

CITY OF CYPRESS

NET ASSET BY COMPONENT

LAST NINE FISCAL YEARS

Schedule 1

	Fiscal Year		
	<u>2011</u>	<u>2010</u>	<u>2009</u>
GOVERNMENTAL ACTIVITIES			
Invested in capital assets, net of related debt	\$ 156,103,382	\$ 166,126,509	\$ 166,527,654
Restricted for:			
Debt service	470,640	8,649,734	9,136,580
Capital projects	31,447,995	27,912,921	31,007,553
Specific projects and programs	<u>20,458,949</u>	<u>19,900,318</u>	<u>20,427,733</u>
Total restricted	52,377,584	56,462,973	60,571,866
Unrestricted	<u>77,249,756</u>	<u>71,202,506</u>	<u>67,433,924</u>
Total governmental activities net assets	<u>\$ 285,730,722</u>	<u>\$ 293,791,988</u>	<u>\$ 294,533,444</u>
BUSINESS-TYPE ACTIVITIES			
Invested in capital assets, net of related debt	\$ 4,097,512	\$ 3,110,878	
Restricted for:			
Specific projects and programs	<u>8,325,661</u>	<u>5,898,014</u>	
Total business-type activities net assets	<u>\$ 12,423,173</u>	<u>\$ 9,008,892</u>	
TOTAL GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES			
Invested in capital assets, net of related debt	\$ 160,200,894	\$ 169,237,387	\$ 166,527,654
Restricted for:			
Debt service	470,640	8,649,734	9,136,580
Capital projects	31,447,995	27,912,921	31,007,553
Specific projects and programs	<u>28,784,610</u>	<u>25,798,332</u>	<u>20,427,733</u>
Total restricted	60,703,245	62,360,987	60,571,866
Unrestricted	<u>77,249,756</u>	<u>71,202,506</u>	<u>67,433,924</u>
Total governmental and business-type activities net assets	<u>\$ 298,153,895</u>	<u>\$ 302,800,880</u>	<u>\$ 294,533,444</u>

Notes: Information prior to Fiscal Year 2003 is not available.

Business-type activities were not reported as governmental activities prior to the implementation of GASB 54.

<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
\$ 166,782,783	\$ 166,729,200	\$ 162,260,453	\$ 161,012,230	\$ 160,595,530	\$ 161,788,369
5,871,042	5,871,042	6,514,928	8,879,068	3,679,760	3,196,178
35,746,032	35,746,032	16,731,910	20,369,558	29,535,871	27,637,745
<u>20,819,957</u>	<u>20,819,957</u>	<u>20,086,232</u>	<u>19,240,642</u>	<u>17,050,637</u>	<u>15,085,843</u>
62,437,031	62,437,031	43,333,070	48,489,268	50,266,268	45,919,766
<u>69,556,249</u>	<u>57,115,357</u>	<u>64,755,463</u>	<u>49,212,534</u>	<u>44,200,689</u>	<u>40,694,749</u>
<u>\$ 298,776,063</u>	<u>\$ 286,281,588</u>	<u>\$ 270,348,986</u>	<u>\$ 258,714,032</u>	<u>\$ 255,062,487</u>	<u>\$ 248,402,884</u>

\$ 166,782,783	\$ 166,729,200	\$ 162,260,453	\$ 161,012,230	\$ 160,595,530	\$ 161,788,369
5,871,042	5,871,042	6,514,928	8,879,068	3,679,760	3,196,178
35,746,032	35,746,032	16,731,910	20,369,558	29,535,871	27,637,745
<u>20,819,957</u>	<u>20,819,957</u>	<u>20,086,232</u>	<u>19,240,642</u>	<u>17,050,637</u>	<u>15,085,843</u>
62,437,031	62,437,031	43,333,070	48,489,268	50,266,268	45,919,766
<u>69,556,249</u>	<u>57,115,357</u>	<u>64,755,463</u>	<u>49,212,534</u>	<u>44,200,689</u>	<u>40,694,749</u>
<u>\$ 298,776,063</u>	<u>\$ 286,281,588</u>	<u>\$ 270,348,986</u>	<u>\$ 258,714,032</u>	<u>\$ 255,062,487</u>	<u>\$ 248,402,884</u>

