



San Juan County Auditor

4th Quarter Report 2018

San Juan County 2018 Financial Review

F. Milene Henley, County Auditor
February 19, 2019



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4th Quarter Report 2018

How is the County doing?

- 2018 in Review
- County Revenue Trends
- County Expenditure Trends
- Sales & Lodging Tax
- Is the economy slowing?



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2018 IN REVIEW



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Current Expense Revenues

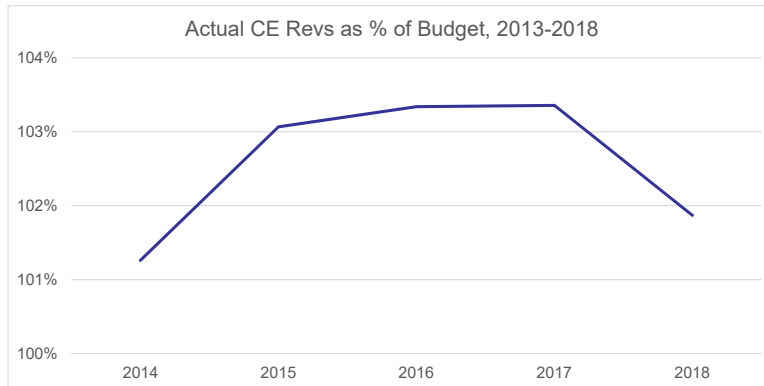
Revenue Type	Adj Budget	Revenues	Prct Rcvd
Cash	1,589,035	0	0.00%
General Property Taxes	6,517,884	6,361,201	97.60%
Retail Sales and Use Taxes	6,803,176	6,883,632	101.18%
Excise Taxes	19,000	22,152	116.59%
Taxes	13,340,060	13,266,984	99.45%
Licenses and Permits	1,216,940	1,377,065	113.16%
Intergovernmental Revenue	847,154	841,328	99.31%
Charges for Goods/Services	1,744,902	1,829,713	104.86%
Fines and Forfeits	284,779	340,580	119.59%
Miscellaneous Revenues	671,473	822,812	122.54%
Nonrevenues	200,000	200,459	100.23%
Other Financing Sources	156,500	128,082	81.84%
Grand Total	20,050,843	18,807,023	93.80%
Grand Total excluding Cash	18,461,808	18,807,023	101.87%



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Current Expense Revenues



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County Revenues

Revenue Type	Adj Budget	Revenues	Prct Rcvd
Cash	29,153,430	0	0.00%
General Property Taxes	11,022,964	10,746,644	97.49%
Retail Sales and Use Taxes	9,677,321	9,553,770	98.72%
Excise Taxes	30,210	35,727	118.26%
Other Taxes	4,725,905	5,980,582	126.55%
Taxes	25,456,400	26,316,723	103.38%
Licenses and Permits	1,296,205	1,444,940	111.47%
Intergovernmental Revenue	12,385,886	8,415,545	67.94%
Charges for Goods and Services	4,524,395	4,901,497	108.33%
Fines and Forfeits	287,779	344,009	119.54%
Miscellaneous Revenues	3,404,387	4,175,017	122.64%
Nonrevenues	1,861,063	1,825,975	98.11%
Other Financing Sources	8,303,433	6,944,866	83.64%
Grand Total	86,672,978	54,368,573	62.73%
Grand Total excluding Cash	57,519,548	54,368,573	94.52%



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County Sales Tax by Fund

Fund Name	Adj Budget	Revenues	Prct Rcvd
County Current - General	6,803,176	6,883,632	101.18%
Lodging Tax Fund	1,809,145	1,555,022	85.95%
Mental Health Tax Fund	550,000	584,936	106.35%
Public Facilities Improvement	515,000	530,181	102.95%
Grand Total	9,677,321	9,553,770	98.72%



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CE Revenue by Department

Department	Adj Budget	Revenues	Prct Used
General	13,149,860	13,096,798	99.60%
County Administration	8,325	6,979	83.83%
Assessor	780	2,105	269.87%
Auditor	290,688	310,491	106.81%
Facilities	222,625	179,190	80.49%
Clerk	102,362	132,423	129.37%
County Council	0	0	-



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CE Revenue by Department

Department	Adj Budget	Revenues	Prct Used
Dispatch / E911	769,432	753,790	97.97%
Community Development & Planning	1,267,800	1,429,375	112.74%
County Agent	6,000	6,000	100.00%
District Court/Probation	189,693	221,440	116.74%
Election Reserve	76,024	176,333	231.94%
General Administration	337,443	305,131	90.42%
Health & Community Services	349,680	362,018	103.53%
Jail	9,500	10,678	112.40%



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CE Revenue by Department

Department	Adj Budget	Revenues	Prct Used
Juvenile Court	51,500	6,356	12.34%
Law Library	0	0	-
Operating Transfers	0	0	-
Prosecuting Attorney/Coroner	95,664	97,591	102.01%
Sheriff	530,767	586,494	110.50%
Superior Court	6,865	10,736	156.38%
Treasurer	996,800	1,156,908	116.06%
County Current - General	18,461,808	18,850,836	102.11%



