

**CITY OF WEST LINN, OREGON
COMPREHENSIVE ANNUAL FINANCIAL REPORT**

SECTION III

STATISTICAL SECTION

STATISTICAL SECTION

This section provides further details as a context for a better understanding of the financial statements.

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Sources: The information in these schedules is derived from the comprehensive annual financial reports for the relevant year, unless otherwise noted. The City implemented GASB Statement 34 in fiscal year 2002-03, except for the infrastructure provisions which were implemented in fiscal year 2007-08, and GASB Statement 44 in fiscal year 2007-08.

CITY OF WEST LINN, OREGON

Net Assets by Component
for the last seven fiscal years ¹
(accrual basis of accounting)
(in thousands)

	Fiscal Year Ended						
	2003	2004	2005	2006	2007	2008	2009
Governmental activities							
Invested in capital assets, net of related debt	\$ 24,716	\$ 14,704	\$ 17,453	\$ 17,951	\$ 241,987	\$ 218,998	\$ 219,277
Restricted	-	3,867	4,080	2,854	3,526	4,479	6,565
Unrestricted (deficit)	(2,069)	5,893	3,921	2,996	3,995	2,514	(248)
Total governmental activities net assets	<u>22,647</u>	<u>24,464</u>	<u>25,454</u>	<u>23,801</u>	<u>249,508</u>	<u>225,991</u>	<u>225,594</u>
Business-type activities							
Invested in capital assets, net of related debt	18,056	19,011	20,447	21,059	20,723	26,201	27,454
Restricted	-	-	-	-	-	-	155
Unrestricted	8,944	8,458	7,085	8,442	9,939	10,090	10,082
Total business-type activities net assets	<u>27,000</u>	<u>27,469</u>	<u>27,532</u>	<u>29,501</u>	<u>30,662</u>	<u>36,291</u>	<u>37,691</u>
Primary government							
Invested in capital assets, net of related debt	42,772	33,715	37,900	39,010	262,710	245,199	246,731
Restricted	-	3,867	4,080	2,854	3,526	4,479	6,720
Unrestricted	6,875	14,351	11,006	11,438	13,934	12,604	9,834
Total primary government net assets	<u>\$ 49,647</u>	<u>\$ 51,933</u>	<u>\$ 52,986</u>	<u>\$ 53,302</u>	<u>\$ 280,170</u>	<u>\$ 262,282</u>	<u>\$ 263,285</u>

¹ Fiscal year 2002-03 was the first year that the new reporting requirements of GASB 34 were implemented, except for the infrastructure provisions which were implemented in fiscal year 2007-08

CITY OF WEST LINN, OREGON

**Changes in Net Assets
for the last seven fiscal years ¹
(accrual basis of accounting)
(in thousands)**

	Fiscal Year Ended						
	2003	2004	2005	2006	2007	2008	2009
Expenses							
Governmental activities:							
General government	\$ 6,520	\$ 3,637	\$ 3,838	\$ 4,040	\$ 4,695	\$ 6,007	\$ 5,970
Culture and recreation	2,849	2,725	2,776	2,846	2,973	4,279	5,433
Public safety	6,088	5,767	4,315	4,414	4,490	5,658	6,318
Highways and streets	1,235	1,200	609	1,442	994	1,235	3,528
Interest on long-term debt	513	724	773	591	640	631	599
Unallocated depreciation	1,242	550	626	1,486	644	2,395	-
Total governmental activities expenses	<u>18,447</u>	<u>14,603</u>	<u>12,937</u>	<u>14,819</u>	<u>14,436</u>	<u>20,205</u>	<u>21,848</u>
Business-type activities:							
Water	2,474	2,362	2,450	2,732	2,270	2,914	3,269
Environmental services	1,851	1,880	1,950	2,094	1,409	2,814	2,704
Total business-type activities expenses	<u>4,325</u>	<u>4,242</u>	<u>4,400</u>	<u>4,826</u>	<u>3,679</u>	<u>5,728</u>	<u>5,973</u>
Total primary government expenses	<u>\$ 22,772</u>	<u>\$ 18,845</u>	<u>\$ 17,337</u>	<u>\$ 19,645</u>	<u>\$ 18,115</u>	<u>\$ 25,933</u>	<u>\$ 27,821</u>
Program Revenues							
Governmental activities:							
Charges for services:							
General government	\$ 3,336	\$ 2,564	\$ 3,134	\$ 3,955	\$ 3,527	\$ 6,473	\$ 6,364
Culture and recreation	1,201	-	-	-	-	1,321	1,543
Public safety	334	-	-	-	-	753	664
Highways and streets	24	-	-	-	-	243	833
Operating grants and contributions	5,550	2,102	2,716	2,411	2,374	2,372	2,486
Capital grants and contributions	-	-	-	-	-	1,755	727
Total governmental activities program revenues	<u>10,445</u>	<u>4,666</u>	<u>5,850</u>	<u>6,366</u>	<u>5,901</u>	<u>12,917</u>	<u>12,617</u>
Business-type activities:							
Charges for services:							
Water	3,098	2,876	2,573	2,986	3,579	2,903	3,069
Environmental services	1,812	1,811	1,870	1,899	2,244	2,020	2,452
Capital grants and contributions	-	-	-	-	-	865	1,635
Total business-type activities program revenues	<u>4,910</u>	<u>4,687</u>	<u>4,443</u>	<u>4,885</u>	<u>5,823</u>	<u>5,788</u>	<u>7,156</u>
Total primary government program revenues	<u>\$ 15,355</u>	<u>\$ 9,353</u>	<u>\$ 10,293</u>	<u>\$ 11,251</u>	<u>\$ 11,724</u>	<u>\$ 18,705</u>	<u>\$ 19,773</u>

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¹ Fiscal year 2002-03 was the first year that the new reporting requirements of GASB 34 were implemented, except for the infrastructure provisions which were implemented in fiscal year 2007-08.

