

A person wearing a white lab coat is looking at a tablet. The tablet screen displays a bar chart with blue bars and a red line graph. The person's hand is visible, pointing at the screen. The background is blurred, showing other people in white lab coats.

City of Camas 2025 Financial Review

Agenda

GENERAL ECONOMY DURING FOURTH QUARTER
2025

REVENUE TRENDS

BUDGET STATUS

FUND BALANCE PROJECTION

CITY GROWTH

ASSET MANAGEMENT

INVESTMENTS

DEBT

OUTLOOK



2025 Year-end

Fourth Quarter
2025 compared to
Fourth Quarter
2024

Avg. Mortgage
Rate LOWER
6.15% v. 7%

Unemployment
HIGHER
4.4 v. 4.1%

Retail Sales
(% change yr.)
LOWER
2.4% v. 3.9%

CPI (national)
FLAT
2.7% v. 2.9%

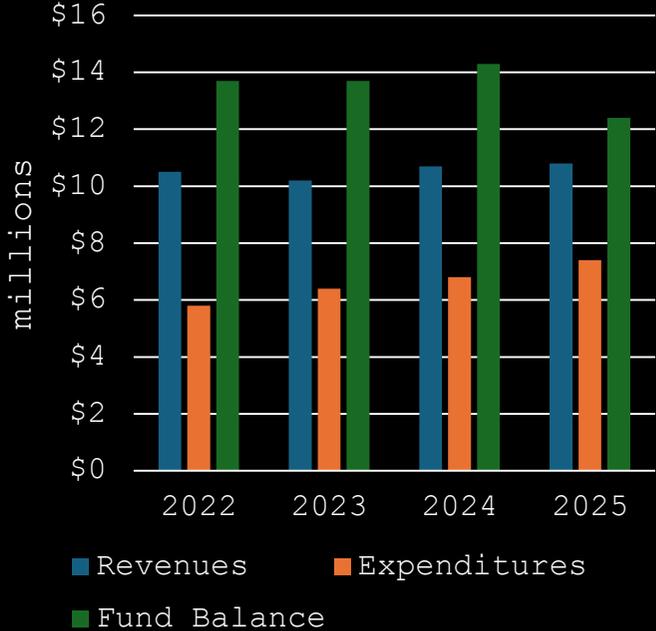
Avg. Gas Prices
LOWER
\$3.10 v. \$3.30

- First quarterly drop in jobs since 2010 (excluding COVID) reduction of 67,000
- Population growth locally stagnated at 0.9%
- Economic growth slowed in 2025 and real estate locally seemed to slow as the year progressed
- Consumer confidence is low with retail sales lagging



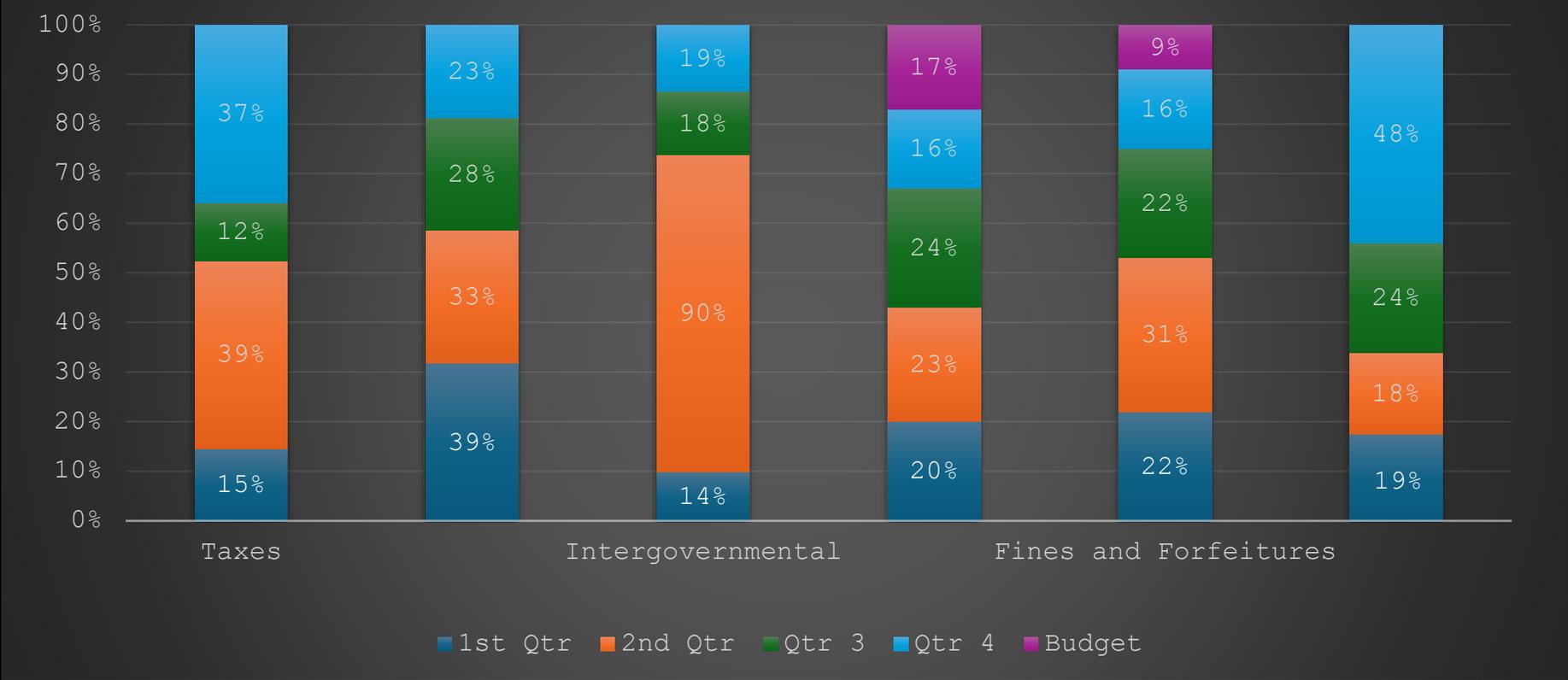
General Fund Highlights

	2022 Fourth Quarter	2023 Fourth Quarter	2024 Fourth Quarter	2025 Fourth Quarter
Net revenues (less transfers)	\$10,457,767	\$10,195,954	\$10,672,221	\$10,803,064
Net expenditures (less transfers)	\$5,848,769	\$6,405,940	\$6,849,625	\$7,414,972
Net Cash Flow	\$4,608,998	\$3,790,014	\$3,822,596	\$3,388,092
% of Budget Spent	84%	90%	86%	96%
General Fund Balance	\$13,737,153	\$13,770,917	\$14,317,470	\$12,354,621
Overall Cash and Investments for All Funds	\$103,702,796	\$120,848,406	\$115,511,894	\$161,710,266
	Includes Bond Proceeds	Includes Bond Proceeds	Includes Bond Proceeds	Includes Bond Proceeds