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County Revenue by Fund

Fund & Department Name	Adj Budget	Revenues	Prct Used
County Current - General	18,461,808	18,850,836	102.11%
Current Expense Grants Clearing	3,492,761	3,424,680	98.05%
Budget Stabilization Fund	507,500	516,218	101.72%
Veterans' Assistance Fund	79,080	77,322	97.78%
Insurance Cumulative Reserve	80,500	81,146	100.80%
Emergency Management	137,271	135,937	99.03%
SJC Conservation Area Fund	5,805,374	4,524,261	77.93%
Land Bank Stewardship & Management	1,547,871	1,565,367	101.13%
SJC Noxious Weed Control	170,000	164,875	96.99%
San Juan County Parks	2,236,775	1,862,198	83.25%



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County Revenue by Fund

Fund & Department Name	Adj Budget	Revenues	Prct Used
Treasurer's Operation & Maintenance	23,700	81,703	344.74%
Dog License	24,765	23,289	94.04%
County Roads	10,662,429	9,014,608	84.55%
Lodging Tax Fund	1,815,145	1,569,571	86.47%
Eastsound Parking Fund	10,000	0	0.00%
Auditor Document Preservation	61,000	63,712	104.45%
Crime Victims	7,550	8,404	111.31%
Mental Health Tax Fund	550,000	584,936	106.35%
Orcas Senior Services Building	80,928	69,467	85.84%
Septic & Housing Loans	666,569	81,918	12.29%
Public Facilities Improvement Receiving	520,000	540,655	103.97%



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County Revenue by Fund

Fund & Department Name	Adj Budget	Revenues	Prct Used
Affordable Housing Fund	168,574	229,427	136.10%
Criminal Justice Receiving Fund	207,500	229,855	110.77%
Bond Redemption Fund	2,767,364	2,766,895	99.98%
Capital Improvement Fund	2,496,203	2,875,064	115.18%
Solid Waste Fund	369,885	404,417	109.34%
Solid Waste Projects Fund	190,300	245,454	128.98%
Clean Water Utility Fund	494,279	513,328	103.85%
Clean Water Utility Capital Projects	457,580	78,035	17.05%
Equipment Rental & Revolving	1,911,574	2,320,940	121.42%
Information Technology	1,515,263	1,516,434	100.08%
Grand Total (excludes cash)	57,519,548	54,420,949	94.61%



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CE Expenditures by Object Code

Type of Expenditure	Adj Budget	Expenditures	Prct Used
Transfers	2,075,105	1,914,221	92.25%
Salaries and Wages	9,937,684	9,629,536	96.90%
Personnel Benefits	3,672,768	3,518,189	95.79%
Supplies	354,532	368,416	103.92%
Charges for Services	3,679,038	3,679,828	100.02%
Intergovernmental	265,360	215,384	81.17%
Capital Outlays	31,356	26,052	83.08%
Debt Service: Interest and Related Costs	35,000	16,149	46.14%
Grand Total	20,050,843	19,367,775	96.59%



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County Expends by Object Code

Type of Expenditure	Adj Budget	Expends	Prct Used
Transfers	10,042,115	8,512,462	84.77%
Salaries and Wages	17,390,379	16,556,216	95.20%
Personnel Benefits	6,548,056	6,438,072	98.32%
Supplies	2,957,401	2,476,709	83.75%
Charges for Services	12,159,843	11,179,479	91.94%
Intergovernmental	664,709	428,851	64.52%
Capital Outlays	11,422,705	5,065,725	44.35%
Debt Service: Principal	1,000,367	1,017,803	101.74%
Debt Service: Interest and Related Costs	327,206	305,684	93.42%
Grand Total (excluding cash)	62,512,781	51,981,001	83.15%



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CE Expenditures by Dept

Fund & Department Name	Adj Budget	Expends	Prct Used
County Administration	849,119	816,748	96.19%
Assessor	1,100,927	1,099,201	99.84%
Auditor	980,240	949,465	96.86%
Board of Equalization	7,406	2,680	36.19%
Facilities	836,936	850,619	101.63%
Civil Service	20,506	20,499	99.97%
Clerk	414,268	412,392	99.55%
County Council	595,316	596,414	100.18%



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CE Expenditures by Dept

Fund & Department Name	Adj Budget	Expends	Prct Used
Dispatch / E911	1,170,934	1,103,713	94.26%
Community Development & Planning	2,155,159	2,014,784	93.49%
County Agent	265,743	264,201	99.42%
District Court/Probation	741,079	675,619	91.17%
Election Reserve	328,143	292,236	89.06%
General Administration	2,154,992	2,113,604	98.08%
Health & Community Services	1,657,865	1,566,822	94.51%
Jail	543,348	692,441	127.44%