	Fiscal Year Ended						
	2003	2004	2005	2006	2007	2008	2009
Net (Expense) Revenue							
Governmental activities	\$ (8,002)	\$ (9,937)	\$ (7,087)	\$ (8,453)	\$ (8,535)	\$ (7,288)	\$ (9,231)
Business-type activities	585	445	43	59	2,144	60	1,183
Total primary government expenses	<u>\$ (7,417)</u>	<u>\$ (9,492)</u>	<u>\$ (7,044)</u>	<u>\$ (8,394)</u>	<u>\$ (6,391)</u>	<u>\$ (7,228)</u>	<u>\$ (8,048)</u>
General Revenues and Other Changes in Net Assets							
Governmental activities:							
Taxes							
Property taxes, levied for general purposes	\$ 4,123	\$ 7,728	\$ 5,520	\$ 5,760	\$ 6,675	\$ 5,264	\$ 5,536
Property taxes, levied for debt service	1,132	911	811	854	931	769	942
Franchise taxes	1,706	1,829	1,711	1,460	2,098	1,686	1,728
Unrestricted grants and contributions	253	-	-	382	279	263	604
Investment earnings	254	144	171	210	468	420	51
Transfers	112	180	165	(1,866)	1,092	(132)	(27)
Total governmental activities	<u>7,580</u>	<u>10,792</u>	<u>8,378</u>	<u>6,800</u>	<u>11,543</u>	<u>8,270</u>	<u>8,834</u>
Business-type activities:							
Investment earnings	81	47	20	44	110	109	190
Transfers	-	-	-	1,866	(1,092)	132	27
Total business-type activities	<u>81</u>	<u>47</u>	<u>20</u>	<u>1,910</u>	<u>(982)</u>	<u>241</u>	<u>217</u>
Total primary government	<u>\$ 7,661</u>	<u>\$ 10,839</u>	<u>\$ 8,398</u>	<u>\$ 8,710</u>	<u>\$ 10,561</u>	<u>\$ 8,511</u>	<u>\$ 9,051</u>
Change in Net Assets							
Governmental activities	\$ (422)	\$ 855	\$ 1,291	\$ (1,653)	\$ 3,008	\$ 982	\$ (397)
Business-type activities	666	492	63	1,969	1,162	301	1,400
Total primary government	<u>\$ 244</u>	<u>\$ 1,347</u>	<u>\$ 1,354</u>	<u>\$ 316</u>	<u>\$ 4,170</u>	<u>\$ 1,283</u>	<u>\$ 1,003</u>

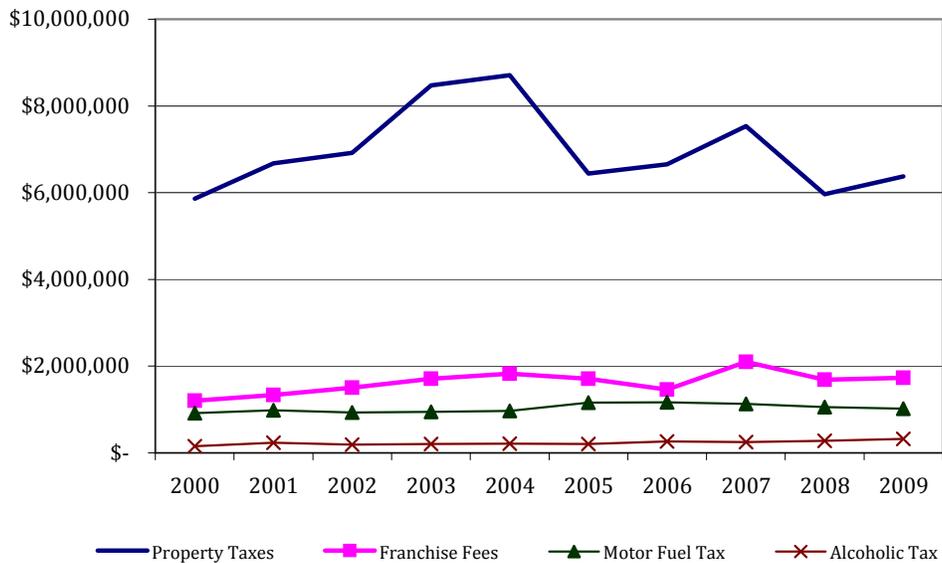
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CITY OF WEST LINN, OREGON
Governmental Activities Tax Revenues by Source
for the last ten fiscal years
(modified accrual basis of accounting)

Fiscal year	Property tax	Franchise tax	Motor fuel tax¹	Alcoholic beverage tax¹	Total
2000	\$ 5,858,652	\$ 1,203,596	\$ 918,181	\$ 155,168	\$ 8,135,597
2001	6,677,888	1,336,078	979,859	235,641	9,229,466
2002	6,916,387	1,503,792	934,479	192,801	9,547,459
2003	8,471,069	1,706,007	943,841	202,288	11,323,205
2004	8,712,331	1,828,703	967,752	214,322	11,723,108
2005	6,440,143	1,711,039	1,156,516	203,690	9,511,388
2006	6,650,854	1,459,842	1,166,254	266,193	9,543,143
2007	7,531,540	2,098,041	1,129,618	252,951	11,012,150
2008	5,965,524	1,685,632	1,057,792	275,206	8,984,154
2009	6,374,321	1,727,918	1,018,039	319,257	9,439,535

¹ Motor fuel and alcoholic beverage taxes are not directly assessed by the City of West Linn, but rather by the State of Oregon, and then a portion is allocated to the City based upon population.