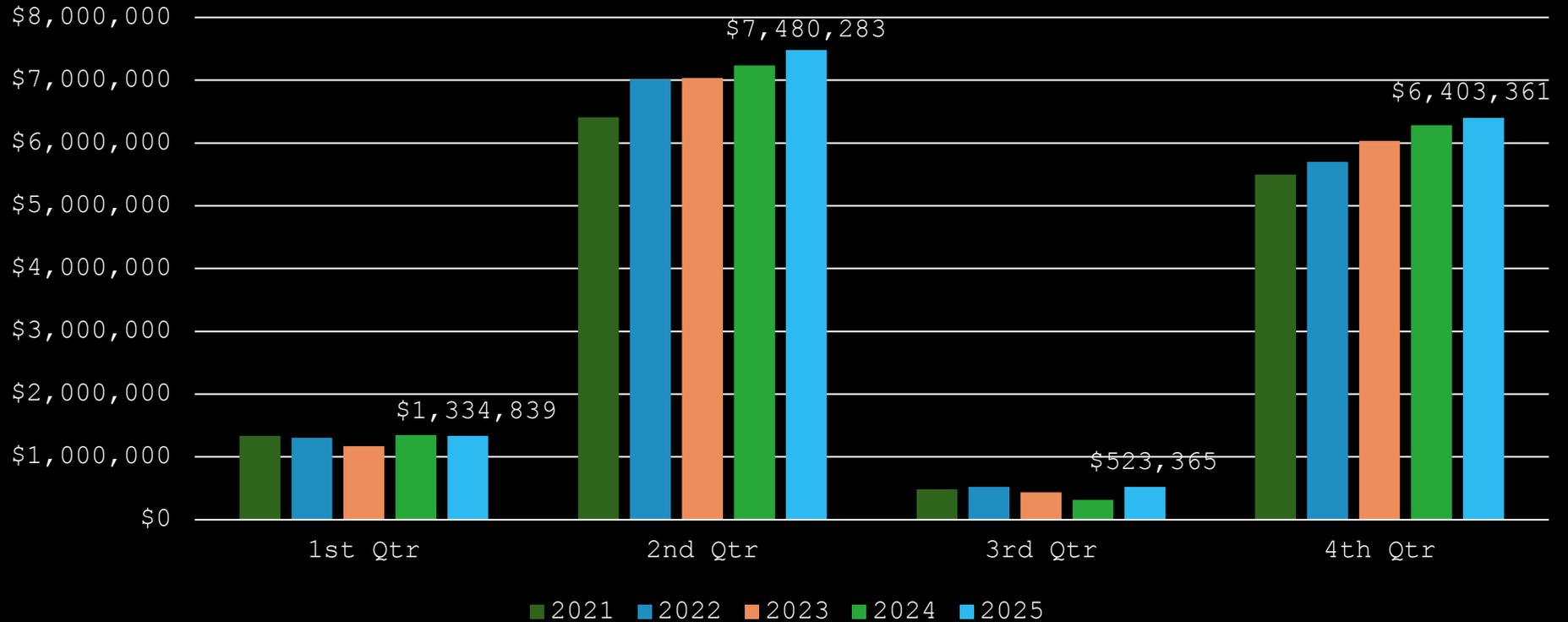


This table illustrates the cash flow of the General Fund

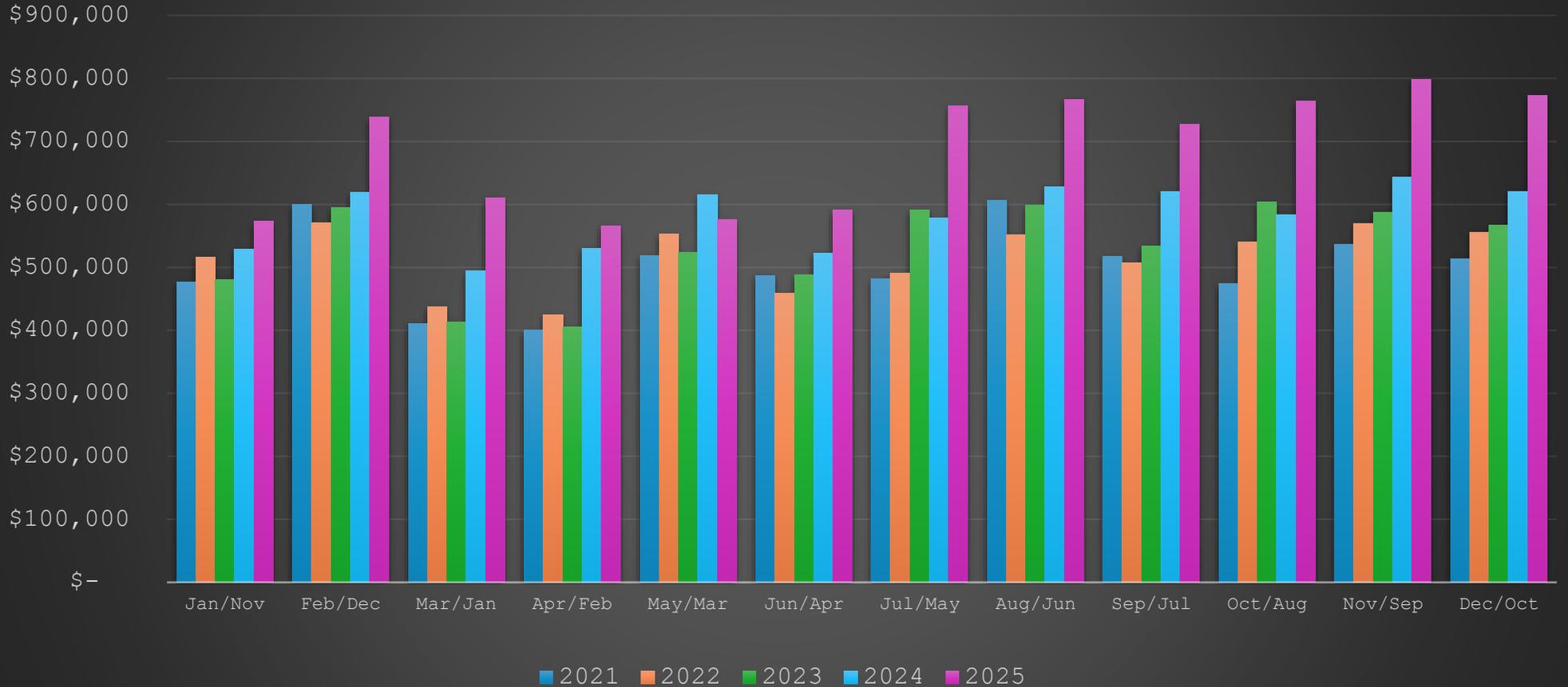
General Fund Revenues



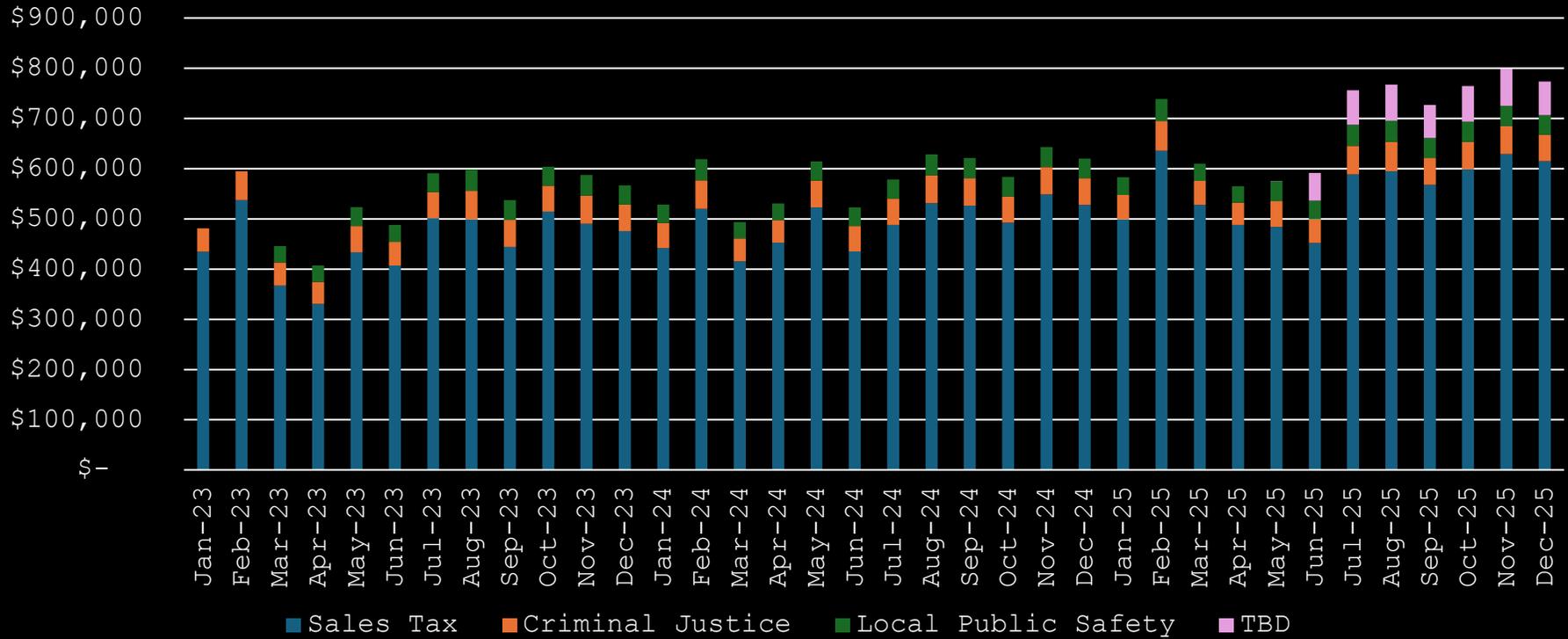
Property Tax Collections



Sales and Use Tax



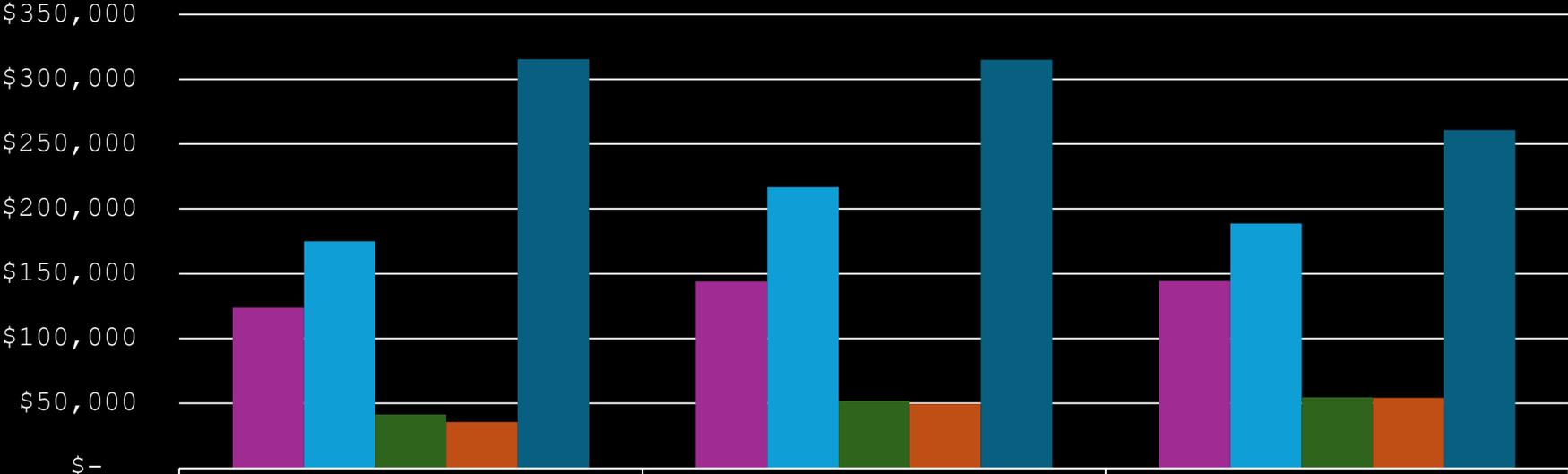
Sales and Use Tax Breakdown



2025 Camas Sales Tax Breakdown

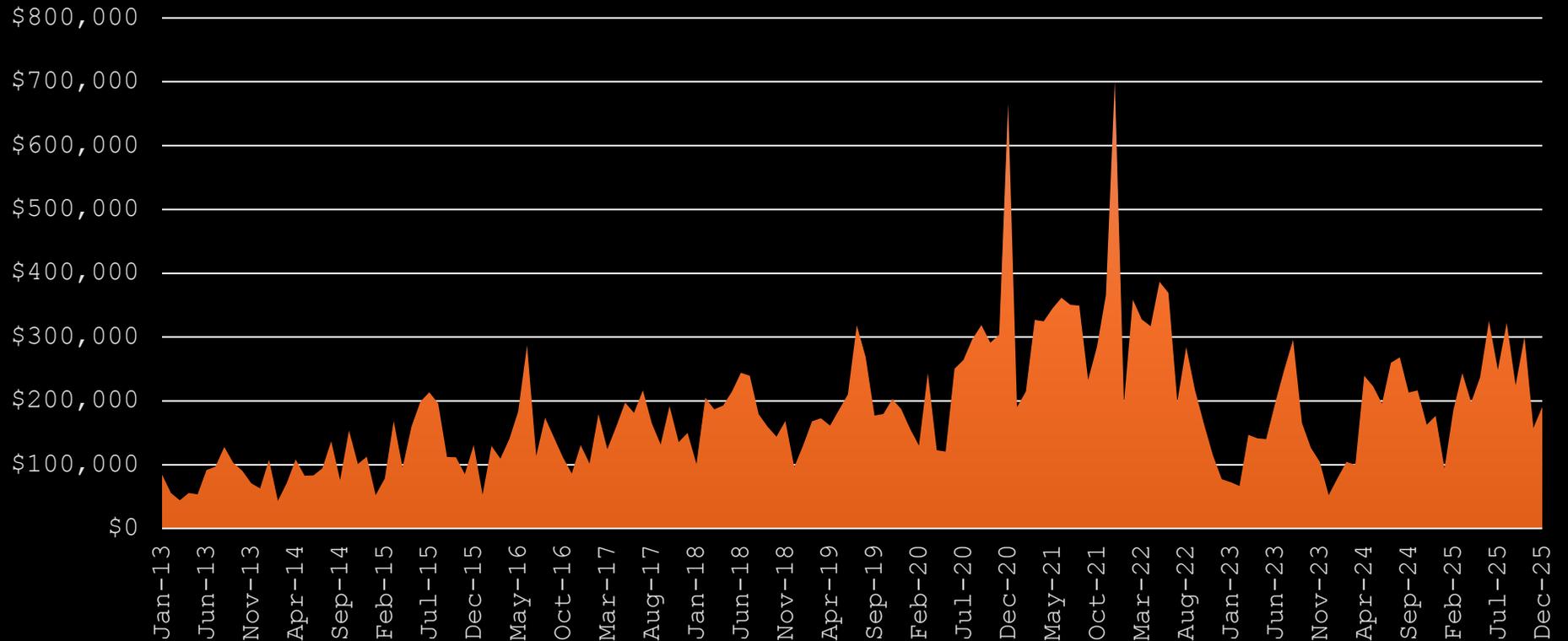
Entity Receiving Sales Tax	Washington State Sales Tax Rate	Camas Basic Rate	Camas Optional Rate	Camas Criminal Justice	C-Tran Rate	Clark Co Public Safety	Clark Co Mental Health	Camas TBD	Effective Sales Tax Rate	Camas Sales Tax Rate	Camas Effective Rate
State of Washington	6.5%	0.005%	0.005%	0.001%	0.007%	0.001%	0.001%	0.001%	6.5210%		
City of Camas		0.420%	0.420%	per capita alloc		per capita alloc			0.9680%	1.20%	
Clark County		0.075%	0.075%	0.01%		0.06%	0.099%		0.3190%		
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%	0.10%	0.10%	0.10%	8.6%	1.30%	1.0670%

