTFOLIO

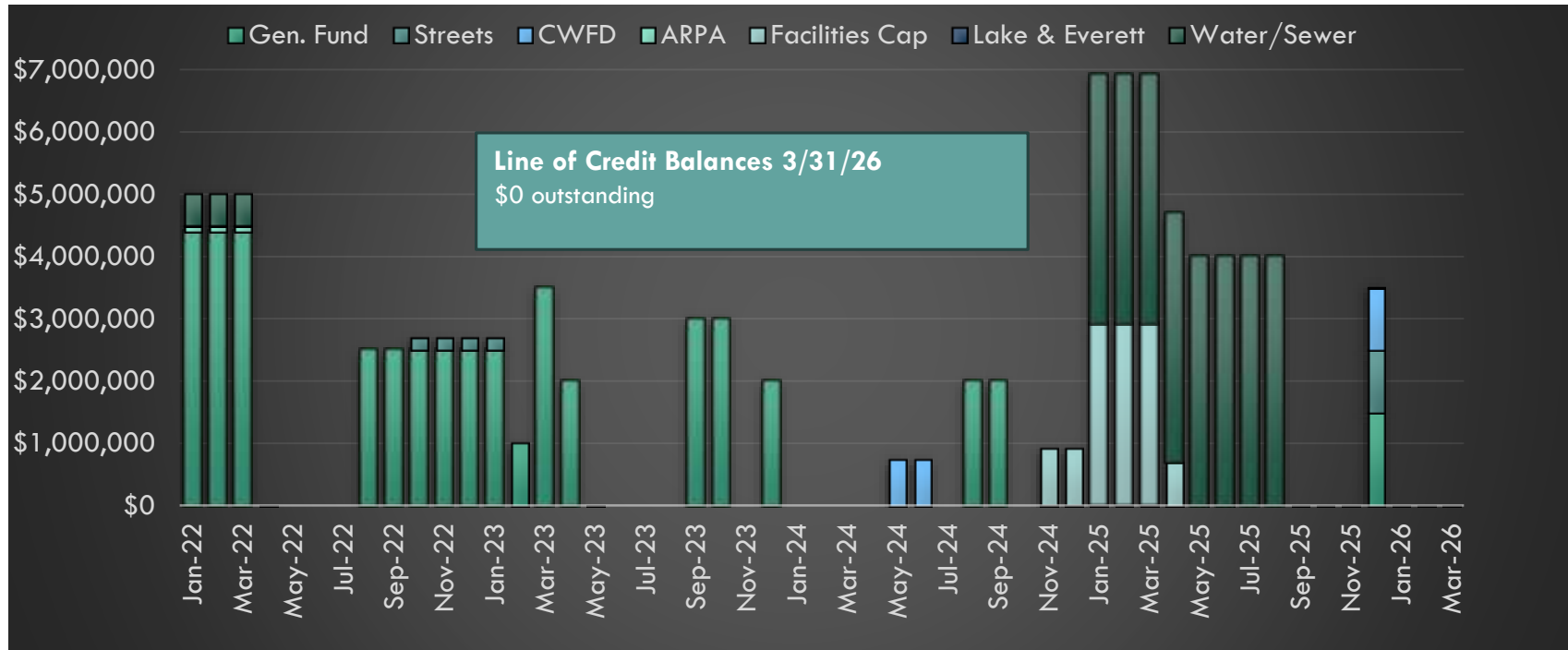
Portfolio Structure

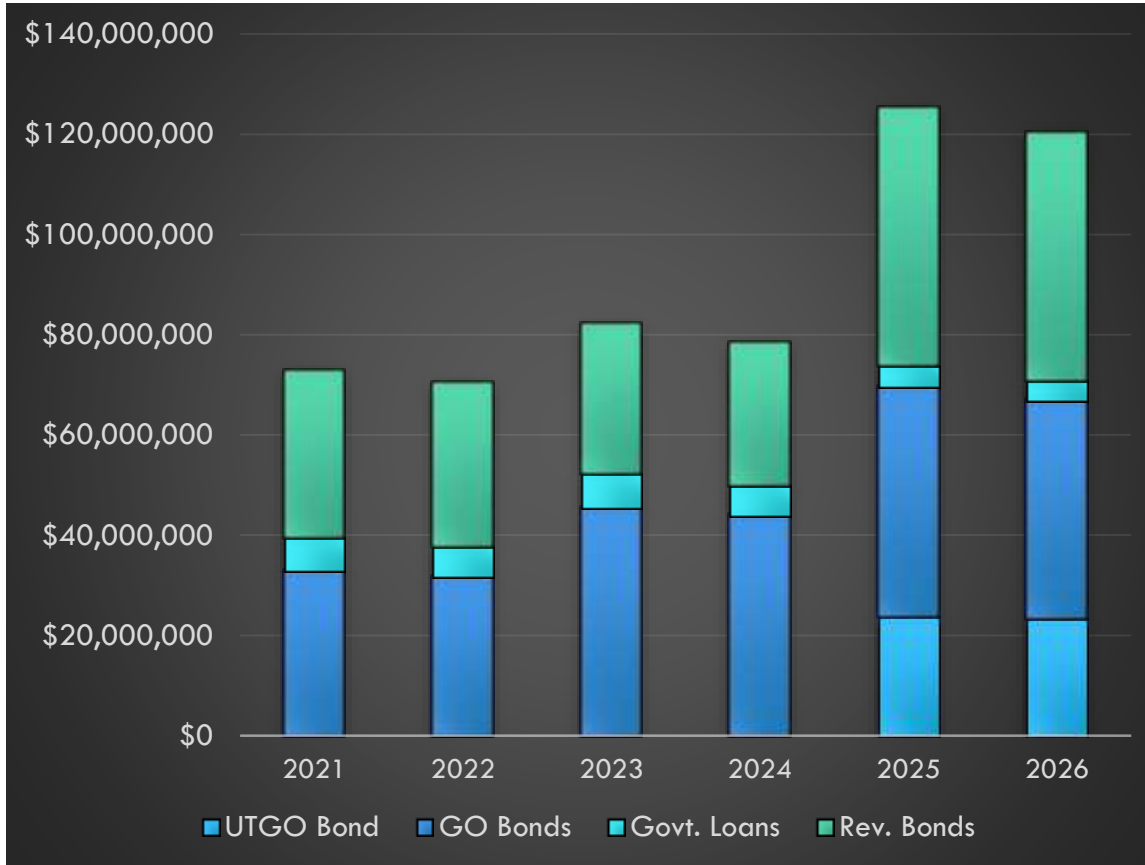


Portfolio Performance 2017-2026



LINE OF CREDIT

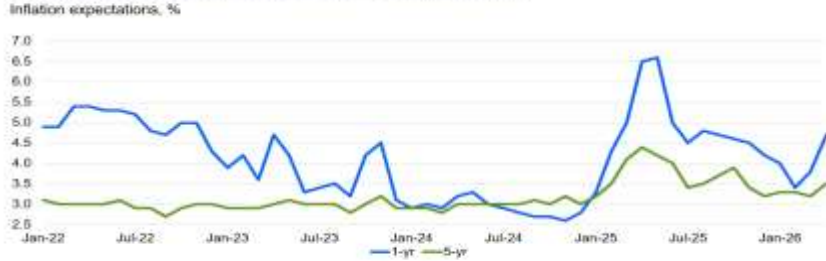




DEBT OUTSTANDING

OUTLOOK

...And Inflation Expectations Move Higher Again



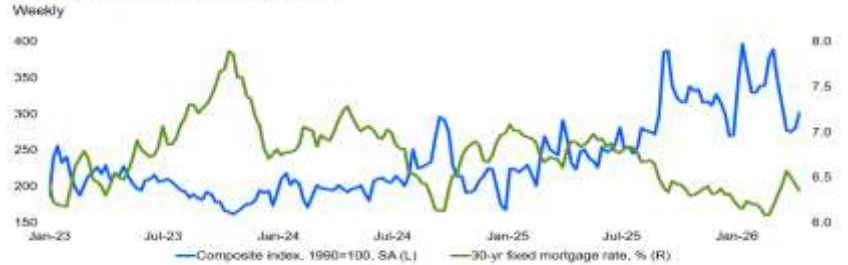
Source: Univ. of Michigan, Moody's Analytics

Pending Home Sales Come Off the Floor, but Lag Last Year



Source: NAHB, Moody's Analytics

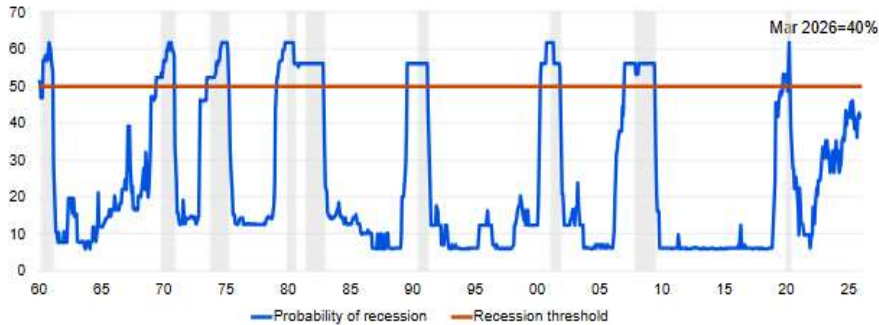
Mortgage Rates Cooling Again



Source: Mortgage Bankers Association; Moody's Analytics
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The Economy Is Growing...but It Is Precarious

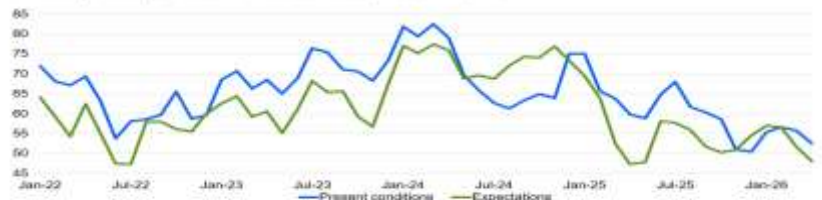
Probability of recession in the next 12 mo, % based on a machine-learning model



Source: Moody's Analytics

Consumer Confidence at a Record Low...

University of Michigan Consumer Sentiment Index, 1968Q1=100, NSA



Source: Univ. of Michigan, Moody's Analytics



QUESTIONS