CITY OF CYPRESS
CHANGES IN NET ASSETS
LAST NINE FISCAL YEARS
Schedule 2

	Fiscal Year		
	<u>2011</u>	<u>2010</u>	<u>2009</u>
EXPENSES - GOVERNMENTAL ACTIVITIES:			
General government	\$ 3,599,445	\$ 3,650,493	\$ 3,778,292
Community development	3,856,480	2,938,808	8,489,193
Public safety	14,140,187	13,982,176	15,328,778
Public works	12,129,841	12,977,516	14,278,709
Recreation	4,432,552	4,350,280	4,847,931
Interest on long-term debt	215,658	218,001	230,809
Unallocated infrastructure depreciation	-	-	-
Total government activities expenses	<u>38,374,163</u>	<u>38,117,274</u>	<u>46,953,712</u>
PROGRAM REVENUES - GOVERNMENTAL ACTIVITIES:			
Charges for services:			
General government	56,669	57,126	37,459
Community development	461,901	493,624	611,310
Public safety	336,412	450,057	405,373
Public works	849,720	816,863	1,276,768
Recreation	1,094,355	962,828	922,673
Operating grants and contributions	3,662,451	3,420,628	3,927,654
Capital grants and contributions	1,236,994	1,796,783	966,016
Total governmental activities program revenues	<u>7,698,502</u>	<u>7,997,909</u>	<u>8,147,253</u>
NET (EXPENSE/REVENUE) - GOVERNMENTAL ACTIVITIES	(30,675,661)	(30,119,365)	(38,806,459)
GENERAL REVENUES AND OTHER CHANGES IN NET ASSETS - GOVERNMENTAL ACTIVITIES:			
Taxes			
Property taxes, levied for general purpose	3,885,682	3,083,124	4,027,823
Property taxes, levied for recreation purposes	3,623,027	3,376,902	3,733,286
Property taxes, levied for lighting purposes	826,958	768,515	848,396
Property taxes, levied for sewer purposes	-	-	7,800
Property taxes, backfill of vehicle license fees	3,465,238	3,474,172	3,525,535
Tax increment for redevelopment activities	3,910,971	3,010,741	4,285,462
Sales tax	11,464,617	10,018,391	11,641,788
Transient occupancy tax	1,760,047	1,514,374	1,669,648
Franchise tax	1,606,593	1,522,553	1,587,404
Other taxes	1,795,750	1,828,920	1,976,433
Total taxes	<u>32,338,883</u>	<u>28,597,692</u>	<u>33,303,575</u>
Unrestricted grants and contributions	-	-	-
Investment earnings	439,874	479,262	1,842,686
Gain on sale of land	-	-	-
Miscellaneous	27,660	32,113	24,647
Total governmental activities	<u>32,806,417</u>	<u>29,109,067</u>	<u>35,170,908</u>
TRANSFERS - GOVERNMENTAL ACTIVITIES:			
Transfers out	<u>(2,395,542.00)</u>	<u>-</u>	<u>-</u>
Total government activities transfers	<u>(2,395,542.00)</u>	<u>-</u>	<u>-</u>
CHANGE IN NET ASSETS - GOVERNMENTAL ACTIVITIES	\$ (264,786)	\$ (1,010,298)	\$ (3,635,551)
EXPENSES - BUSINESS-TYPE ACTIVITIES:			
Sewer	<u>\$ 634,165</u>	<u>\$ 592,049</u>	
Total business-type activities expenses	634,165	592,049	
PROGRAM REVENUES - BUSINESS-TYPE ACTIVITIES:			
Charges for services	1,262,636	704,287	
Operating grants and contributions	59	63	
Capital grants and contributions	<u>350,397</u>	<u>108,006</u>	
Total business-type activities program revenues	<u>1,613,092</u>	<u>812,356</u>	
NET (EXPENSE/REVENUE) - BUSINESS-TYPE ACTIVITIES	978,927	220,307	
GENERAL REVENUES AND OTHER CHANGES IN NET ASSETS - BUSINESS TYPE ACTIVITIES:			
Taxes			
Property taxes, levied for sewer purposes	<u>7,319</u>	<u>7,198</u>	
Total taxes	7,319	7,198	
Investment earnings	<u>32,493</u>	<u>41,337</u>	
Total business-type activities	39,812	48,535	
TRANSFERS - BUSINESS-TYPE ACTIVITIES:			
Transfers in	<u>2,395,542.00</u>	<u>-</u>	
Total business-type activities transfers	<u>2,395,542.00</u>	<u>-</u>	
CHANGE IN NET ASSETS - BUSINESS-TYPE ACTIVITIES	\$ 3,414,281	\$ 268,842	