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CE Expenditures by Dept

Fund & Department Name	Adj Budget	Expends	Prct Used
Juvenile Court	498,351	465,935	93.50%
Law Library	27,419	26,052	95.01%
Operating Transfers	654,839	524,312	80.07%
Prosecuting Attorney/Coroner	1,229,904	1,195,729	97.22%
Sheriff	3,100,985	2,996,974	96.65%
Superior Court	266,047	261,958	98.46%
Treasurer	451,317	425,378	94.25%
County Current - General	20,050,843	19,367,775	96.59%



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County Expenditures by Fund

Fund & Department Name	Adj Budget	Expends	Prct Used
County Current - General	20,050,843	19,367,775	96.59%
Current Expense Grants Clearing	3,554,570	3,104,119	87.33%
Veterans' Assistance Fund	124,075	48,294	38.92%
Insurance Cumulative Reserve	328,286	77,489	23.60%
Emergency Management	137,271	135,937	99.03%
SJC Conservation Area Fund	6,008,288	5,090,738	84.73%
Land Bank Stewardship & Management	1,009,505	909,344	90.08%
SJC Noxious Weed Control	166,801	163,680	98.13%
San Juan County Parks	2,214,099	1,847,554	83.44%
Treasurer's Operation & Maintenance	21,937	14,784	67.39%



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County Expenditures by Fund

Fund & Department Name	Adj Budget	Expends	Prct Used
Dog License	24,764	22,385	90.39%
County Roads	11,857,703	8,040,719	67.81%
Lodging Tax Fund	1,900,749	1,580,822	83.17%
Auditor Document Preservation	72,439	54,238	74.87%
Crime Victims	12,000	0	0.00%
Mental Health Tax Fund	696,265	578,187	83.04%
Orcas Senior Services Building	95,218	91,492	96.09%
Septic & Housing Loans	675,223	71,590	10.60%
Public Facilities Improvement Receiving	933,012	379,060	40.63%
Affordable Housing Fund	208,718	208,646	99.97%



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County Expenditures by Fund

Fund & Department Name	Adj Budget	Expends	Prct Used
Criminal Justice Receiving Fund	254,500	253,000	99.41%
Bond Redemption Fund	2,767,364	2,766,887	99.98%
Capital Improvement Fund	3,683,079	2,307,084	62.64%
Solid Waste Fund	415,034	371,566	89.53%
Solid Waste Projects Fund	201,998	102,258	50.62%
Clean Water Utility Fund	484,426	350,556	72.37%
Clean Water Utility Capital Projects	514,532	33,560	6.52%
Equipment Rental & Revolving	2,555,819	2,511,891	98.28%
Information Technology	1,544,263	1,497,347	96.96%
Grand Total	62,512,781	51,981,001	83.15%



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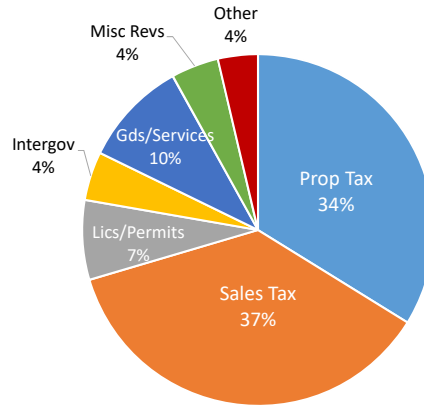
COUNTY REVENUE TRENDS



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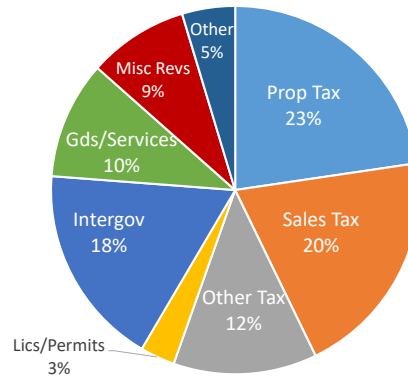
General Fund Revenue 2018