Trend Lines of Tax Revenues by Source



CITY OF WEST LINN, OREGON
Fund Balances of Governmental Funds
for the last seven fiscal years ¹
(modified accrual basis of accounting)

	Fiscal Year Ended						
	2003	2004	2005	2006	2007	2008	2009
General fund							
Reserved	\$ -	\$ -	\$ -	\$ -	\$ 104,342	\$ 142,264	\$ -
Unreserved	620,683	644,507	439,342	1,232,657	742,999	695,299	985,405
Total general fund	<u>\$ 620,683</u>	<u>\$ 644,507</u>	<u>\$ 439,342</u>	<u>\$ 1,232,657</u>	<u>\$ 847,341</u>	<u>\$ 837,563</u>	<u>\$ 985,405</u>
All other governmental funds							
Reserved	\$ 3,612,195	\$ 3,866,930	\$ 4,079,592	\$ 501,455	\$ 522,710	\$ 4,479,402	\$ 6,565,389
Unreserved, reported in:							
Special revenue funds	2,865,310	2,965,904	1,973,454	1,071,400	2,667,628	1,923,871	2,295,152
Capital projects funds	1,455,605	1,437,892	1,407,968	3,307,432	3,525,429	-	-
Debt service funds	345,802	364,826	285,478	-	-	-	-
Total all other governmental funds	<u>\$ 8,278,912</u>	<u>\$ 8,635,552</u>	<u>\$ 7,746,492</u>	<u>\$ 4,880,287</u>	<u>\$ 6,715,767</u>	<u>\$ 6,403,273</u>	<u>\$ 8,860,541</u>

¹ Fiscal year 2002-03 was the first year that the new reporting requirements of GASB 34 were implemented, except for the infrastructure provisions which were implemented in fiscal year 2007-08.

CITY OF WEST LINN, OREGON
Changes in Fund Balances of Governmental Funds
for the last seven fiscal years ¹
(modified accrual basis of accounting)

	Fiscal Year Ended						
	2003	2004	2005	2006	2007	2008	2009
Revenues:							
Property taxes	\$ 8,471,069	\$ 8,712,331	\$ 6,440,143	\$ 6,650,854	\$ 7,531,540	\$ 5,965,524	\$ 6,392,688
Intergovernmental	2,353,038	2,102,137	2,716,878	2,410,889	2,374,184	2,371,677	2,486,047
Franchise taxes	1,706,007	1,828,703	1,711,039	1,459,842	2,098,041	1,685,632	1,727,918
Licenses and fees	628,525	548,215	703,169	672,024	1,155,020	1,108,494	1,006,790
Fines and forfeitures	378,226	314,451	463,254	513,503	567,159	517,662	586,145
Charges for services	1,216,947	1,803,957	2,160,498	2,373,428	452,744	5,770,614	7,192,160
Systems development charges	1,165,220	774,017	622,099	1,155,017	1,209,582	963,567	618,819
Investment earnings	256,499	142,692	173,518	202,996	467,203	419,705	50,420
Miscellaneous	1,000,893	150,248	164,664	382,899	279,634	263,531	604,187
Total revenues	<u>17,176,424</u>	<u>16,376,751</u>	<u>15,155,262</u>	<u>15,821,452</u>	<u>16,135,107</u>	<u>19,066,406</u>	<u>20,665,174</u>
Expenditures:							
Current:							
General government	5,597,314	4,419,135	4,615,175	4,810,789	4,464,283	5,334,764	5,944,189
Culture and recreation	2,787,800	2,810,471	3,591,126	2,908,948	2,973,587	4,274,399	4,548,376
Public safety	6,141,779	5,971,735	4,323,057	4,578,620	4,545,133	5,642,339	5,940,429
Highways and streets	1,315,363	1,199,738	1,614,965	1,534,138	1,043,943	1,236,200	1,634,945
Debt service:							
Principal	425,000	616,092	654,887	590,000	625,000	670,000	705,000
Interest	536,800	729,153	694,268	669,356	639,505	626,604	472,048
Capital outlay	1,242,161	764,912	756,008	2,188,791	1,363,980	1,611,978	2,944,474
Total expenditures	<u>18,046,217</u>	<u>16,511,236</u>	<u>16,249,486</u>	<u>17,280,642</u>	<u>15,655,431</u>	<u>19,396,284</u>	<u>22,189,461</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(869,793)</u>	<u>(134,485)</u>	<u>(1,094,224)</u>	<u>(1,459,190)</u>	<u>479,676</u>	<u>(329,878)</u>	<u>(1,524,287)</u>
Other financing sources (uses):							
Transfers from other funds	2,279,927	1,909,921	1,655,936	3,731,852	3,908,392	713,200	322,500
Transfers to other funds	(2,279,927)	(1,909,921)	(1,655,936)	(4,345,554)	(2,937,904)	(705,594)	(322,500)
Full faith and credit obligation bonds issued	-	-	-	-	-	-	4,035,000
Refunding bonds issued	-	-	-	-	-	-	4,915,000
Bond premium on issuance of debt	-	-	-	-	-	-	171,916
Payment to refunded bond escrow agent	-	-	-	-	-	-	(4,992,519)
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>(613,702)</u>	<u>970,488</u>	<u>7,606</u>	<u>4,129,397</u>
Net change in fund balances	<u>\$ (869,793)</u>	<u>\$ (134,485)</u>	<u>\$ (1,094,224)</u>	<u>\$ (2,072,892)</u>	<u>\$ 1,450,164</u>	<u>\$ (322,272)</u>	<u>\$ 2,605,110</u>
Debt service as a percentage of noncapital expenditures	5.7%	8.5%	8.7%	8.3%	8.8%	7.3%	6.1%