Note: Information prior to Fiscal Year 2003 is not available.
Due to the implementation of GASB 54, the Sewer Fund has been reclassified as a business-type activity as of June 30, 2010. Prior to 2010, the Sewer Fund was included in governmental activities.

	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
\$	3,248,108	\$ 2,895,715	\$ 2,788,353	\$ 2,608,566	\$ 2,429,788	\$ 2,501,217
	1,633,868	1,164,115	2,437,252	7,415,969	2,444,716	1,763,737
	13,788,777	13,116,996	11,682,639	11,292,308	10,350,974	9,909,754
	13,325,888	11,397,579	10,524,367	9,908,198	10,483,664	5,544,869
	4,274,032	4,082,021	3,616,324	3,344,542	3,118,321	3,211,069
	230,368	240,262	242,854	261,010	261,544	262,285
	-	-	-	-	-	3,711,452
	<u>36,501,041</u>	<u>32,896,688</u>	<u>31,291,789</u>	<u>34,830,593</u>	<u>29,089,007</u>	<u>26,904,383</u>
	35,966	51,639	37,119	12,743	36,770	26,721
	527,894	745,715	569,922	920,979	779,004	614,600
	422,093	397,269	369,030	344,576	367,917	391,450
	1,316,580	1,308,454	1,284,037	955,461	969,153	951,504
	1,016,516	849,832	770,883	994,534	925,397	889,916
	4,795,378	5,378,157	5,442,099	4,163,676	4,620,488	3,918,895
	2,527,048	2,373,110	1,033,851	912,128	857,849	840,971
	<u>10,641,475</u>	<u>11,104,176</u>	<u>9,506,941</u>	<u>8,304,097</u>	<u>8,556,578</u>	<u>7,634,057</u>
	(25,859,566)	(21,792,512)	(21,784,848)	(26,526,496)	(20,532,429)	(19,270,326)
	3,951,272	3,626,135	2,895,608	2,682,494	3,011,690	2,802,962
	3,634,608	3,414,553	3,028,769	2,821,562	2,830,028	2,638,838
	825,916	779,856	748,665	701,738	646,006	602,834
	8,372	6,725	6,847	6,810	6,650	6,564
	3,430,491	3,354,575	3,333,133	2,768,862	-	-
	4,198,252	3,740,998	3,463,323	3,395,042	2,887,077	2,557,211
	13,150,804	13,773,896	12,167,166	10,827,645	10,360,699	9,563,562
	2,041,670	1,935,704	1,734,613	1,499,604	1,346,247	1,191,440
	1,558,787	1,544,516	1,437,927	1,340,371	1,295,066	1,282,728
	2,119,653	2,447,943	2,392,585	2,222,230	2,190,819	1,989,895
	<u>34,919,825</u>	<u>34,624,901</u>	<u>31,208,636</u>	<u>28,266,358</u>	<u>24,574,282</u>	<u>22,636,034</u>
	-	-	-	1,160,953	2,222,368	2,764,112
	2,796,323	3,067,879	2,172,670	1,006,886	355,573	901,831
	-	-	-	-	-	1,809,658
	30,825	32,334	38,496	30,405	39,809	20,055
	<u>37,746,973</u>	<u>37,725,114</u>	<u>33,419,802</u>	<u>30,464,602</u>	<u>27,192,032</u>	<u>28,131,690</u>
\$	<u>11,887,407</u>	<u>\$ 15,932,602</u>	<u>\$ 11,634,954</u>	<u>\$ 3,938,106</u>	<u>\$ 6,659,603</u>	<u>\$ 8,861,364</u>