Utility Tax Collections

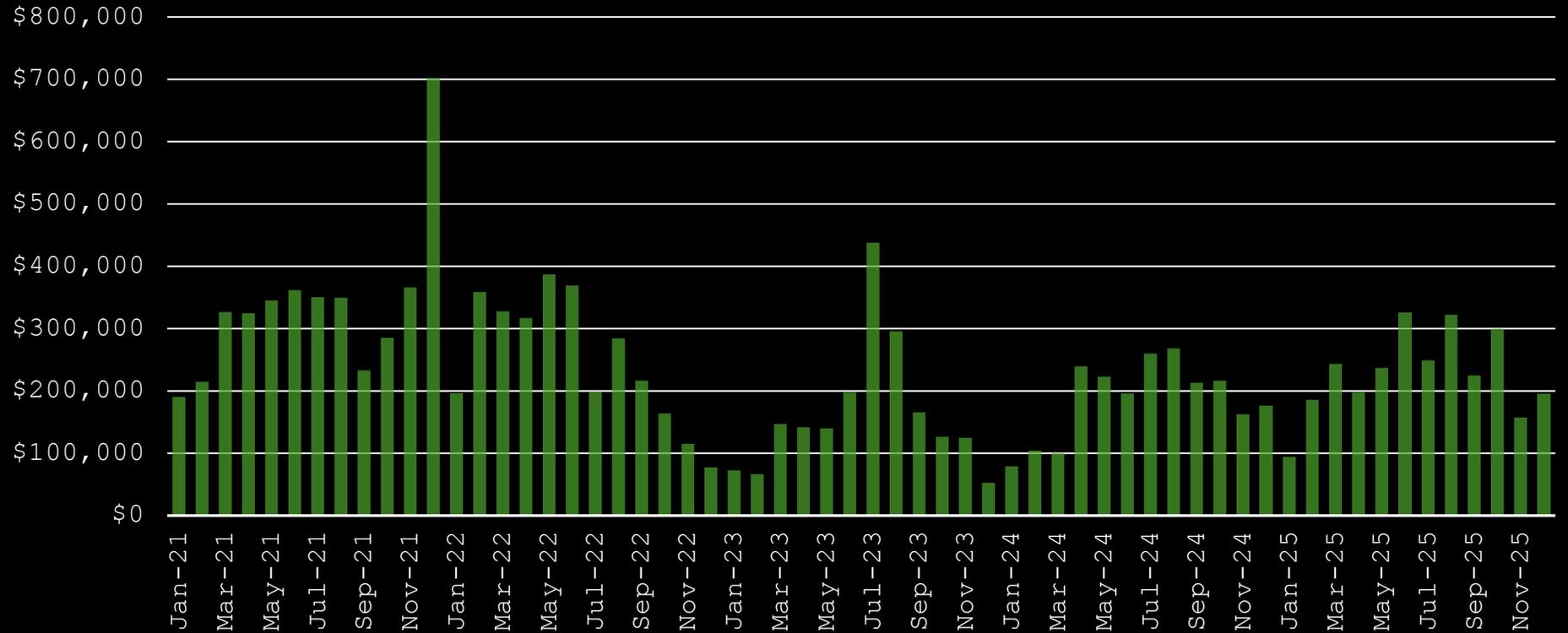


	2023	2024	2025
Water	\$123,656	\$143,896	\$144,407
Sewer	\$175,055	\$216,790	\$188,686
Solid Waste	\$41,433	\$51,895	\$54,705
Stormwater	\$35,702	\$49,625	\$54,269
Natural Gas	\$315,430	\$315,012	\$260,798