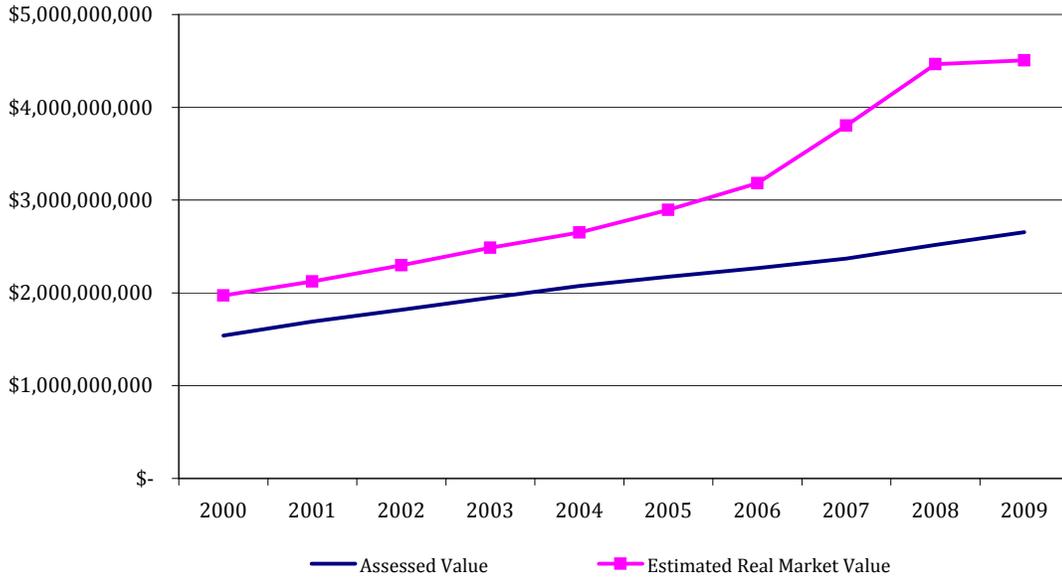
¹ Fiscal year 2002-03 was the first year that the new reporting requirements of GASB 34 were implemented, except for the infrastructure provisions which were implemented in fiscal year 2007-08.

CITY OF WEST LINN, OREGON
Assessed Value and Estimated Real Market Value of Taxable Property
for the last ten fiscal years

Fiscal year	Assessed Value					Total direct tax rate	RMV	Assessed value as a percentage of RMV
	Real property	Personal property	Manuf'd structure	Public utility	Total assessed value		Estimated real market value (RMV)	
2000	\$ 1,488,744,410	\$ 16,019,200	\$ 3,783,530	\$ 30,676,240	\$ 1,539,223,380	\$ 3.9191	\$ 1,972,934,840	78%
2001	1,636,195,534	16,992,692	3,911,352	34,405,739	1,691,505,317	4.0667	2,123,112,668	80
2002	1,756,061,644	19,608,575	3,889,686	39,342,078	1,818,901,983	3.9159	2,298,004,436	79
2003	1,883,294,435	19,826,228	2,979,343	40,872,922	1,946,972,928	4.4625	2,485,047,559	78
2004	2,008,413,161	20,002,100	2,720,712	43,154,797	2,074,290,770	4.2794	2,649,685,014	78
2005	2,101,719,925	19,893,788	2,842,100	49,379,559	2,173,835,372	3.0127	2,893,044,240	75
2006	2,195,743,606	19,493,768	2,639,830	49,034,500	2,266,911,704	3.0265	3,184,053,186	71
2007	2,297,035,876	19,771,894	1,529,407	51,125,300	2,369,462,477	3.2626	3,804,091,192	62
2008	2,429,084,775	23,088,571	97,310	64,467,300	2,516,737,956	2.4317	4,464,348,037	56
2009	2,551,018,947	24,133,819	13,260	80,383,350	2,655,549,376	2.4984	4,507,161,484	59

Source: Clackamas County Assessor's Office

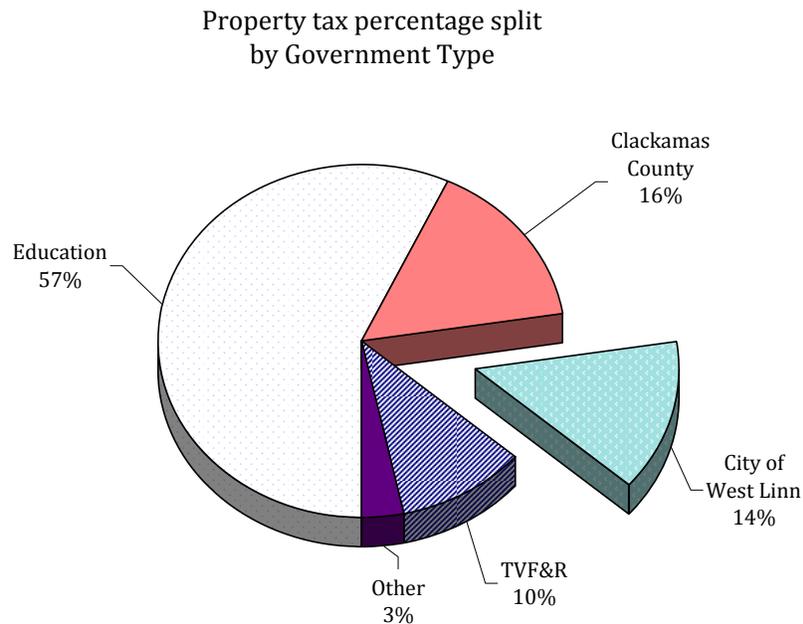
The gap between Assessed Value and Estimated Real Market Value



CITY OF WEST LINN, OREGON
Property Tax Rates - Direct and Overlapping Governments
for the last ten fiscal years
(rate per \$1,000 of assessed value)