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County Revenue 2018

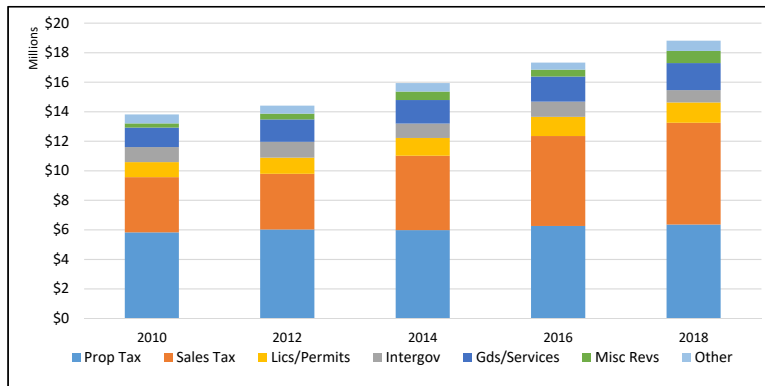




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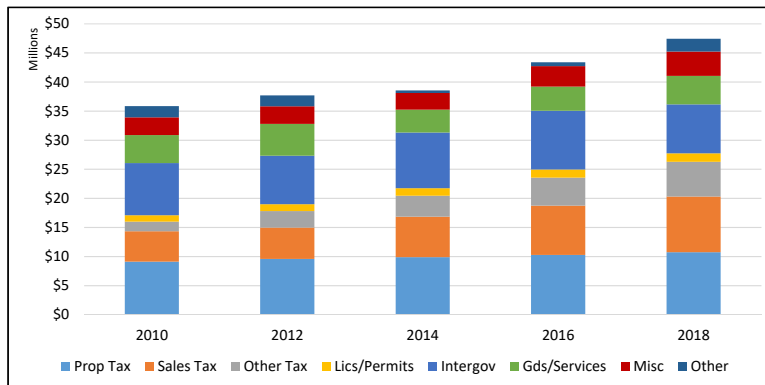
General Fund Revenue 2010-2018



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County Revenue 2010-2018

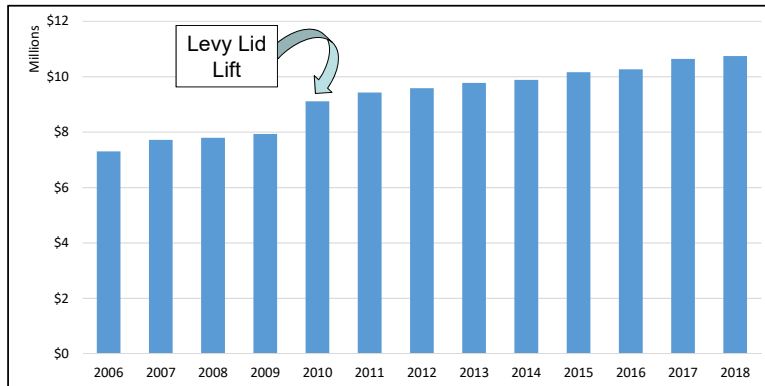




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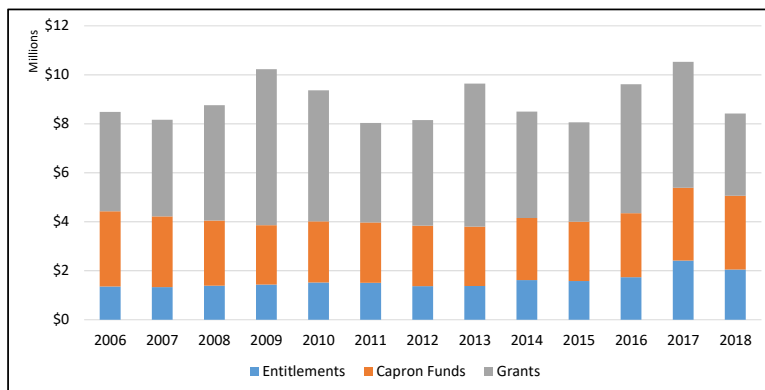
County Property Tax 2010-2018



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County Grant Revenue 2006-2018

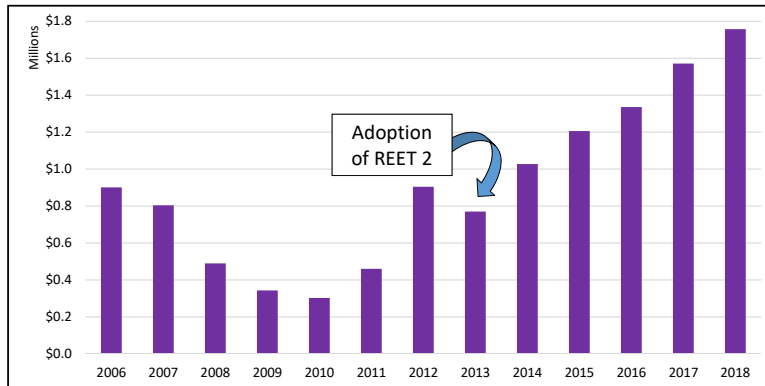




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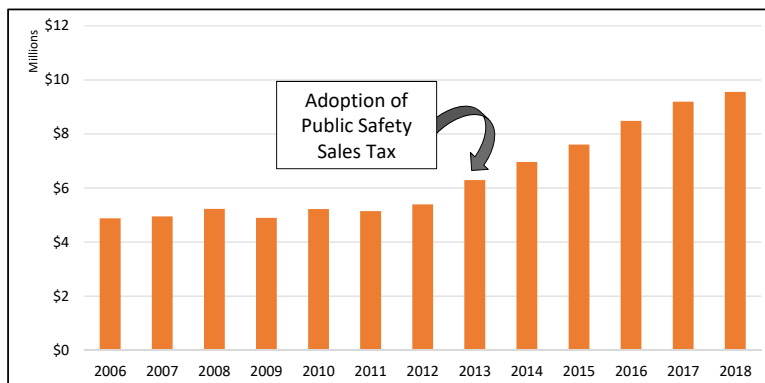
Capital Real Estate Excise Tax, 2006-2018