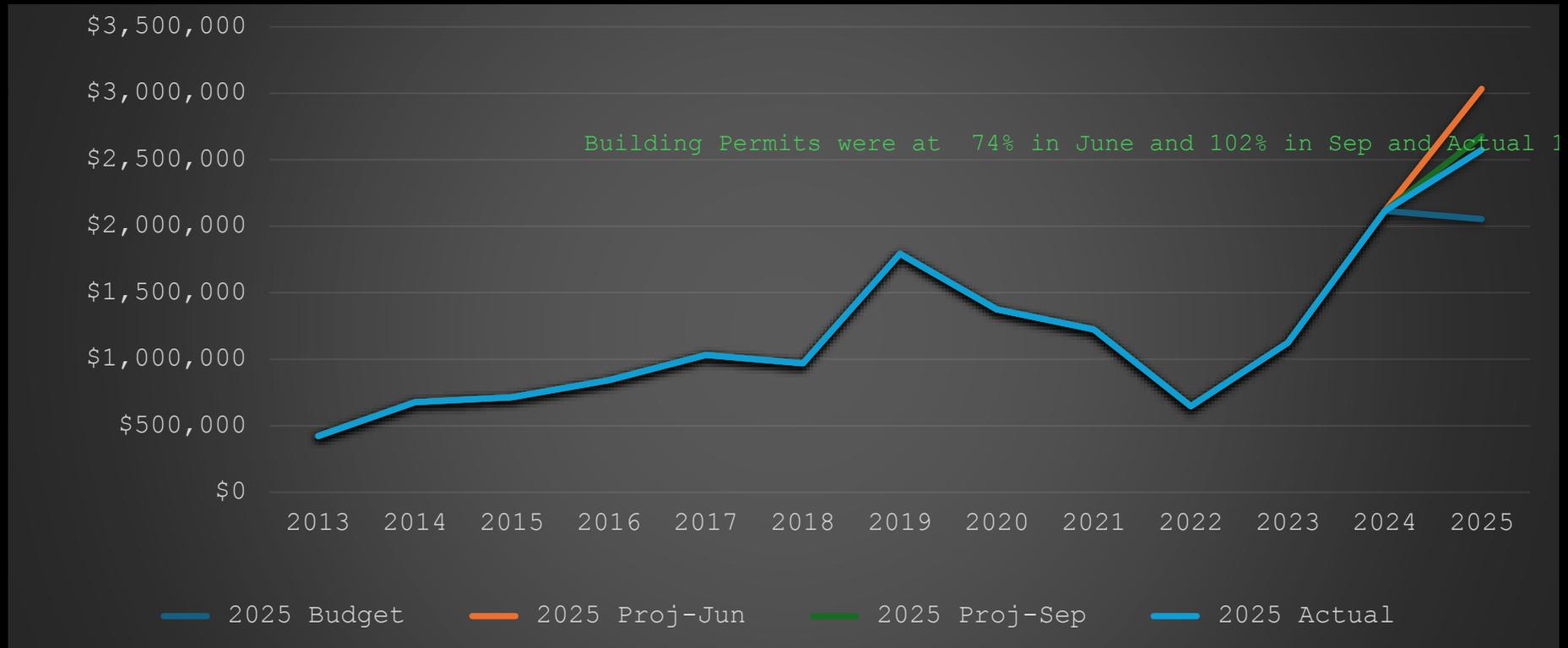
Real Estate Excise Tax



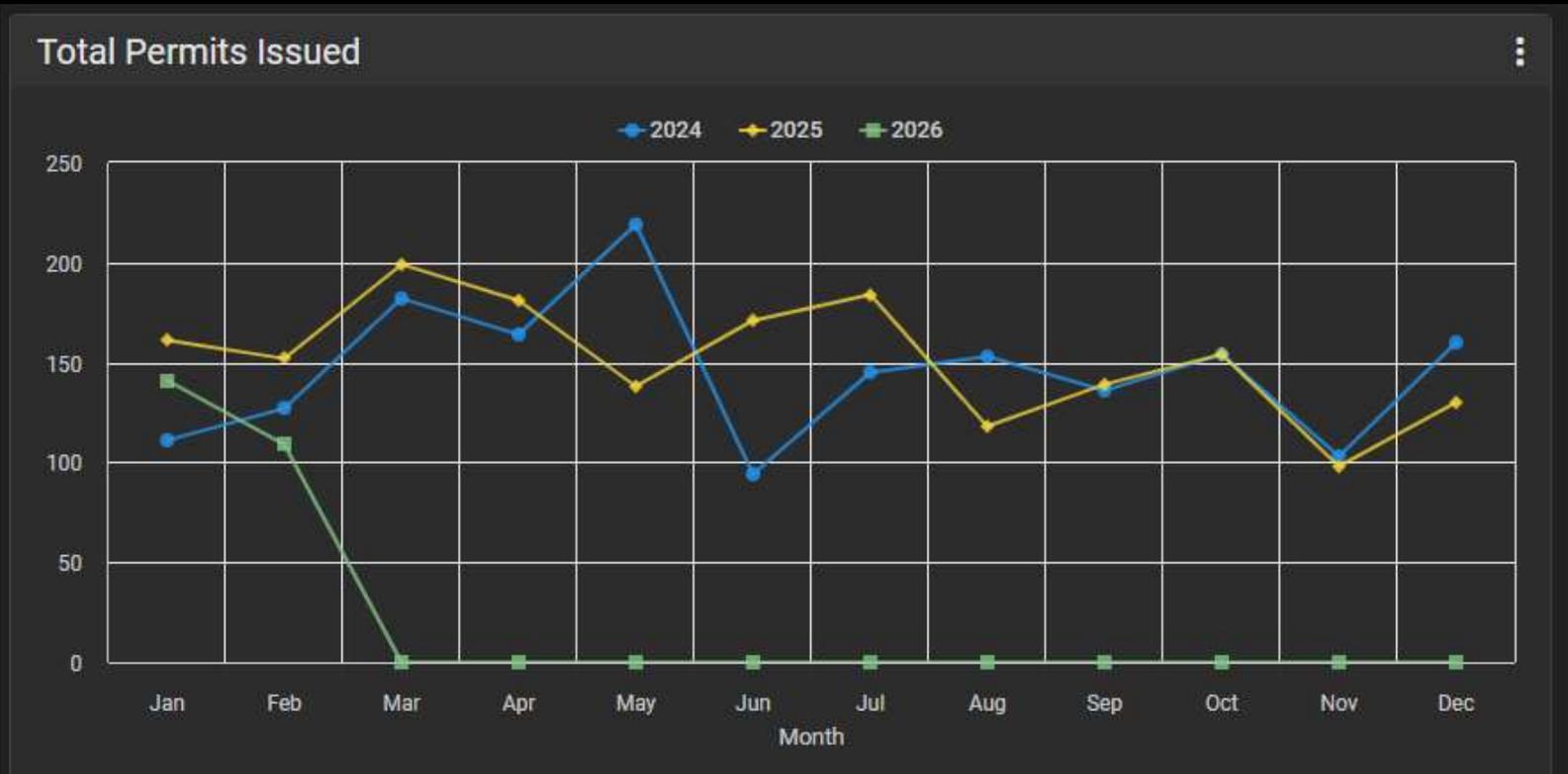
Real Estate Excise Tax



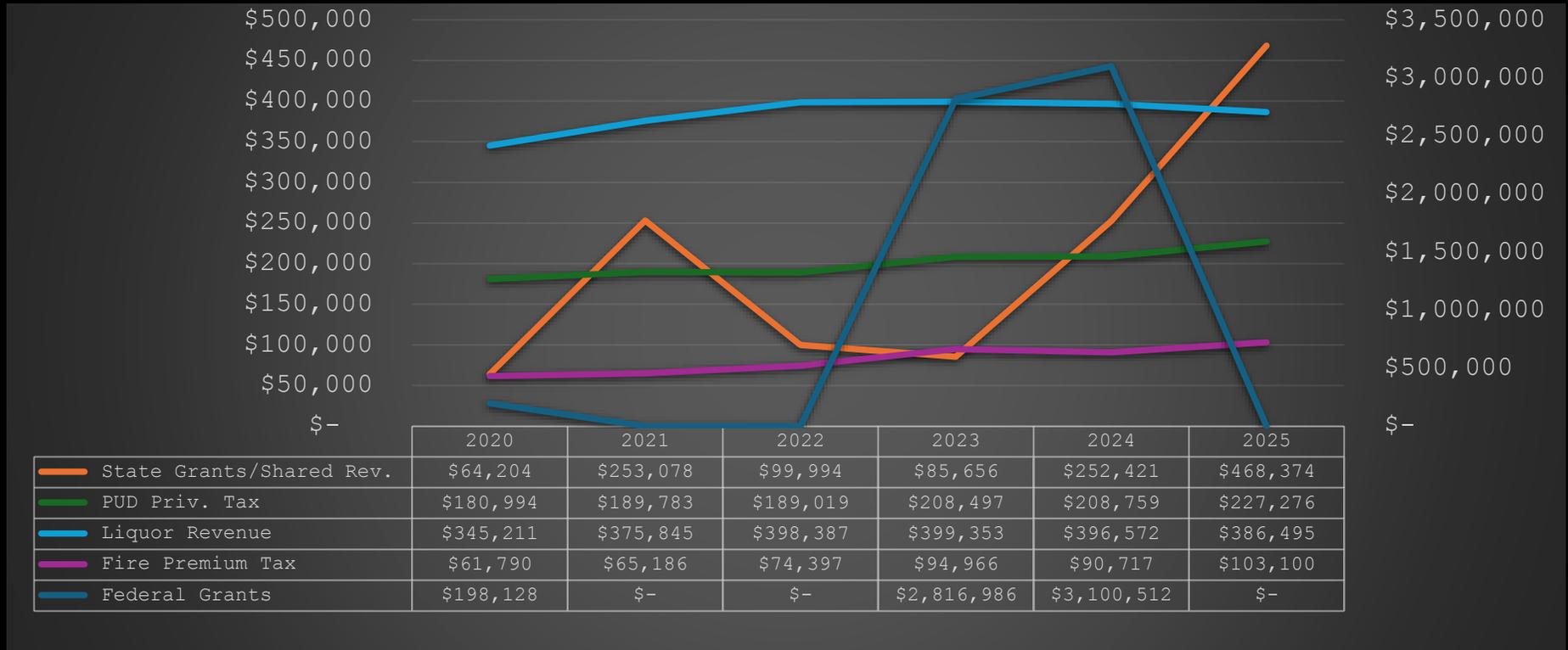
Building Permits



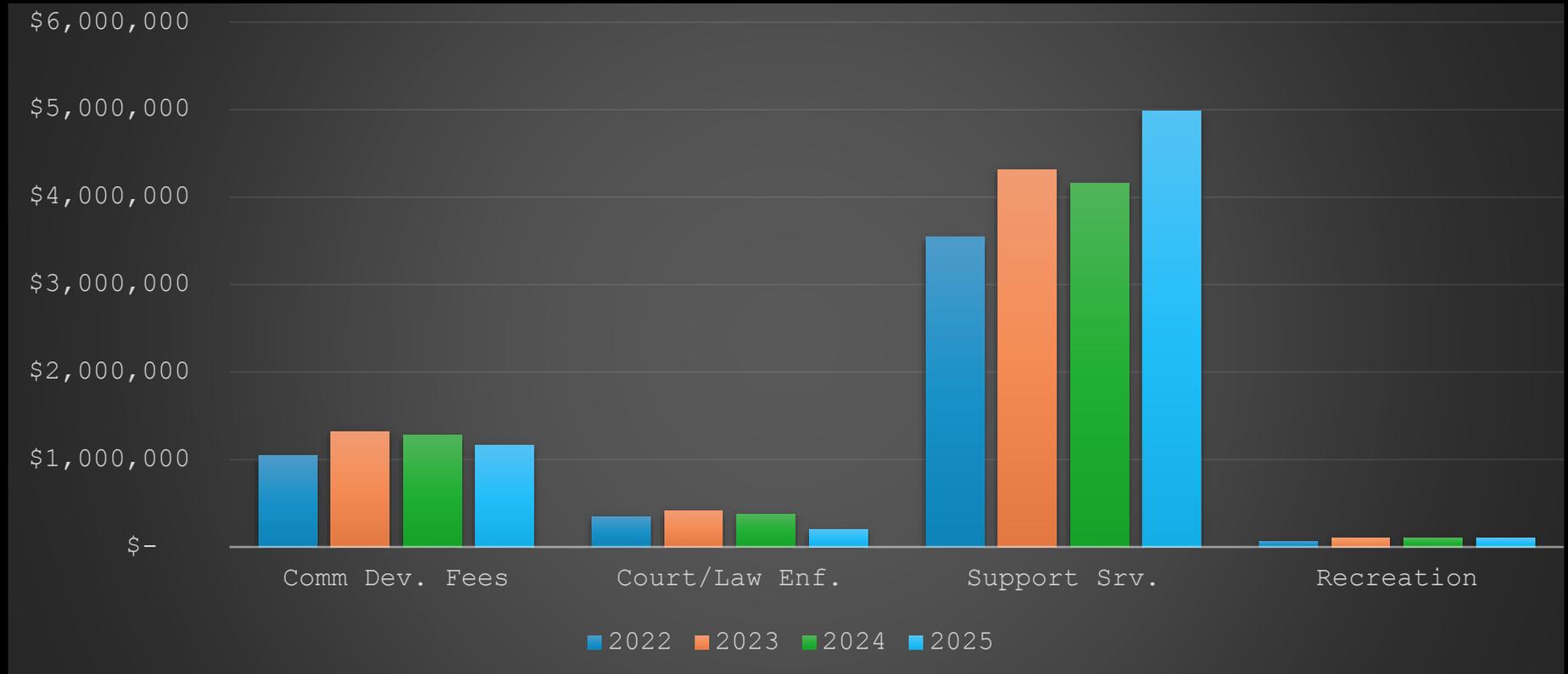
Permit Comparison 2024-2026



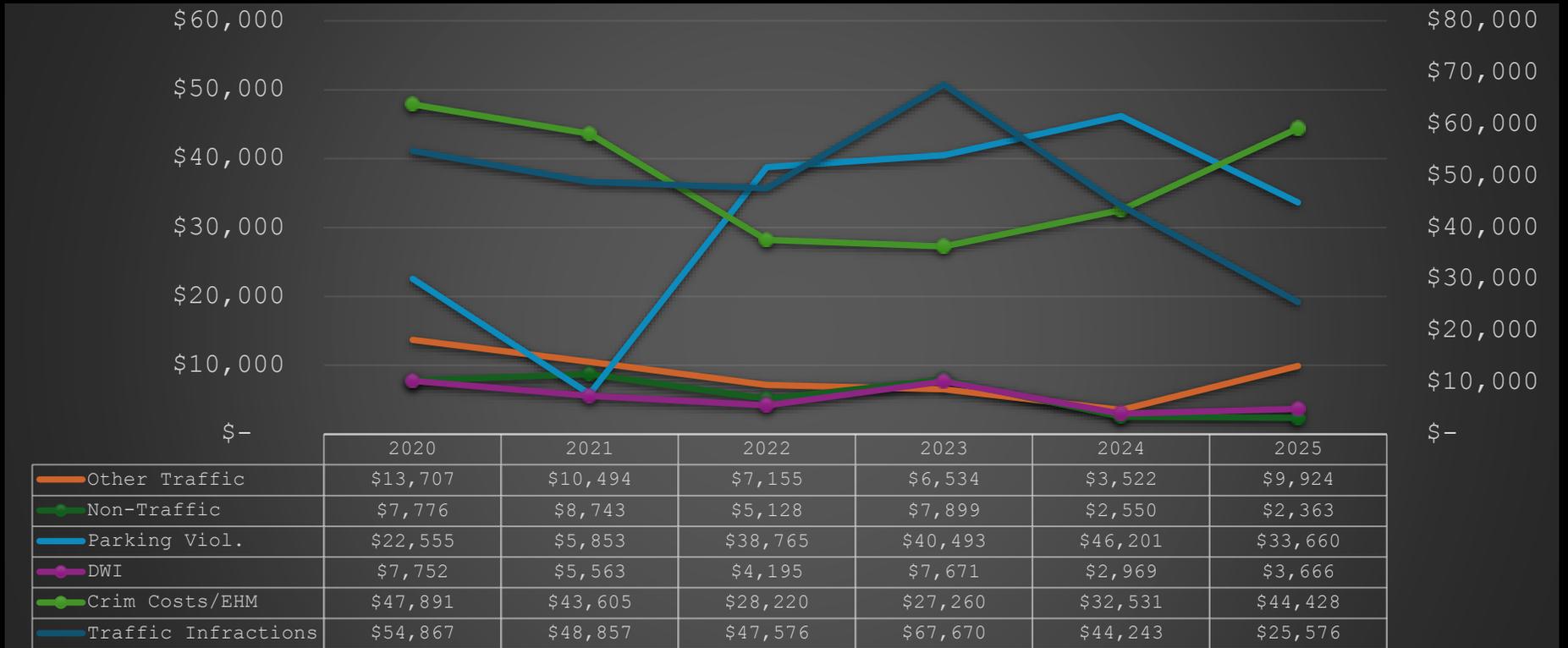
Intergovernmental



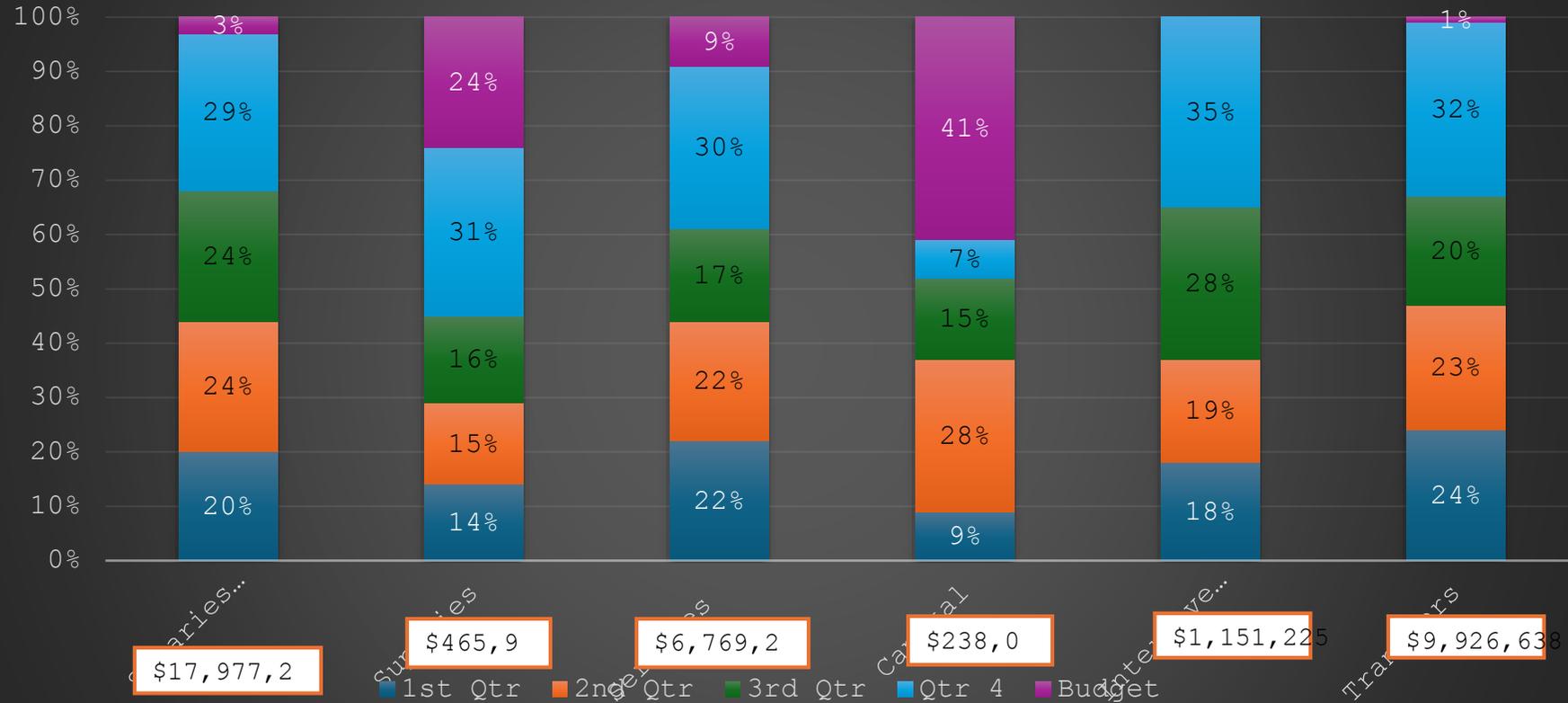
Charges for Services



Fines and Forfeitures

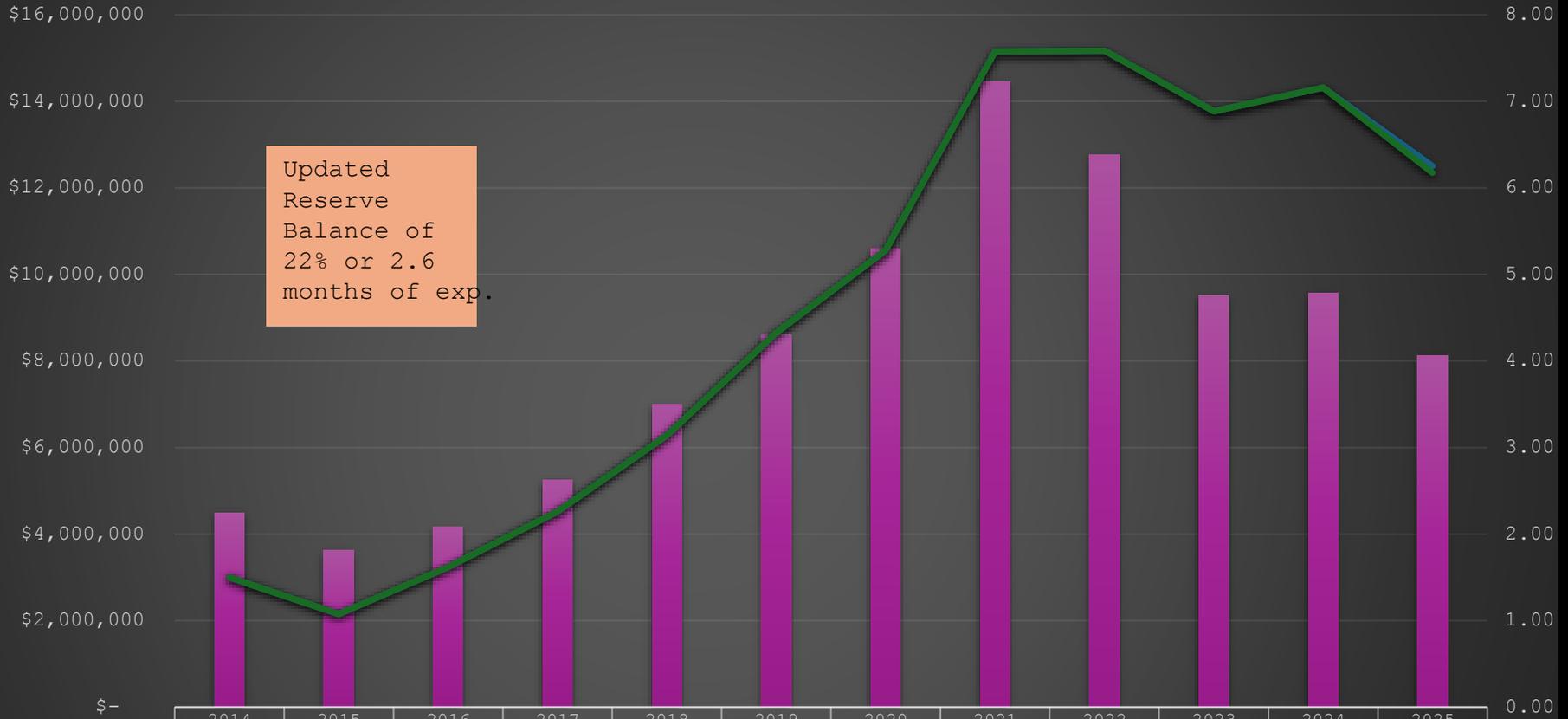


General Fund Expenditures



General Fund Balance

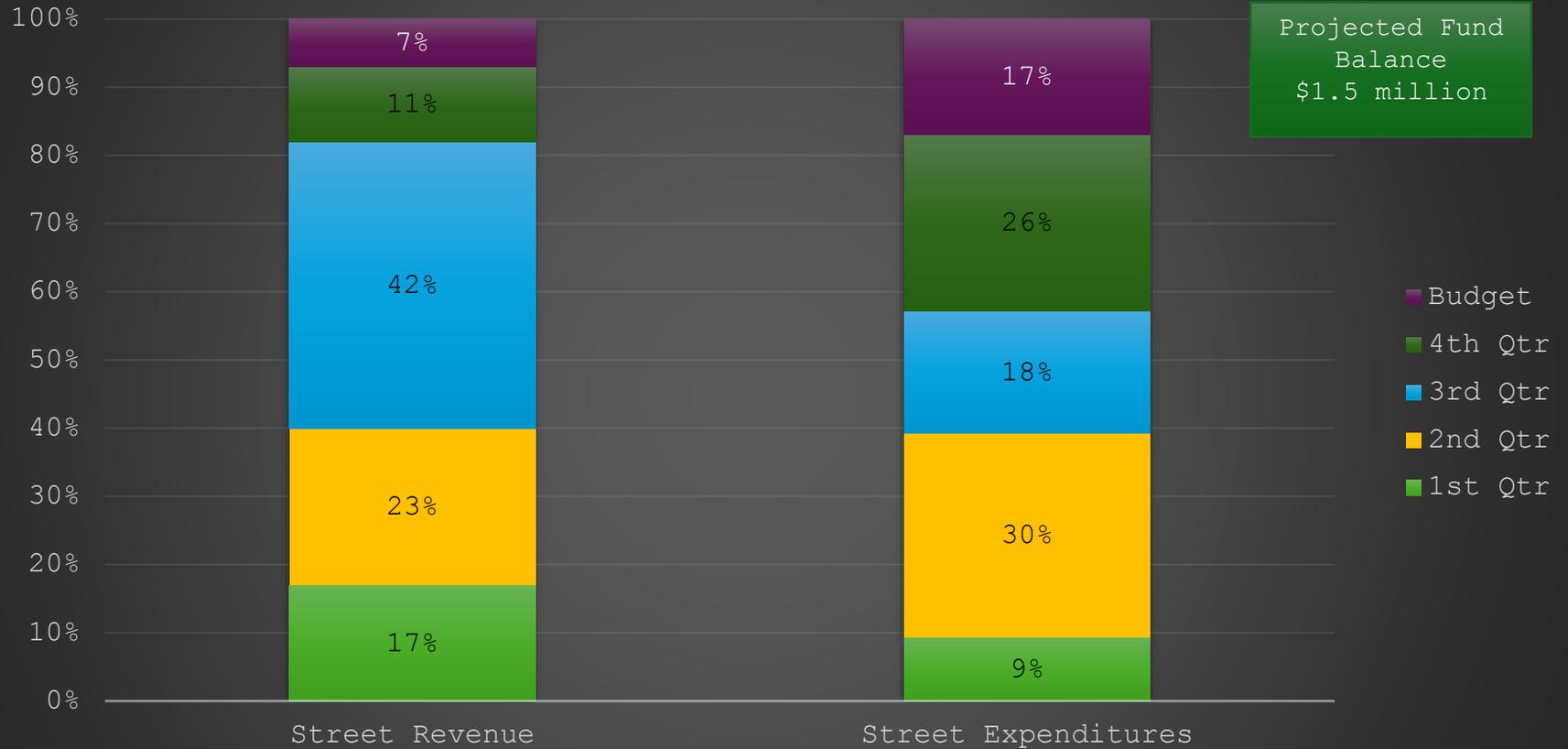
Months