Fiscal year	City direct rates				Overlapping rates						Total direct and overlapping
	Permanent tax rate	Local option levy rate	Bonded debt tax rate	Total direct	West Linn Wilsonville School District	Clackamas County	Clackamas Community College	Education Service District	Tualain Valley Fire and Rescue	Other	
2000	\$ 2.1200	\$ 1.3786	\$ 0.4205	\$ 3.9191	\$ 6.81	\$ 2.54	\$ 0.62	\$ 0.37	-	\$ 1.45	\$ 15.71
2001	2.1200	1.2545	0.6922	4.0667	9.02	2.57	0.62	0.37	-	1.35	17.99
2002	2.1200	1.1666	0.6293	3.9159	8.97	2.57	0.86	0.37	-	0.93	17.62
2003	2.1200	1.7200	0.6225	4.4625	9.15	2.59	0.74	0.36	-	0.47	17.77
2004	2.1200	1.7200	0.4394	4.2794	9.28	2.58	0.74	0.36	-	0.46	17.69
2005	2.1200	0.5050	0.3877	3.0127	9.18	2.58	0.78	0.36	1.83	0.46	18.19
2006	2.1200	0.4844	0.4221	3.0265	9.23	2.59	0.77	0.36	1.82	0.49	18.28
2007	2.1200	0.7550	0.3876	3.2626	9.31	2.53	0.73	0.36	1.82	0.47	18.48
2008	2.1200	-	0.3117	2.4317	9.24	2.80	0.74	0.36	1.87	0.61	18.05
2009	2.1200	-	0.3784	2.4984	9.05	2.81	0.74	0.36	1.84	0.57	17.88

Source: Clackamas County Assessor's Office



CITY OF WEST LINN, OREGON

Principal Property Taxpayers

current year and nine years ago

Name	2009			2000		
	Assessed value	Rank	% of total value	Assessed value	Rank	% of total value
Portland General Electric	\$ 59,828,000	1	2.3%	\$ 14,387,600	1	1.0%
West Linn Paper Prop. Co.	28,967,604	2	1.1%	10,915,020	2	0.8%
Blackhawk Nevada LLC	22,874,274	3	0.9%	-		
Simpson Realty Group	22,869,388	4	0.9%	4,916,410	3	0.4%
West Linn Shopping Center	17,278,887	5	0.7%	-		
Cascade Summit Retail, LLC	15,332,521	6	0.6%	-		
NW Natural Gas	12,363,700	7	0.5%	6,443,000	4	0.5%
Summerlinn Apartments LLC	11,878,586	8	0.4%	-		
VPC-OR West Linn Limited	8,193,130	9	0.3%	-		
Renaissance Custom Homes LLC	7,909,209	10	0.3%	-		
Deerpoint/Linnwood Partners	-			7,801,530	5	0.6%
Bean Terrence	-			4,207,180	6	0.3%
West EA Family LLC	-			4,072,500	7	0.3%
West Linn Paper Co.	-			4,032,610	8	0.3%
Dejardin Family LTD Partnership	-			3,782,910	9	0.3%
Hidden Springs LTD Partnership	-			3,277,550	10	0.2%
Sub-total, top ten	207,495,299		7.8%	63,836,310		4.5%
All other City taxpayers	2,448,054,077		92.2%	1,339,946,950		95.5%
Total City taxpayers	<u>\$ 2,655,549,376</u>		<u>100.0%</u>	<u>\$ 1,403,783,260</u>		<u>100.0%</u>

Source: Clackamas County Assessor's Office

CITY OF WEST LINN, OREGON
Property Tax Levies and Collections
for the last ten fiscal years

Fiscal year	Taxes levied for the fiscal year	Collected within the fiscal year of the levy		Collections in subsequent years	Total collections to date	
		Amount	Percentage of levy		Amount	Percentage of levy
2000	\$ 6,039,847	\$ 5,653,008	94%	\$ 232,493	\$ 5,885,501	97%
2001	6,884,421	6,422,057	93	195,677	6,617,734	96
2002	7,130,296	6,661,853	93	270,393	6,932,246	97
2003	8,704,528	8,169,273	94	289,309	8,458,582	97
2004	8,879,234	8,368,846	94	258,565	8,627,411	97
2005	6,553,401	6,197,891	95	173,213	6,371,104	97
2006	6,864,067	6,523,682	95	152,992	6,676,674	97
2007	7,759,907	7,310,877	94	212,113	7,522,990	97
2008	6,123,920	5,725,655	93	152,979	5,878,634	96
2009	6,639,388	6,163,584	93	-	6,163,584	93

Source: Annual financial statements of the City of West Linn

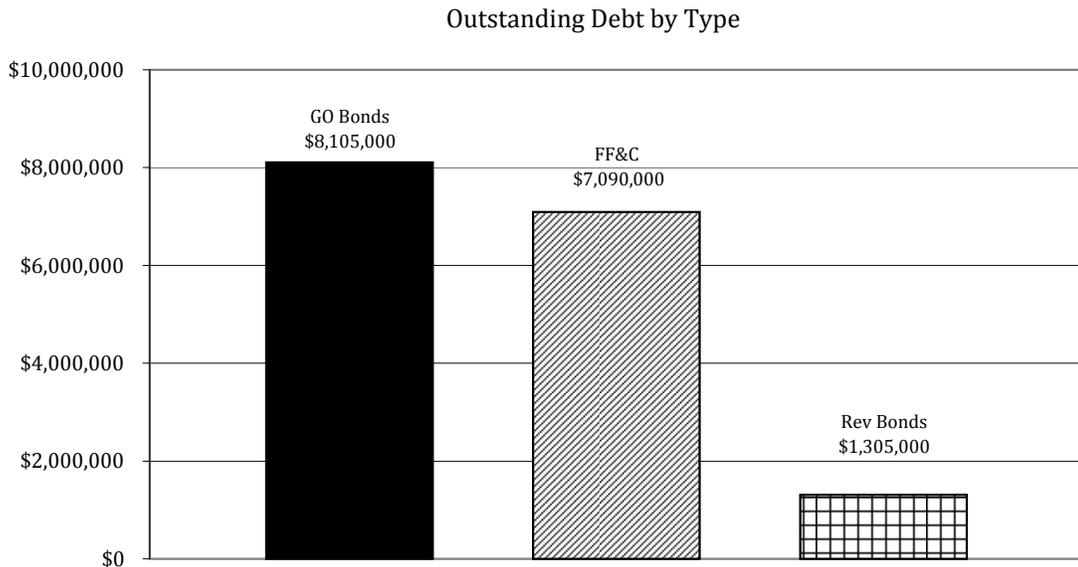


CITY OF WEST LINN, OREGON
Ratios of Outstanding Debt by Type
for the last ten fiscal years