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County Sales Tax 2006-2018

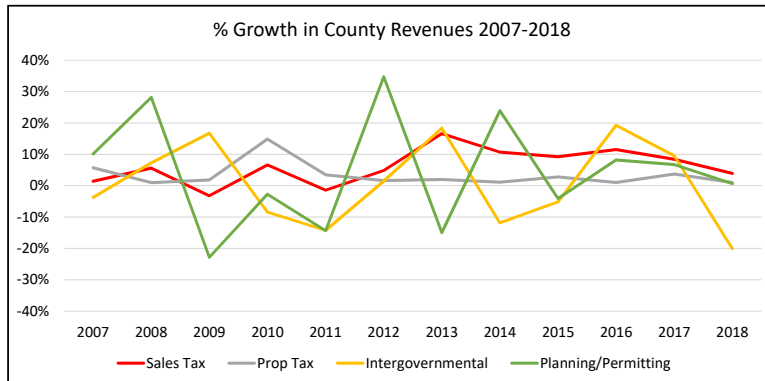




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% Growth of Revenue by Type 2007-2018



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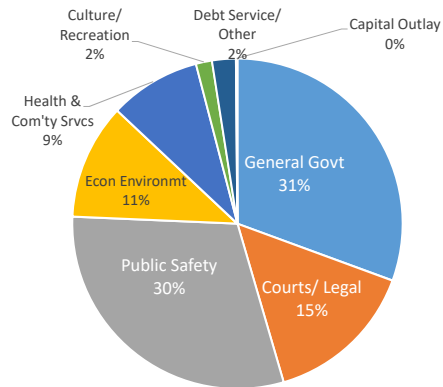
COUNTY SPENDING TRENDS



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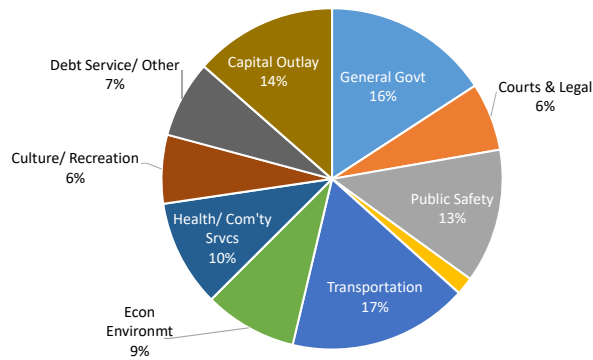
General Fund Spending 2018



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County Spending 2018

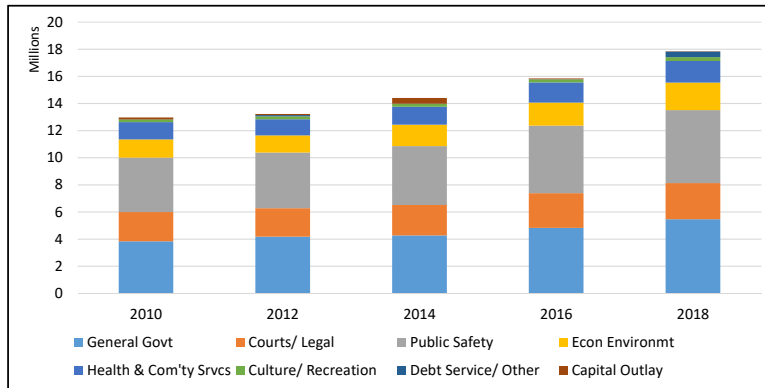




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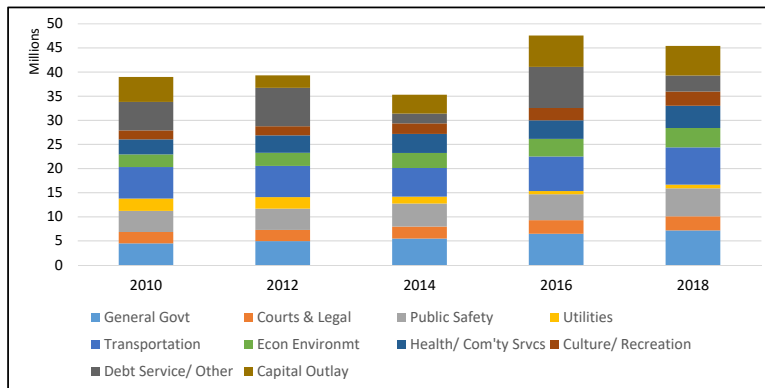
General Fund Spending 2010-2018



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County Spending 2010-2018

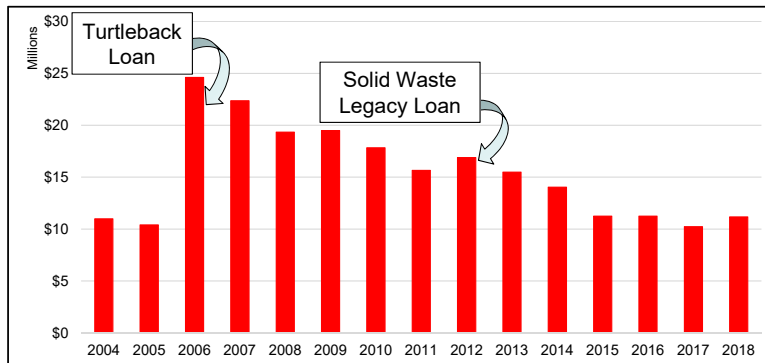




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Total County General Obligation Debt 2004-2018