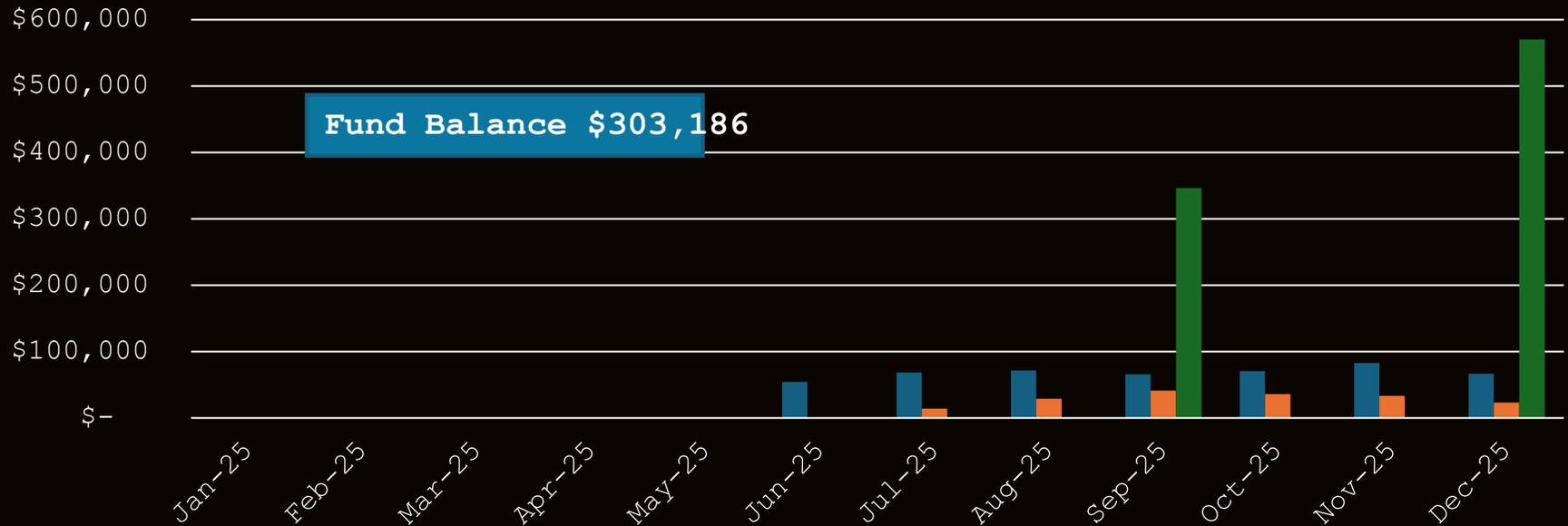
Updated Reserve Balance of 22% or 2.6 months of exp.

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Months of Reserve	2.25	1.81	2.08	2.63	3.5	4.3	5.3	7.23	6.38	4.76	4.79	4.06
Actual with 2025 Budget	\$2,997,572	\$2,153,573	\$3,239,354	\$4,523,716	\$6,283,139	\$8,655,192	\$10,558,444	\$15,154,288	\$15,173,544	\$13,770,911	\$14,317,477	\$12,503,100
Actual	\$2,997,572	\$2,153,573	\$3,239,354	\$4,523,716	\$6,283,139	\$8,655,192	\$10,558,444	\$15,154,288	\$15,173,544	\$13,770,911	\$14,317,477	\$12,354,621