Fiscal year	Governmental Activities		Business-type Activities	Total primary government	Percentage of personal income	Per capita
	General Obligation bonds	Full Faith and Credit obligations	Water Revenue bonds			
2000	\$ 8,405,000	\$ -	\$ -	\$ 8,405,000	13.52%	\$375
2001	11,745,000	4,300,000	1,800,000	17,845,000	27.93	773
2002	11,230,000	4,170,000	1,750,000	17,150,000	26.48	732
2003	10,805,000	4,030,000	1,695,000	16,530,000	25.06	694
2004	10,425,000	3,885,000	1,640,000	15,950,000	22.74	665
2005	10,020,000	3,735,000	1,580,000	15,335,000	20.98	637
2006	9,590,000	3,575,000	1,515,000	14,680,000	18.67	607
2007	9,130,000	3,410,000	1,450,000	13,990,000	16.70	579
2008	8,635,000	3,235,000	1,380,000	13,250,000	*	543
2009	8,105,000	7,090,000	1,305,000	16,500,000	*	673

* Information unavailable at this time.

Source: Annual financial statements of the City of West Linn



CITY OF WEST LINN, OREGON
Ratios of General Bonded Debt Outstanding
for the last ten fiscal years

Fiscal year	General Obligation bonds	Less: amounts available in debt service fund	Net	Percentage of net over assessed value of property¹	Per capita²
2000	\$ 8,405,000	\$ (165,127)	\$ 8,239,873	0.54%	\$367
2001	11,745,000	(104,497)	11,640,503	0.69	504
2002	11,230,000	(119,711)	11,110,289	0.61	474
2003	10,805,000	(345,802)	10,459,198	0.54	439
2004	10,425,000	(364,826)	10,060,174	0.48	420
2005	10,020,000	(285,478)	9,734,522	0.45	404
2006	9,590,000	(251,455)	9,338,545	0.41	386
2007	9,130,000	(272,710)	8,857,290	0.37	366
2008	8,635,000	(116,773)	8,518,227	0.34	349
2009	8,105,000	(214,386)	7,890,614	0.30	322

¹ Assessed value data of property can be found on page 87.

² Population data can be found on page 96.

CITY OF WEST LINN, OREGON
Direct and Overlapping Governmental Activities Debt
as of June 30, 2009

<u>Governmental unit</u>	<u>Real Market Values of Overlapping Districts</u>	<u>Tax-Supported Debt Outstanding</u>	<u>Percentage Overlapping¹</u>	<u>Overlapping Debt Applicable to the City of West Linn</u>
Debt repaid with property taxes:				
West Linn Wilsonville School District	\$ 9,339,657,071	\$ 243,297,238	47.78%	\$ 116,246,447
Clackamas Community College	43,249,681,807	89,400,000	10.32%	9,224,203
Clackamas County	59,993,039,013	74,840,000	7.51%	5,622,580
Metro	218,139,953,651	258,671,896	2.07%	5,344,679
Tualatin Valley Fire and Rescue	65,854,329,079	47,000,000	6.84%	3,216,727
Tri-Met	216,705,775,181	36,380,000	2.08%	756,668
Lake Oswego School District No. 7J	11,082,176,130	117,610,654	0.40%	474,441
Portland Community College	<u>171,761,783,250</u>	<u>425,430,000</u>	0.03%	<u>110,612</u>
Subtotal, overlapping debt	796,126,395,182	1,292,629,788		140,996,357
Direct debt outstanding:				
City of West Linn	<u>4,507,161,484</u>	<u>15,195,000</u>	100.00%	<u>15,195,000</u>
Total direct and overlapping debt outstanding	<u>\$ 800,633,556,666</u>	<u>\$ 1,307,824,788</u>		<u>\$ 156,191,357</u>

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

¹ The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the City's taxable assessed value that is within the government's boundaries and dividing it by the City's total taxable assessed value.

Source: Oregon State Treasury Department, Debt Management Division

CITY OF WEST LINN, OREGON
Legal Debt Margin Information
for the last ten fiscal years

	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>
Debt maximum limitation	\$ 59,188,045	\$ 63,693,380	\$ 68,940,133	\$ 74,551,427	\$ 79,490,550
Debt applicable to maximum limit	8,239,873	11,640,503	11,110,289	10,459,198	10,060,174
Legal debt margin available	<u>\$ 50,948,172</u>	<u>\$ 52,052,877</u>	<u>\$ 57,829,844</u>	<u>\$ 64,092,229</u>	<u>\$ 69,430,376</u>
Debt applicable to the maximum limit as a percentage of debt limitation	13.92%	18.28%	16.12%	14.03%	12.66%

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
Debt maximum limitation	\$ 86,791,327	\$ 95,521,596	\$ 114,122,736	\$ 133,930,441	\$ 135,214,845
Debt applicable to maximum limit	9,734,522	9,338,545	8,857,290	8,518,227	7,890,614
Legal debt margin available	<u>\$ 77,056,805</u>	<u>\$ 86,183,051</u>	<u>\$ 105,265,446</u>	<u>\$ 125,412,214</u>	<u>\$ 127,324,231</u>
Debt applicable to the maximum limit as a percentage of debt limitation	11.22%	9.78%	7.76%	6.36%	5.84%

Legal debt margin calculation for fiscal year ended June 30, 2009

Total property real market value	\$ 4,507,161,484
	3%
Debt maximum limitation (3% of total property real market value) ¹	<u>135,214,845</u>
Amount of debt applicable to debt limit:	
Total bonded debt	16,500,000
Less debt excluded from debt limit:	
Full Faith and Credit obligations	(7,090,000)
Revenue bonds, Series 2000 Water	(1,305,000)
Less funds applicable to the payment of principal in the debt service fund per ORS 287.004	<u>(214,386)</u>
Net amount of debt applicable to limit	<u>7,890,614</u>
Legal debt margin - amount available for future indebtedness	<u>\$ 127,324,231</u>
Percentage of City's indebtedness to total allowed	5.8%

¹ Pursuant to Oregon Revised Statutes 287.004, outstanding general obligation debt is limited to three percent of real market value.