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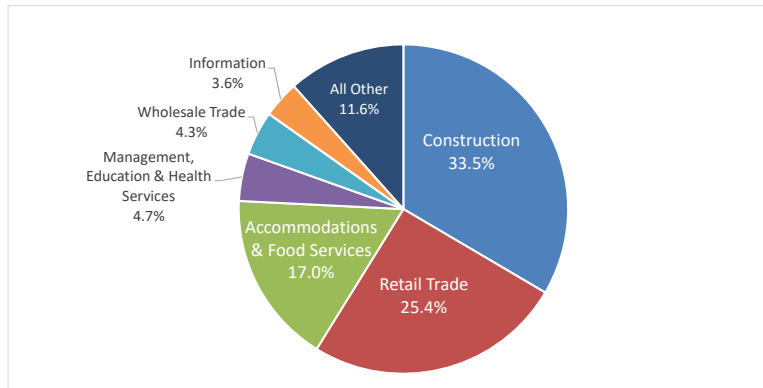
SALES AND LODGING TAX



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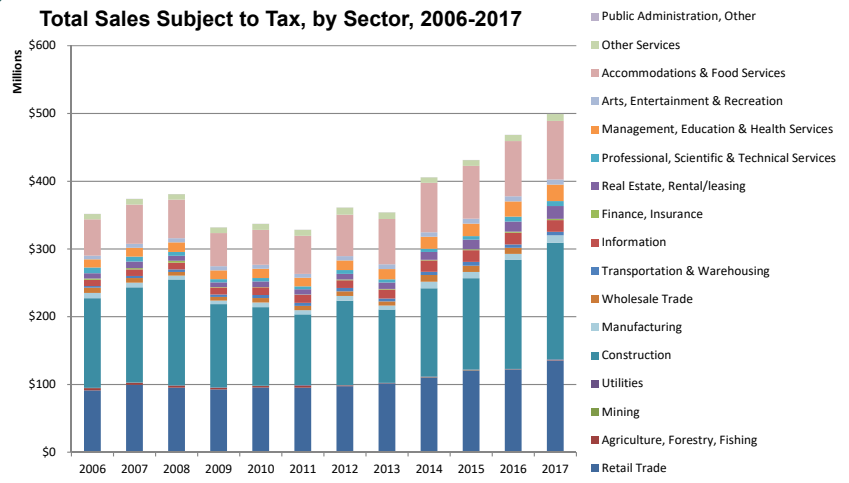
Sources of Taxable Revenue 2017



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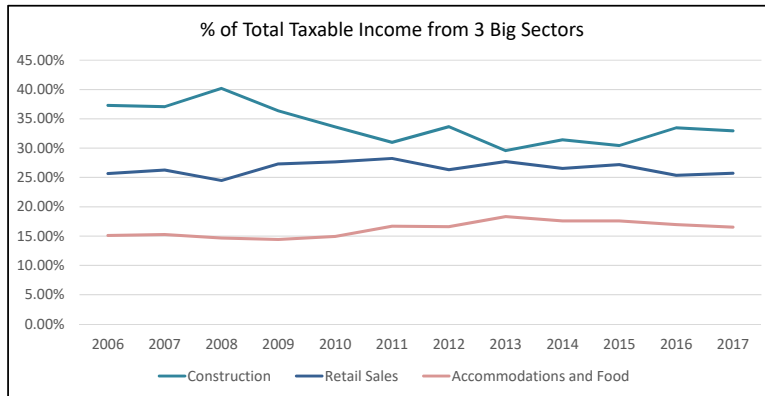
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Total Sales Subject to Tax, by Sector, 2006-2017