Streets

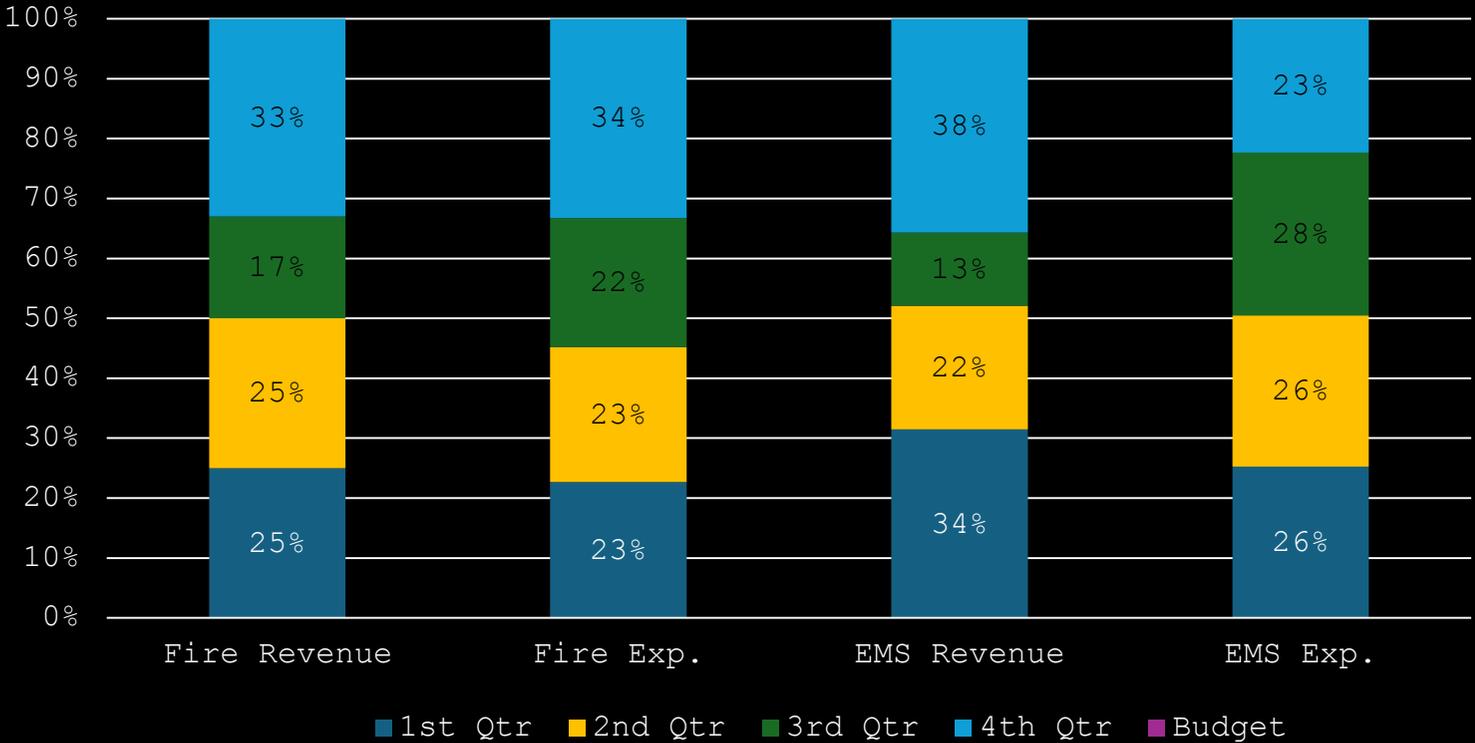


Transportation Benefit District - 2025



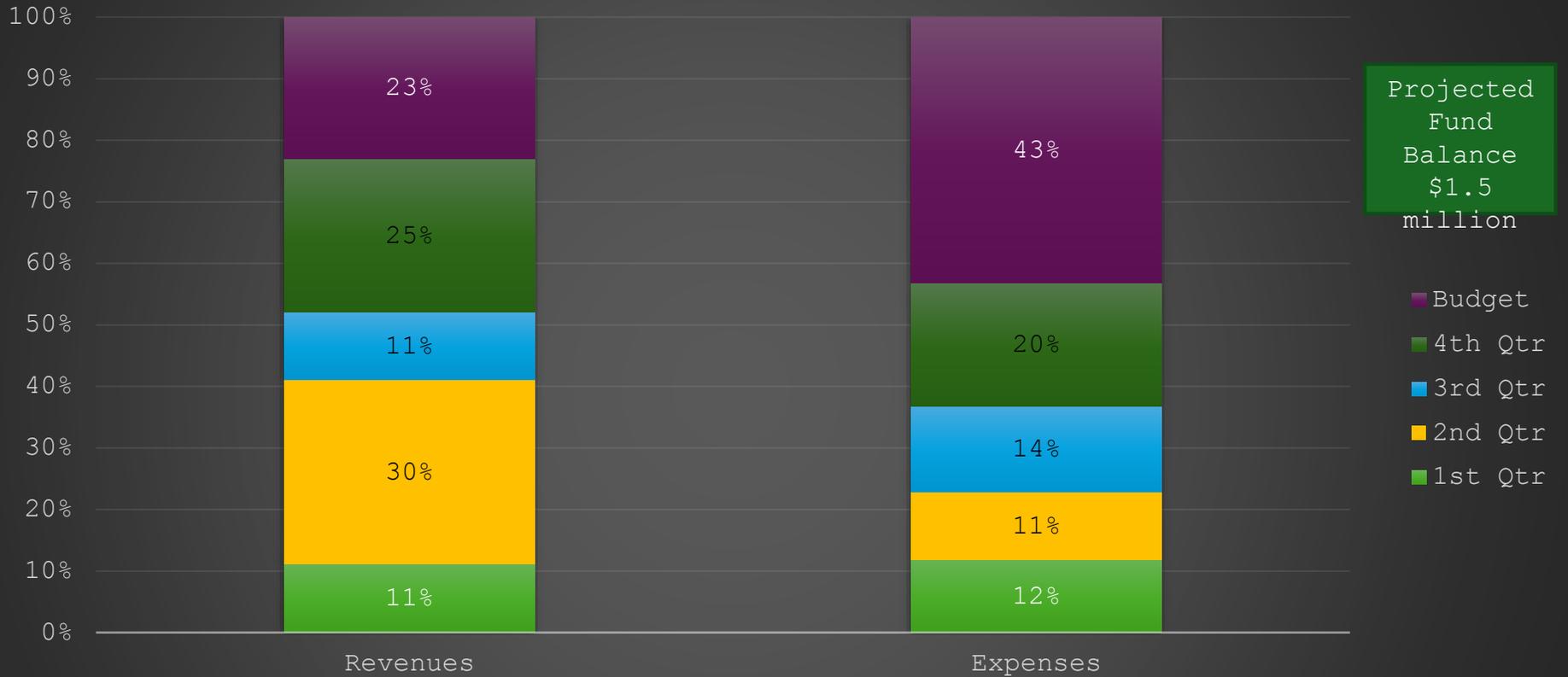
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
■ Sales Tax					\$758	\$54,693	\$68,668	\$71,619	\$66,033	\$70,673	\$83,114	\$66,718
■ Licensing Fees							\$14,157	\$29,017	\$41,528	\$36,055	\$33,426	\$23,200
■ Street Projects									\$346,47			\$570,00