Source: Clackamas County Department of Assessment and Taxation

CITY OF WEST LINN, OREGON
Pledged-Revenue Coverage
for the last ten fiscal years

Fiscal year	Water Revenue Bonds					
	Utility service charges ¹	Less: operating expenses ²	Net available revenue	Debt service requirements		Coverage ³
				Principal	Interest	
2000	\$ 2,095,710	\$ 1,729,507	\$ 366,203	\$ -	\$ -	n/a
2001	2,331,212	1,966,750	364,462	-	51,123	n/a
2002	2,288,510	1,921,713	366,797	50,000	101,070	2.43
2003	2,766,922	1,984,630	782,292	55,000	98,548	5.09
2004	2,610,461	2,007,494	602,967	55,000	95,811	4.00
2005	2,301,095	2,003,300	297,795	60,000	92,863	1.95
2006	2,512,238	2,266,952	245,286	65,000	89,580	1.59
2007	2,977,884	2,347,364	630,520	65,000	86,103	4.17
2008	2,640,413	2,396,602	243,811	70,000	82,440	1.60
2009	3,096,470	2,786,354	310,116	75,000	78,470	2.02

¹ Charges include operating revenue plus interest income on operating earnings.

² Expenses include operating expenses except for depreciation, net income from joint venture, and transfers pursuant to bond covenants coverage requirements.

³ Coverage ratio does not apply until fiscal year 2002 with the first principal due on the bond sale in fiscal year 2001.

Source: Annual financial statements of the City of West Linn

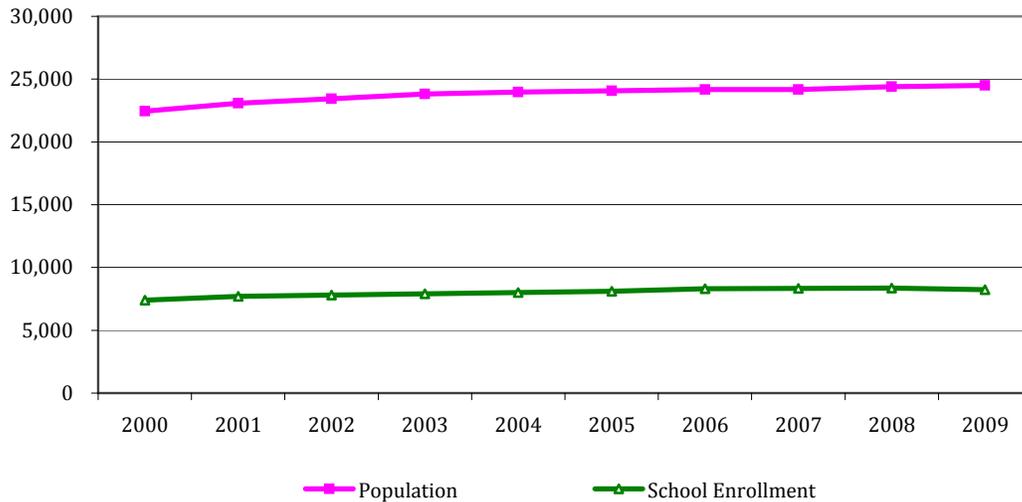
CITY OF WEST LINN, OREGON
Demographic and Economic Statistics
for the last ten fiscal years

Fiscal year	Population	Personal income (in millions)	Per capita personal income	School enrollment	Unemployment rate
2000	22,440	\$ 62,190	\$ 36,568	7,386	4.6%
2001	23,090	63,892	35,658	7,700	4.8
2002	23,430	64,755	35,316	7,793	5.5
2003	23,820	65,959	35,973	7,895	6.7
2004	23,970	70,144	37,631	8,016	7.5
2005	24,075	73,087	39,116	8,104	6.9
2006	24,180	78,618	41,378	8,315	5.3
2007	24,180	83,765	38,511	8,340	4.1
2008	24,400	*	*	8,350	5.3
2009	24,500	*	*	8,237	11.0

* Information unavailable at this time.

Sources: Center for Population Research and Census, Portland State University
 Bureau of Economic Analysis
 State of Oregon Employment Division (Portland PMSA)
 West Linn-Wilsonville School District

Population and School Enrollment Trends



CITY OF WEST LINN, OREGON

Principal Employers *current year and nine years ago*

<u>Employer</u>	<u>2009</u>			<u>2000</u>		
	<u>Employees</u>	<u>Rank</u>	<u>Percentage of total City employment</u>	<u>Employees</u>	<u>Rank</u>	<u>Percentage of total City employment</u>
West Linn - Wilsonville SD	750	1	5.77%	630	1	4.23%
Tanner Spring Assisted Living	250	2	1.92	*		
West Linn Paper Sales Co	250	3	1.92	*		
Safeway	170	4	1.31	*		
Technocom Inc (ESP Tech)	140	5	1.08	*		
City of West Linn	130	6	1.00	149		1.00
Albertsons	100	7	0.77	*		
Rose Linn Vintage Place	80	8	0.62	*		
Oregon Golf Club	80	9	0.62	*		
Pond Maintenance Services	75	10	0.58	*		
Bales Market	70	11	0.54	*		
Laidlaw Transit Inc	70	12	0.54	*		
Elton Enterprises IV Inc	70	13	0.54	*		
Total	<u>2,235</u>		<u>8.94%</u>			

* Historical number of employees information unavailable for this fiscal year nine years ago.