CITY OF CYPRESS

FUND BALANCES - GOVERNMENTAL FUNDS

LAST NINE FISCAL YEARS

Schedule 3

	Fiscal Year		
	<u>2011</u>	<u>2010</u>	<u>2009</u>
GENERAL FUND			
Reserved			\$ 49,029,833
Unreserved			30,987,460
Nonspendable	\$ -	\$ -	
Restricted	73,252	107,178	
Committed	10,534,594	6,030,892	
Assigned	15,721,208	15,294,623	
Unassigned	34,545	22,925	
Total General Fund	\$ 26,363,599	\$ 21,455,618	\$ 80,017,293
 ALL OTHER GOVERNMENTAL FUNDS			
Reserved			\$ 33,656,507
Unreserved, reported in:			
Special revenue funds			19,896,905
Capital projects funds			11,531,792
Debt service funds			(39,363,420)
Nonspendable	\$ 51,121,708	\$ 71,397,143	
Restricted	23,342,426	23,556,765	
Committed	10,997,978	8,826,876	
Assigned	16,835,369	20,576,017	
Unassigned	(23,374,566)	(40,989,011)	
Total all other Governmental Funds	\$ 78,922,915	\$ 83,367,790	\$ 25,721,784

Note: Information prior to Fiscal Year 2003 is not available.

Fund balances have been restated as of June 30, 2010 in accordance with GASB 54, and include the reclassification of the Special Revenue Sewer Fund to the Enterprise Sewer Fund.

CITY OF CYPRESS

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

LAST NINE FISCAL YEARS

Schedule 4

	Fiscal Year		
	<u>2011</u>	<u>2010</u>	<u>2009</u>
REVENUES:			
Taxes			
Property tax	\$ 12,246,638	\$ 10,239,282	\$ 12,902,765
Sales tax	11,464,617	10,018,391	11,641,688
Transient occupancy tax	1,760,047	1,514,374	1,669,648
Franchise tax	1,642,607	1,560,278	1,629,896
Other taxes	5,256,780	5,371,489	5,569,323
Licenses and permits	288,787	294,903	340,498
Fines and forfeitures	388,880	476,556	470,079
From use of property	2,451,602	2,918,527	8,030,609
From other agencies	3,645,199	4,088,178	3,106,936
Charges for services	3,757,760	3,503,706	4,065,621
Other revenues	921,880	694,195	548,311
Total Revenues	<u>43,824,797</u>	<u>40,679,879</u>	<u>49,975,374</u>
EXPENDITURES:			
General government	3,338,194	3,564,623	3,335,181
Community development	3,984,213	3,138,050	7,858,472
Public safety	13,933,379	14,117,599	14,042,030
Public works	9,697,155	10,831,715	10,761,938
Recreation	3,954,218	3,967,218	4,088,082
Capital outlay	3,509,432	2,485,507	4,929,680
Debt service			
Principal retired	305,000	295,000	280,000
Interest and charges	2,056,631	2,348,606	5,943,489
Total expenditures	<u>40,778,222</u>	<u>40,748,318</u>	<u>51,238,872</u>
Excess of revenues over (under) expenditures	3,046,575	(68,439)	(1,263,498)
OTHER FINANCING SOURCES (USES):			
Transfers in	31,429,086	78,285,952	8,980,012
Transfers out	(34,012,555)	(78,027,466)	(9,033,880)
Total other financing sources (uses)	<u>(2,583,469)</u>	<u>258,486</u>	<u>(53,868)</u>
Net change in fund balances	<u>\$ 463,106</u>	<u>\$ 190,047</u>	<u>\$ (1,317,366)</u>
Debt service as a percentage of noncapital expenditures	<u>6.3%</u>	<u>6.9%</u>	<u>13.4%</u>

Note: Information prior to Fiscal Year 2003 is not available.

Due to the implementation of GASB 54, the Sewer Fund has been reclassified as a business-type activity as of June 30, 2010. Prior to 2010, the Sewer Fund was included in governmental activities.