Camas/Washougal Fire and EMS

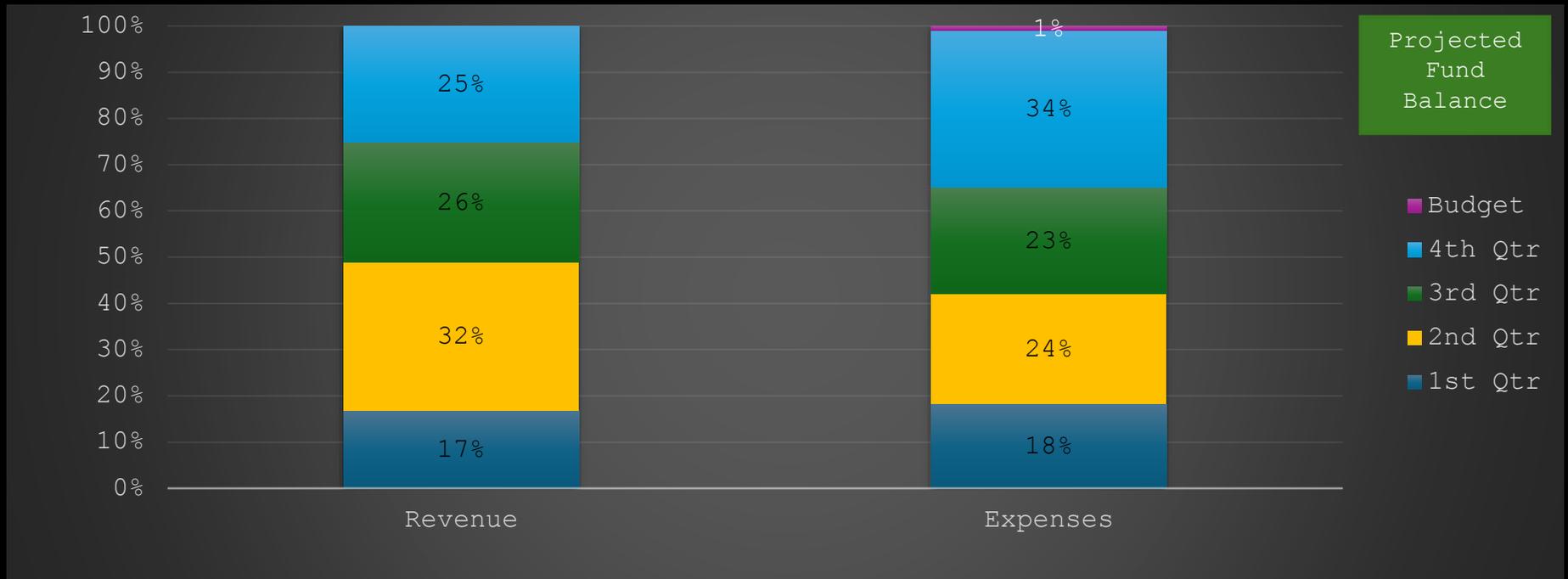


Projected Fund Balance \$1.9 million

Storm Water



Solid Waste



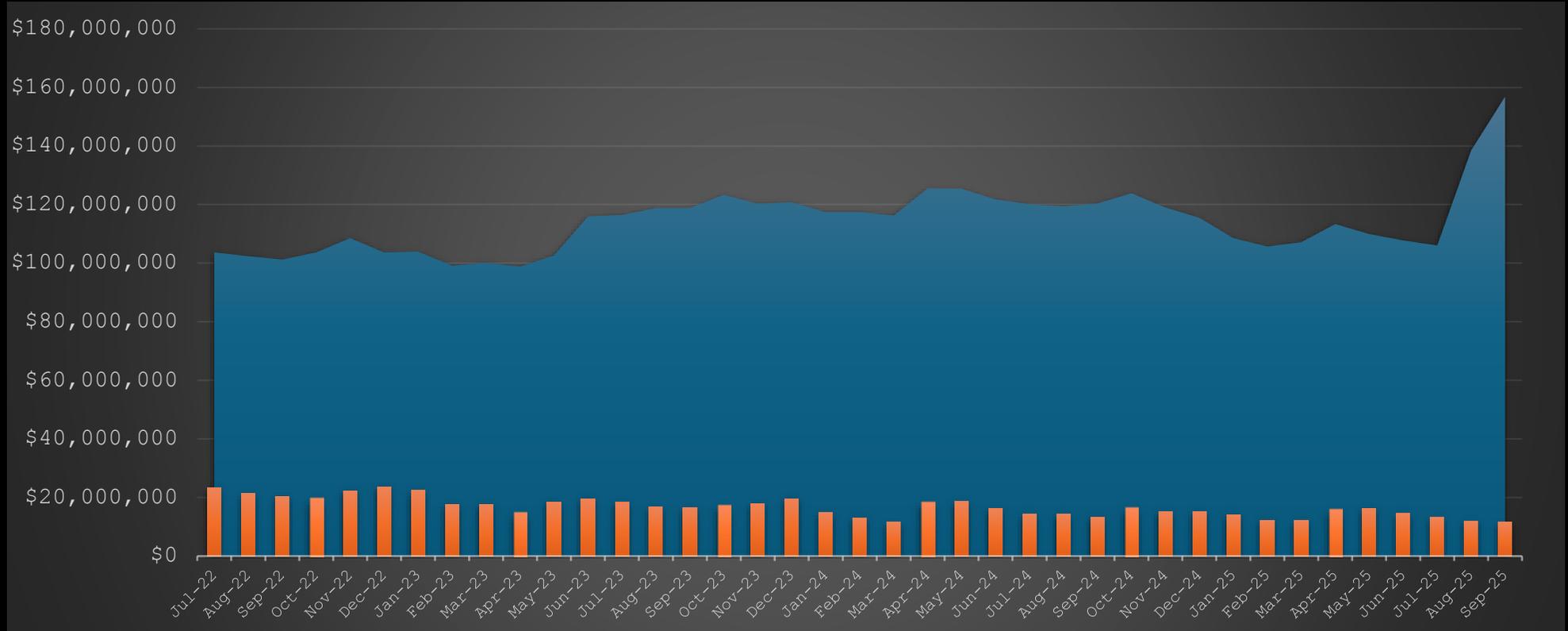
Water/Sewer



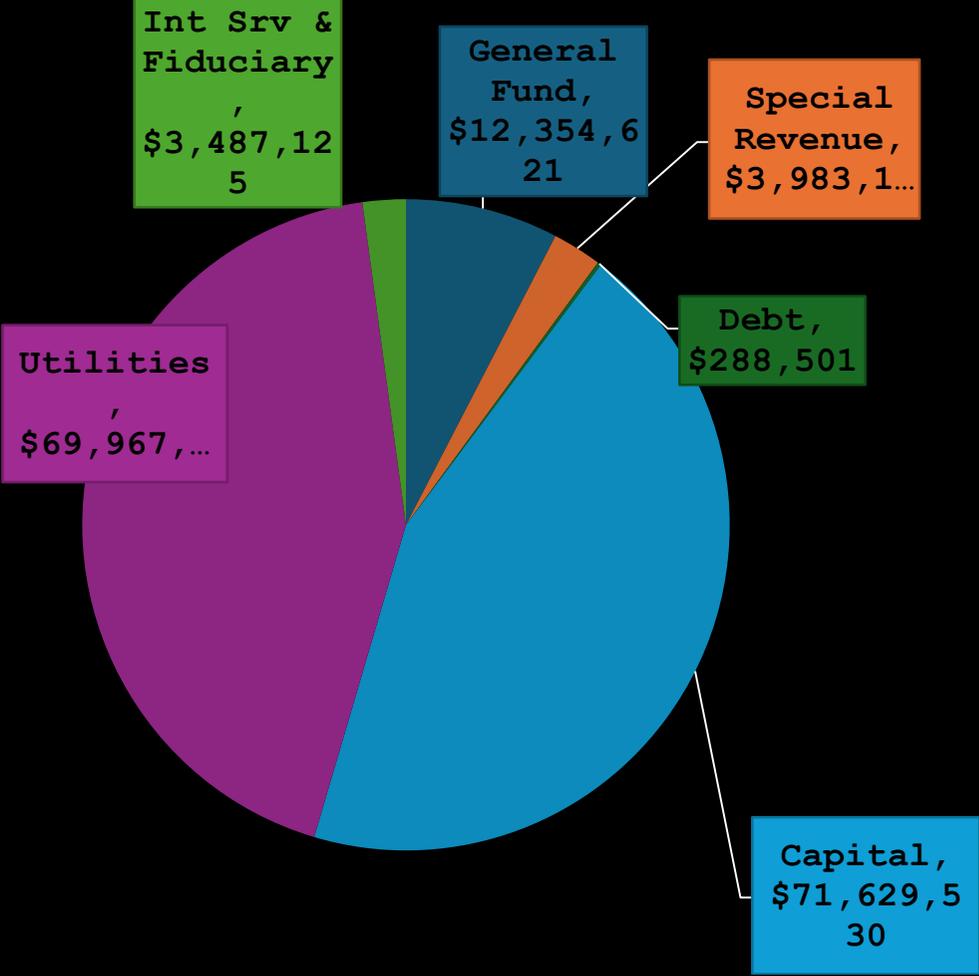
Top Ten Capital Projects Status

Project	2025 Budget	Actual for 2025	Funding
Fire Station HQ	\$12,500,000	\$1,265,112	2025 UTGO Bonds
WWTP Upgrades	\$9,000,000	\$2,690,911	2025 Rev Bonds
NW 38 th Ave Ph 3	\$7,775,200	\$4,560,047	Fed Grant - COMPLETE
Lower Prune Hill Reservoir	\$6,575,524	\$3,527,095	2019 Rev Bonds
Ops Center Land	\$6,000,000	\$6,108,135	2025 Rev Bonds - COMPLETE
Crown Park Impr	\$4,522,000	\$4,363,037	PIF, REET, Grant, 2023 LTGO Bonds
PFAS Well 13 Mitig	\$4,294,886	\$1,275,776	2025 Rev Bonds
Facil Major Maint	\$3,759,092	\$1,105,442	2023 LTGO Bonds
Street Preservation	\$3,296,259	\$2,731,046	Streets, 2023 LTGO Bonds, TBD
Veh & Equip Repl	\$2,049,188	\$1,916,603	ERR Rates

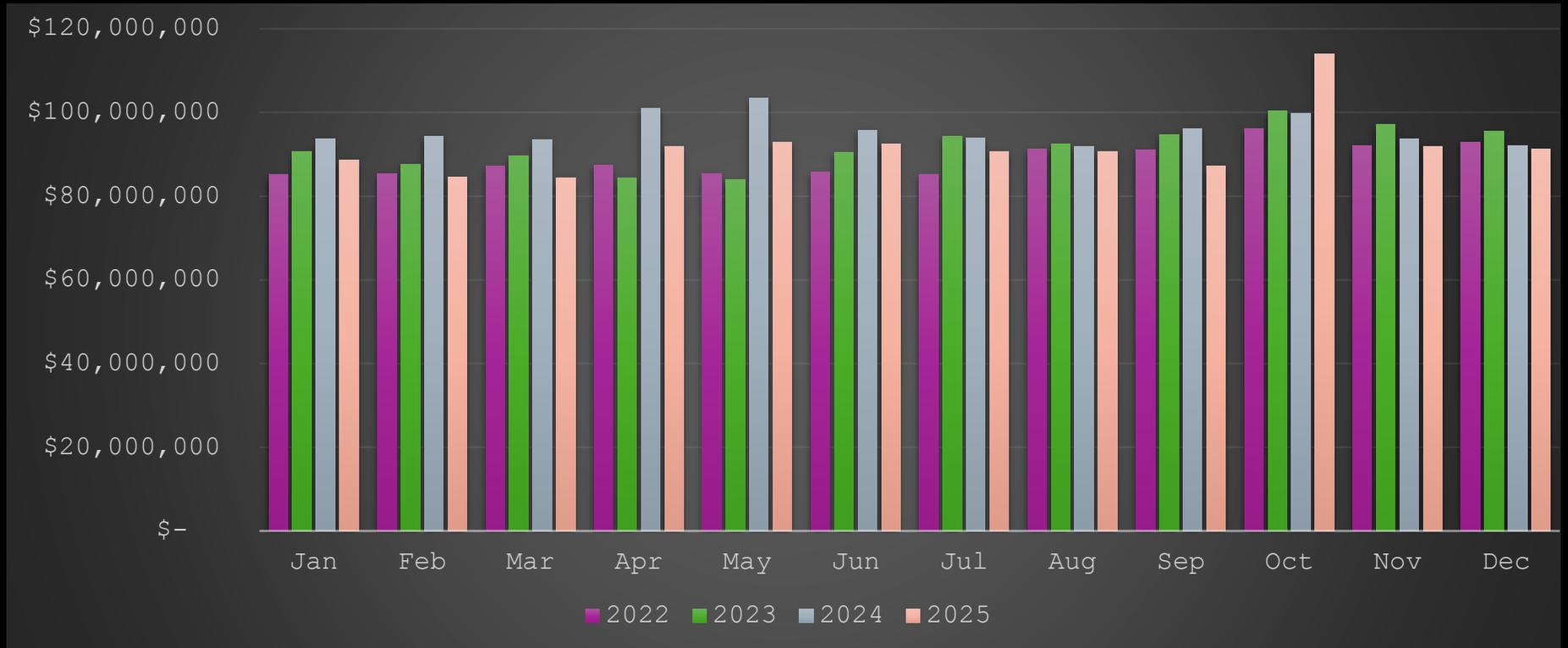
Cash and Cash Equivalent Assets



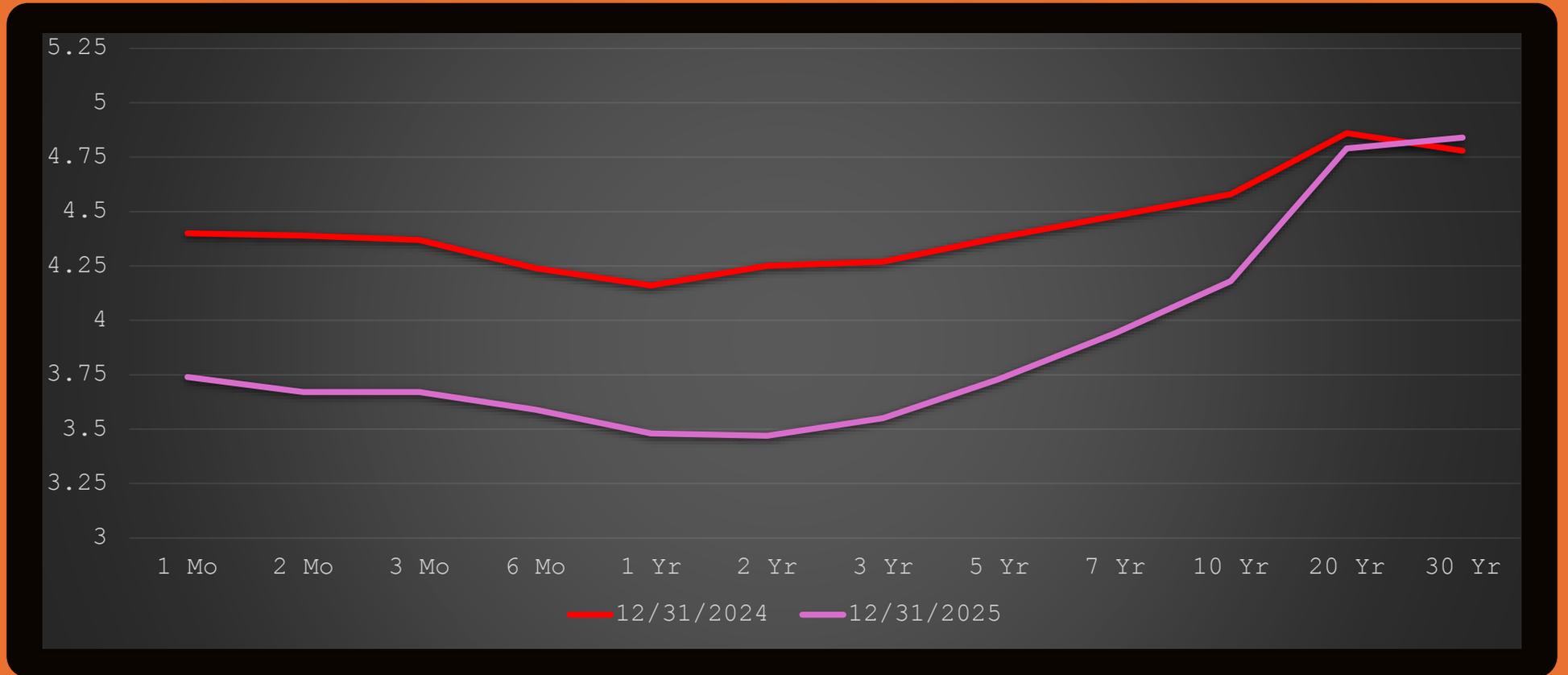
Fund
Composit
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Investme
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Portfoli
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Investment Portfolio Balance



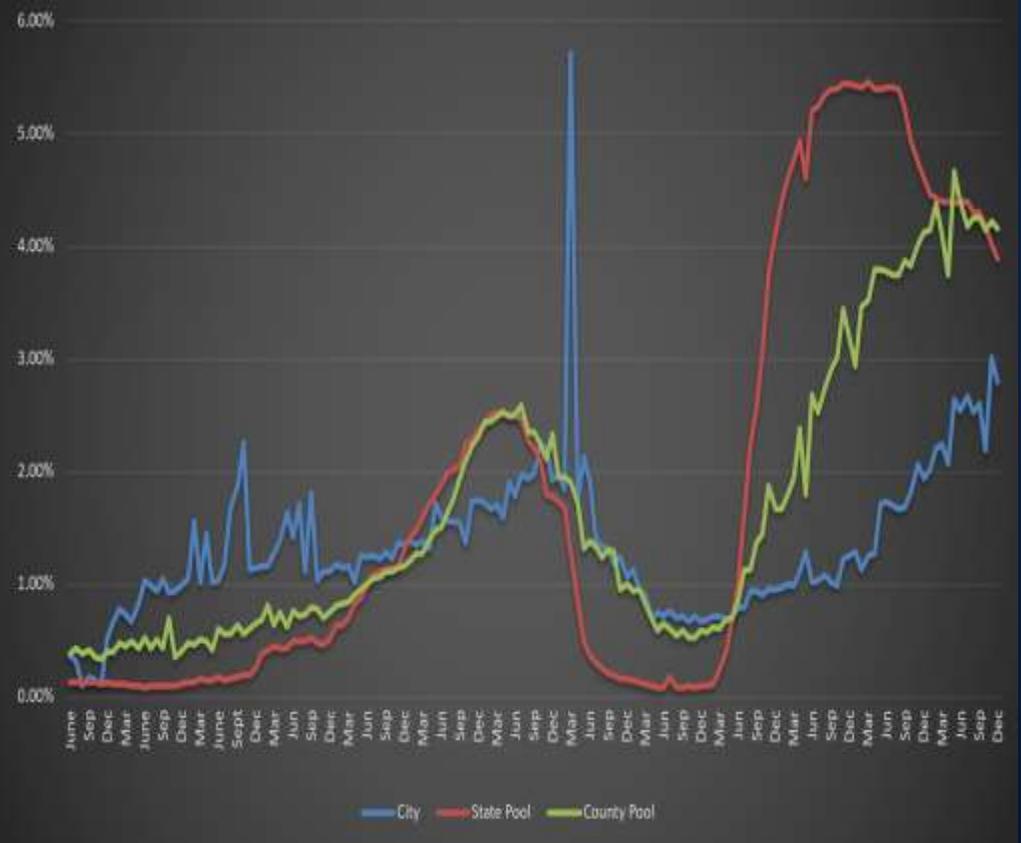
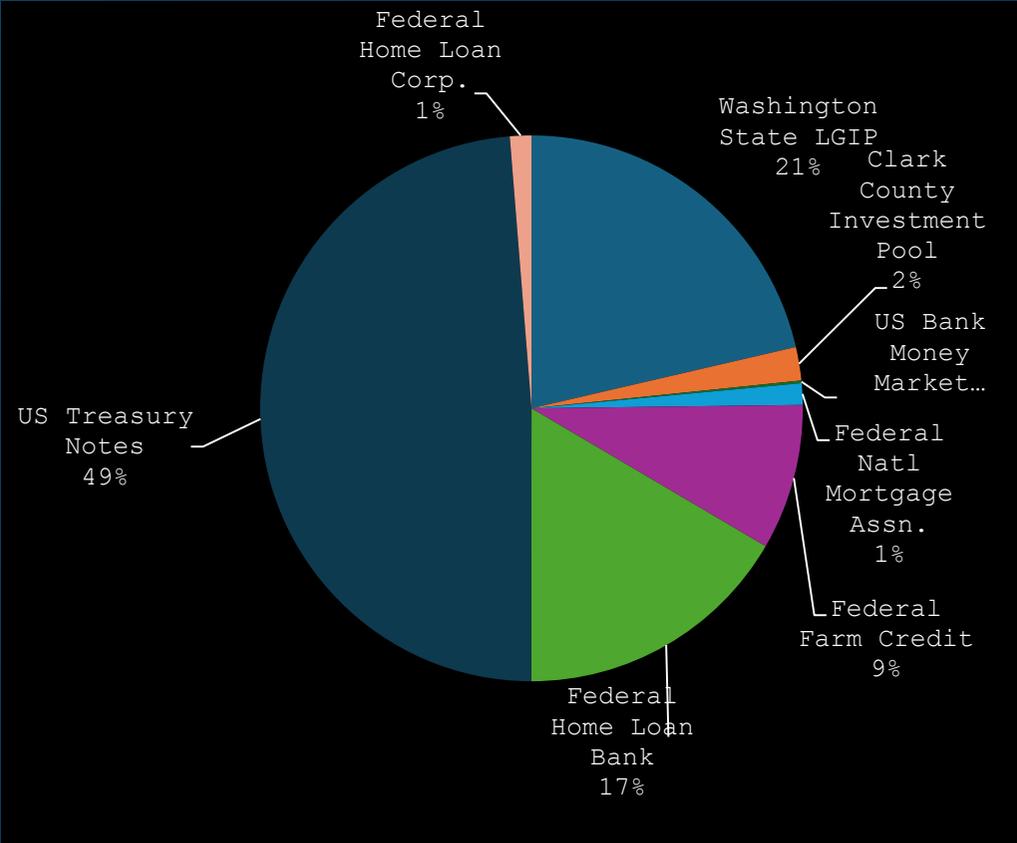
Yield Curve - Interest Rates