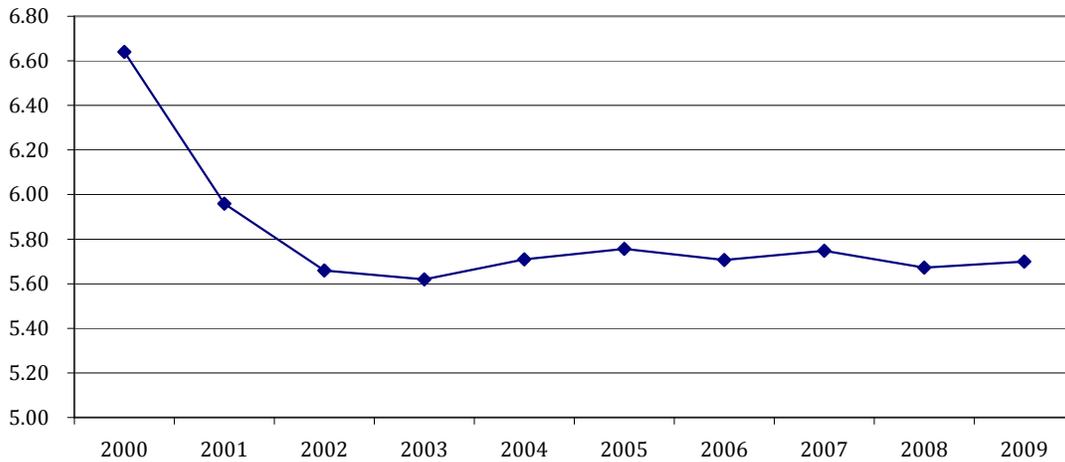
Sources: Chamber of Commerce and Clackamas County

CITY OF WEST LINN, OREGON
Full-time Equivalent City Government Employees by Function
for the last ten fiscal years

Function/Program	Fiscal Year Ended									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
General government	18.90	16.50	15.50	15.75	16.75	17.50	18.00	19.00	17.00	16.60
Public safety	42.50	39.50	37.50	37.50	39.00	40.00	44.60	44.60	44.60	45.50
Culture and recreation	32.80	32.80	33.80	34.80	34.80	34.80	38.80	38.80	39.20	40.43
Community development	14.00	12.00	11.00	11.00	11.50	11.50	5.00	5.00	5.50	5.50
Highways and streets	6.25	5.25	5.25	5.25	4.95	5.30	7.00	7.00	7.00	7.00
Water	8.81	7.81	7.81	7.81	7.91	7.56	7.00	7.00	6.00	6.00
Sewer and surface water	9.44	9.44	9.44	10.04	10.24	10.24	7.00	7.00	7.00	6.00
Public works	16.30	14.30	12.30	11.70	11.70	11.70	10.60	10.60	12.10	12.60
Total FTEs	149.00	137.60	132.60	133.85	136.85	138.60	138.00	139.00	138.40	139.63
City Population	22,440	23,090	23,430	23,820	23,970	24,075	24,180	24,180	24,400	24,500
FTEs per 1,000 of population	6.64	5.96	5.66	5.62	5.71	5.76	5.71	5.75	5.67	5.70

Source: City of West Linn's Finance department

10-Year Trend of FTEs per 1,000 of City Population



CITY OF WEST LINN, OREGON
Operating Indicators by Function
for the last six fiscal years

Function/Program	Fiscal Year Ended					
	2004	2005	2006	2007	2008	2009
Governmental activities:						
Public safety						
Citations:						
Traffic	2,274	2,141	2,435	2,109	2,153	2,556
Criminal	87	98	90	103	74	157
Parking	801	1,068	845	1,029	922	1,094
City Ordinance	57	68	48	59	69	23
Non-Traffic Violation	49	54	71	86	120	77
Impound Hearing	-	-	-	-	1	1
Culture and recreation						
Library volunteer hours	4231	4409	4454	4634	5803	5896
Library - average items circulated per capita	21.96	23.87	24.43	25.01	25.75	28.65
Community development						
Residential building permits issued	47	67	58	81	67	54
Land use applications processed	36	48	-	-	-	-
Business-type activities: ¹						
Water						
Service connections	7,308	7,613	7,848	8,175	8,322	8,428
Average daily consumption (in thousands of gallons)	5,087	5,299	5,463	5,691	5,733	5,867
Sanitary sewer						
Service connections	7,234	7,457	7,768	8,008	8,198	8,342
Average daily sewage treatment (in thousands of gallons)	4,608	4,750	4,948	5,101	5,200	5,314

¹These are estimated statistics based upon best historic information available.

Source: City of West Linn's Finance department

CITY OF WEST LINN, OREGON
Capital Assets Statistics by Function
current year and nine years ago

<u>Function/Program</u>	<u>2009</u>	<u>2000</u>
Governmental activities:		
General government		
City-owned building facilities	5	4
Public safety		
Police stations	1	1
Patrol units	12	8
Culture and recreation		
Park and open space acreage	620	550
Baseball/softball fields	2	1
Community development		
Value of new building construction (in thousands)	40,925	22,125 *
Highways and streets		
Miles of streets	107	97
Miles of bikeways	68	40
Surface water catch basins	2,300	2,000 *
Miles of Sidewalk	117	65 *
Business-type activities:		
Water		
Water mains (miles)	214	202 *
Maximum daily capacity (in thousands of gallons)	16,000	12,500 *
Sanitary sewer		
Sanitary sewer (miles)	186	172 *
Maximum daily treatment capacity (in thousands of gallons)	8,500	6,000 *

* These are estimated statistics based upon best historic information available.

Source: City of West Linn's Finance department