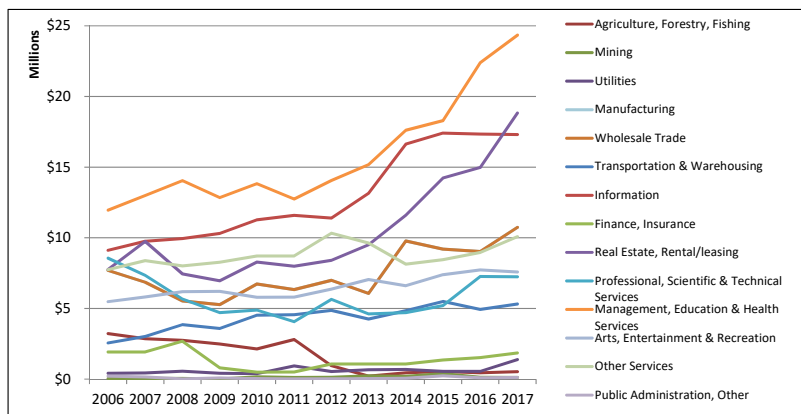




Sources of Taxable Revenue



Sales Subject to Tax, other than the Big 3, 2006-2017

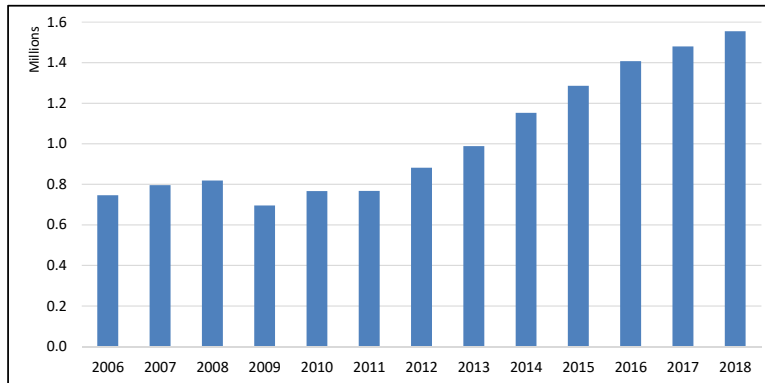




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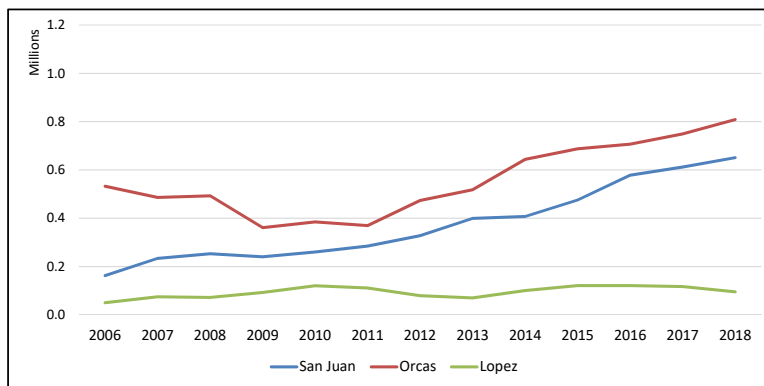
County Lodging Tax 2010-2018



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County Lodging Tax by Island 2006-2018

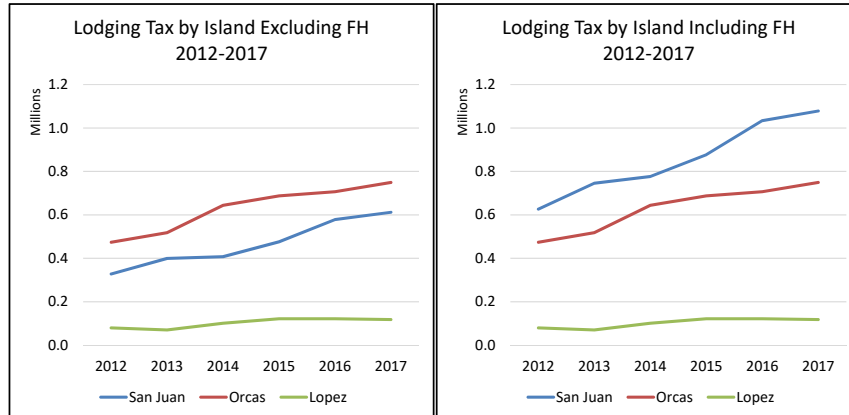




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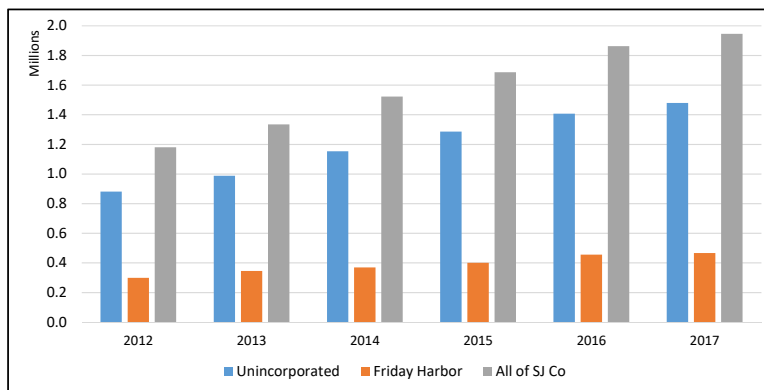
Lodging Tax by Island



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Lodging Tax 2012-2017

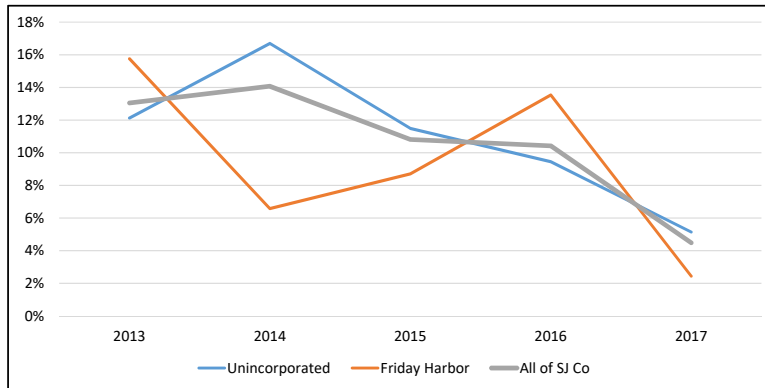




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% Growth in Lodging Tax 2012-2017



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IS THE ECONOMY SLOWING?