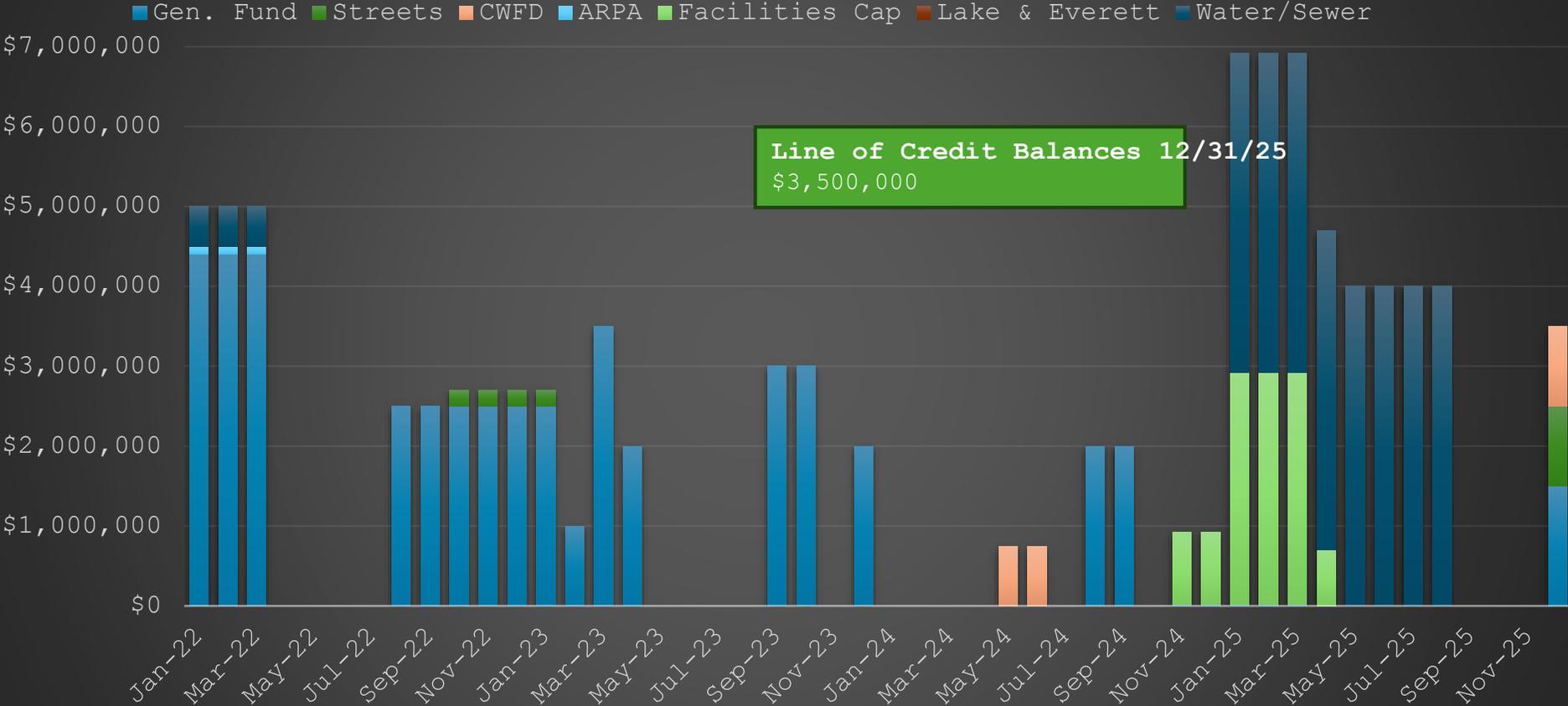
Investment Portfolio

Portfolio Performance 2013-2025

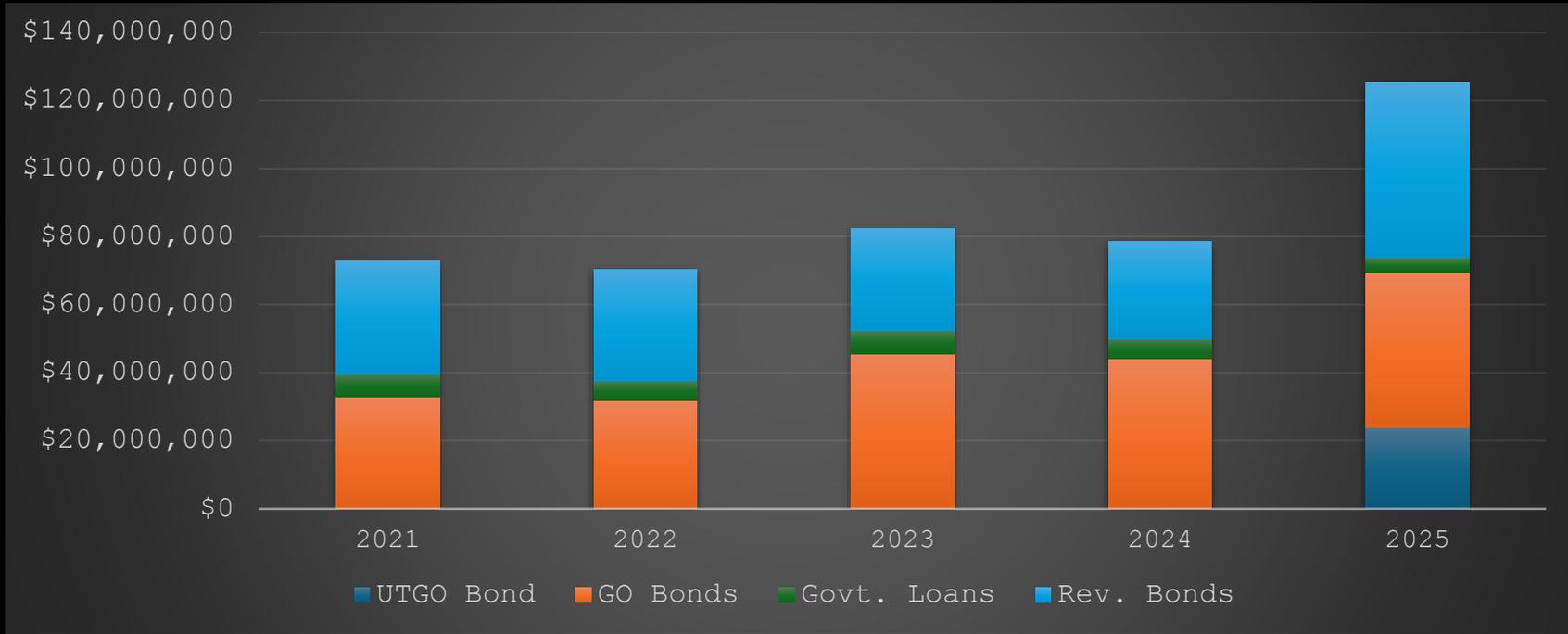
Portfolio Structure



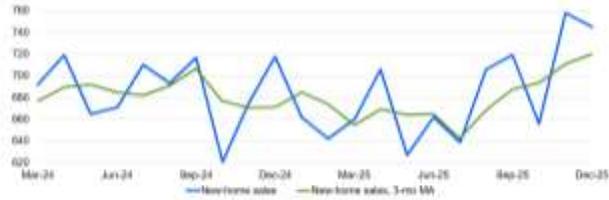
Line of Credit



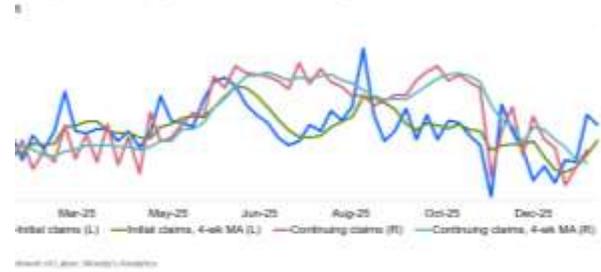
Debt Outstanding



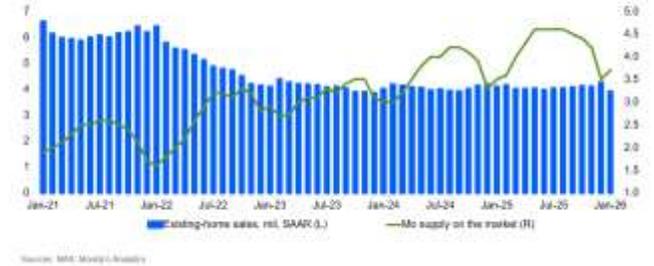
New-Home Sales Remain Subdued Despite Improving Conditions



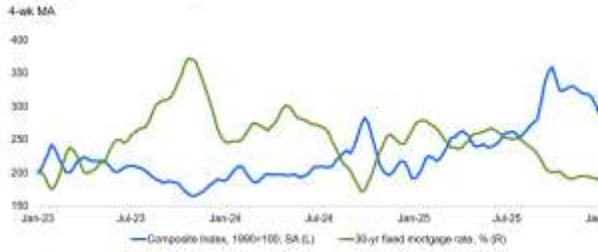
Filings Trend Higher While Continuing Claims Slide



Existing-Home Sales Slip in January



Mortgage Rates Cooling Off



Outlook

- Job market had a strong start to 2026; Moody's Analytics' view is the job market has weakened and will continue the trend into 2026
- Consumer spending is slowing and will continue with income growth lower, low confidence, high interest rates, tight lending standards and a weakening job market.
- Locally, commercial and residential projects seem to be moving forward. Higher sales taxes, property tax new construction and stable spending should help the City weather any economic volatility in the coming year

Retail Sales Losing Momentum





Questions