	<u>2008</u>	<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
\$	12,618,420	\$ 11,568,267	\$ 10,143,212	\$ 9,607,646	\$ 9,381,451	\$ 8,608,409
	13,150,804	13,773,896	12,167,166	10,827,645	10,360,699	9,563,562
	2,041,670	1,935,704	1,734,613	1,499,604	1,346,247	1,191,440
	1,558,787	1,544,516	1,437,927	1,340,371	1,295,066	1,282,728
	5,639,438	6,007,485	5,675,406	5,273,658	2,446,622	2,228,760
	316,271	404,836	300,532	494,598	433,027	342,627
	511,013	515,061	473,632	416,306	457,221	492,994
	7,086,853	5,360,543	4,317,110	2,678,198	1,936,137	2,820,511
	4,921,575	4,799,097	4,144,868	4,379,726	5,105,381	5,630,789
	4,405,539	4,281,040	4,248,535	4,340,914	4,086,172	3,671,462
	357,167	327,466	210,812	186,128	1,464,697	2,624,469
	<u>52,607,537</u>	<u>50,517,911</u>	<u>44,853,813</u>	<u>41,044,794</u>	<u>38,312,720</u>	<u>38,457,751</u>
	3,157,603	2,835,426	2,796,129	2,727,664	2,672,066	2,536,856
	1,771,442	1,684,775	2,672,652	8,120,520	2,708,646	1,967,041
	14,028,924	12,962,427	11,744,300	11,657,657	11,241,417	10,577,740
	11,341,018	9,002,324	6,546,936	6,538,329	6,403,285	6,273,092
	4,145,568	3,838,411	3,429,866	3,265,738	3,201,937	3,222,358
	3,615,319	7,582,680	6,346,928	5,173,778	4,365,543	3,578,576
	270,000	245,000	245,000	240,000	230,000	240,000
	<u>3,636,093</u>	<u>1,413,380</u>	<u>1,421,464</u>	<u>1,345,745</u>	<u>1,163,872</u>	<u>1,383,563</u>
	<u>41,965,967</u>	<u>39,564,423</u>	<u>35,203,275</u>	<u>39,069,431</u>	<u>31,986,766</u>	<u>29,779,226</u>
	10,641,570	10,953,488	9,650,538	1,975,363	6,325,954	8,678,525
	8,088,517	31,312,035	8,514,160	16,574,402	5,448,316	5,339,198
	<u>(8,307,571)</u>	<u>(31,586,591)</u>	<u>(9,050,491)</u>	<u>(16,579,527)</u>	<u>(5,590,597)</u>	<u>(5,701,484)</u>
	<u>(219,054)</u>	<u>(274,556)</u>	<u>(536,331)</u>	<u>(5,125)</u>	<u>(142,281)</u>	<u>(362,286)</u>
\$	<u>10,422,516</u>	<u>10,678,932</u>	<u>9,114,207</u>	<u>1,970,238</u>	<u>6,183,673</u>	<u>8,316,239</u>
	<u>10.2%</u>	<u>5.2%</u>	<u>5.8%</u>	<u>4.7%</u>	<u>5.0%</u>	<u>6.2%</u>

CITY OF CYPRESS
ASSESSED VALUE AND ACTUAL VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
Schedule 5

Fiscal Year Ended June 30,	Secured *	Public Utility *	Unsecured Valuation *	Total Taxable Assessed Value *	Total Direct Tax Rate
2011	\$ 5,250,124	\$ 1,371	\$ 263,299	\$ 5,514,794	1.0000
2010	\$ 5,254,031	\$ 1,371	\$ 273,603	\$ 5,529,005	1.0000
2009	\$ 5,273,752	\$ 1,371	\$ 329,554	\$ 5,604,677	1.0000
2008	\$ 5,147,775	\$ 1,362	\$ 272,749	\$ 5,421,886	1.0000
2007	\$ 4,808,148	\$ 1,514	\$ 275,465	\$ 5,085,127	1.0000
2006	\$ 4,434,105	\$ 1,547	\$ 268,914	\$ 4,704,566	1.0000
2005	\$ 3,496,366	\$ 2,592	\$ 245,927	\$ 3,744,886	1.0000
2004	\$ 3,267,269	\$ 2,372	\$ 271,067	\$ 3,540,708	1.0000
2003	\$ 3,070,086	\$ 2,664	\$ 219,800	\$ 3,292,551	1.0000
2002	\$ 2,876,657	\$ 2,692	\$ 214,711	\$ 3,094,060	1.0000

Source: County of Orange Auditor-Controller

Note: Property in the City is reassessed each year. Property tax is assessed at actual value; therefore the assessed values are equal to actual value. Tax rates are per \$1,000 of assessed value.