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Real Estate Sales*

Year	SJ Island			SJ County		
	# Sales	\$ Volume	% Increase	# Sales	\$ Volume	% Increase
2015	207	\$106,889,601		464	\$215,561,667	
2016	232	\$124,582,355	16.55%	505	\$251,020,953	16.45%
2017	293	\$147,981,053	18.78%	593	\$300,622,909	19.76%
2018	234	\$126,419,356	-14.57%	540	\$305,674,278	1.68%

* Data courtesy Merri Ann Simonson, Coldwell Banker



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Real Estate Inventory*

Year	SJ Island		
	Total	# of Escrows	Net Inventory
Jan 2014	328	24	304
Jan 2015	357	38	319
Jan 2016	311	29	282
Jan 2017	237	36	201
Jan 2018	186	33	153
Jan 2019	190	17	173

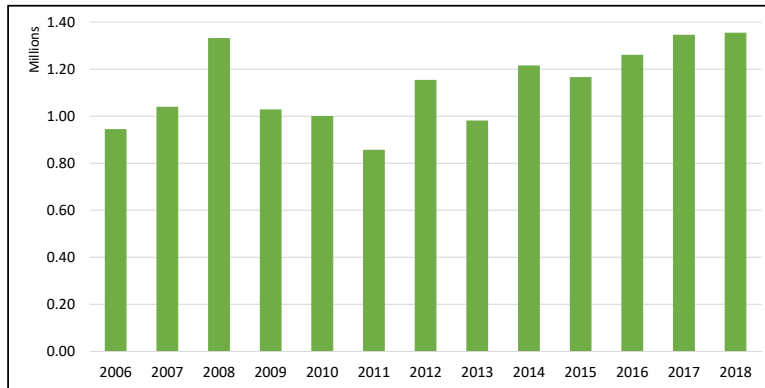
* Data courtesy Merri Ann Simonson, Coldwell Banker



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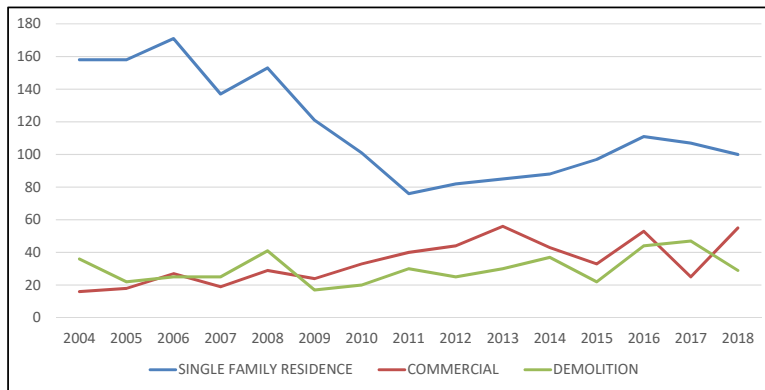
Planning & Permitting Fees 2006-2018



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Permits Issued* 2004-2018



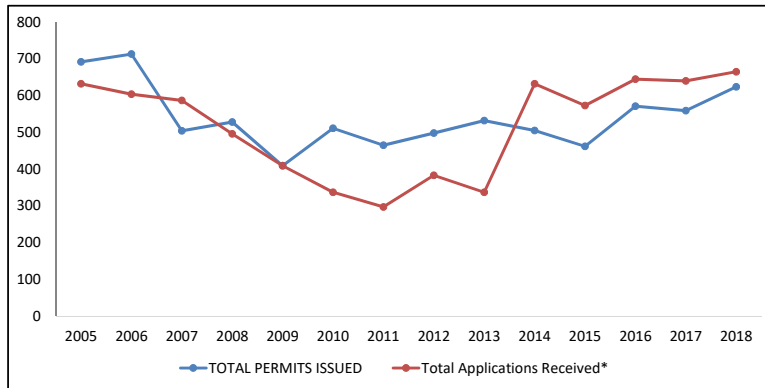
*In unincorporated areas



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Total Permits Received/Issued 2005-2018



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- In 2019, for the first time since 2011, the County's general fund will not meet its budgeted revenue objective.
- Sales and Lodging Tax growth will continue to decline in 2019.
- Building will remain strong in San Juan County through 2019, buoyed by a strong Northwest economy, and begin to fall in 2020.
- Real estate sales will slow until 2020, when inventory will increase amid fears of a major recession.
- The local economy, after a brief dip in 2020-2021, will recover in 2022.
- I will (once again) wish I'd sold sooner.