City assessed value details for residential, commercial and industrial property are not available.

* Amount in Thousands

CITY OF CYPRESS

DIRECT AND OVERLAPPING PROPERTY TAX RATES

LAST TEN FISCAL YEARS

Schedule 6

Fiscal Year Ended June 30,	City Direct Rates			Overlapping Rates *	
	Basic Rate	General Obligation Debt Service	Total Direct	School Districts	Water District
2011	1.0000	-	1.0000	0.0712	0.0037
2010	1.0000	-	1.0000	0.0647	0.0043
2009	1.0000	-	1.0000	0.0386	0.0043
2008	1.0000	-	1.0000	0.0402	0.0045
2007	1.0000	-	1.0000	0.0380	0.0047
2006	1.0000	-	1.0000	0.0411	0.0052
2005	1.0000	-	1.0000	0.0421	0.0058
2004	1.0000	-	1.0000	0.0397	0.0061
2003	1.0000	-	1.0000	-	0.0089
2002	1.0000	-	1.0000	-	0.0089

Source: County of Orange Auditor-Controller

Note: The City's basic property tax rate may only be increased by a majority vote of the City's residents.
Rates for debt service are set based on each year's requirements.

* Overlapping rates are those of local and county governments that apply to property owners within the City of Cypress. Not all overlapping rates apply to all Cypress property owners.

CITY OF CYPRESS
PRINCIPAL PROPERTY TAX PAYERS
CURRENT YEAR AND NINE YEARS AGO
Schedule 7

Taxpayer	2010			2001		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Warland Investments	\$ 220,045,196	1	4.04%	\$ 131,304,872	1	3.96%
Mitsubishi Motor Sales	77,238,905	2	1.42%	66,676,248	2	2.01%
Cypress Corporate Center	68,764,104	3	1.26%	--		--
RREEF America REIT	59,033,338	4	1.08%	--		--
Los Alamitos Racecourse	37,488,184	5	0.69%	32,104,032	7	0.97%
Yamaha Motor Corp USA Inc	34,946,201	6	0.64%	32,010,650	8	0.97%
Inland American Cypress Katella	34,015,000	7	0.62%	--		--
CRP-2 Holdings Cypress LLC	33,919,420	8	0.62%	--		--
USA Build LLC	26,850,000	9	0.49%	--		--
Costco Wholesale Corp	25,027,198	10	0.46%	--		--
Cypress Land	--		--	58,292,885	3	1.76%
PacifiCare Health Systems	--		--	47,701,447	4	1.44%
Layton Belling Associates	--		--	44,622,262	5	1.35%
IRP Muller Assoc LLC	--		--	34,096,049	6	1.03%
Matsushita Electric Corp (Panasonic)	--		--	30,488,558	9	0.92%
FJC USA Inc (Cypress Golf Course)	--		--	20,201,188	10	0.61%
Total	\$ 617,327,546		11.32%	\$ 497,498,191		15.02%

Source: MBIA MuniServices Company and Orange County Assessor's Office

CITY OF CYPRESS
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS
Schedule 8

Fiscal Year Ended June 30,	Taxes Levied for the Fiscal Year	Collected within the Fiscal Year of the Levy			Total Collections to Date	
		Amount	Percentage of Levy	Delinquent Tax Collections	Amount	Percentage of Levy
2011	\$ 14,280,883	\$ 4,347,707	30.44%	\$ 60,949	\$ 4,408,656	30.87%
2010	\$ 14,314,105	\$ 12,798,670	89.41%	\$ 498,609	\$ 13,297,279	92.90%
2009	\$ 14,414,279	\$ 13,929,907	96.64%	\$ 385,617	\$ 14,315,524	99.31%
2008	\$ 13,896,310	\$ 13,469,044	96.93%	\$ 211,194	\$ 13,680,238	98.45%
2007	\$ 12,929,115	\$ 12,526,288	96.88%	\$ 133,196	\$ 12,659,484	97.91%
2006	\$ 12,026,127	\$ 11,592,693	96.40%	\$ 143,614	\$ 11,736,307	97.59%
2005	\$ 11,262,091	\$ 10,870,122	96.52%	\$ 112,381	\$ 10,982,503	97.52%
2004	\$ 9,992,984	\$ 9,853,082	98.60%	\$ 146,638	\$ 9,999,720	100.07%
2003	\$ 9,160,346	\$ 9,021,966	98.49%	\$ 146,468	\$ 9,168,434	100.09%
2002	\$ 8,568,499	\$ 8,433,995	98.43%	\$ 119,437	\$ 8,553,432	99.82%

Source: County of Orange Auditor-Controller

Notes: Includes General, Special Revenue and Debt Service Funds.

Annual collections may exceed the amount levied due to collecting amounts levied in prior years.

CITY OF CYPRESS
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST SIX FISCAL YEARS
Schedule 9

	Governmental Activities		
Fiscal Year Ended June 30,	Lease Revenue Bonds	Percentage of Personal Income *	Per Capita **
2011	\$ 3,145,000	0.21%	\$ 66
2010	\$ 3,450,000	0.21%	\$ 69
2009	\$ 3,745,000	0.23%	\$ 75
2008	\$ 4,025,000	0.17%	\$ 81
2007	\$ 4,295,000	0.20%	\$ 88
2006	\$ 4,550,000	0.22%	\$ 93

Notes: Information prior to Fiscal Year 2006 is not available.
 Details regarding the City's outstanding debt can be found in the notes to the financial statement.

* See Schedule 12 for personal income.

** See Schedule 12 for population data.

CITY OF CYPRESS

DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT

Schedule 10

<u>Direct and Overlapping Tax and Assessment Debt:</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (1)</u>	<u>Sharing of Overlapping Debt</u>
Metropolitan Water District	\$ 227,670,000	0.262%	\$ 596,495
North Orange County Joint Community College District	214,514,001	5.965%	12,795,760
Garden Grove Unified School District	130,000,160	5.050%	6,565,008
Los Alamitos USD School Facilities Improvement District No. 1	50,000,032	2.422%	1,211,001
Anaheim Union High School District	113,873,955	13.322%	15,170,288
Centralia School District	15,709,644	1.231%	193,386
Cypress School District	41,353,130	86.407%	35,731,999
Savanna School District	18,422,060	16.716%	3,079,432
Los Alamitos USD Community Facilities District No. 1	7,735,000	2.191%	169,474
City of Cypress Community Facilities District No. 1	5,430,000	100.000%	5,430,000
City of Cypress 1915 Act Bonds	1,555,000	100.000%	1,555,000
Total Direct and Overlapping Tax and Assessment Debt			\$ 82,497,843
<u>Direct and Overlapping General Fund Obligation Debt:</u>			
Orange County General Fund Obligations	\$ 316,898,000	1.253%	\$ 3,970,732
Orange County Pension Obligations	54,682,497	1.253%	685,172
Orange County Board of Education Certificates of Participation	19,000,000	1.253%	238,070
Municipal Water District of Orange County Water Facilities Corp	14,120,000	1.478%	208,694
North O.C. Regional Occupational Program Certificates of Participation	11,340,000	5.195%	589,113
Anaheim Union High School District Certificates of Participation	38,975,000	13.322%	5,192,250
Los Alamitos Unified School District Certificates of Participation	20,220,234	2.191%	443,025
Centralia School District Certificates of Participation	990,000	1.231%	12,187
City of Cypress Certificates of Participation	3,145,000	100.000%	3,145,000
Total Gross Direct and Overlapping Tax and Assessment Debt			\$ 14,484,243
Less: MWDOC Water Facilities Corporation (100% self-supporting)			208,694
Total Net Direct and Overlapping Tax and Assessment Debt			\$ 14,275,549
Total Direct Debt			\$ 3,145,000
Total Gross Overlapping Debt			\$ 93,837,086
Total Net Overlapping Debt			\$ 93,628,392
Gross Combined Total Debt			\$ 96,982,086 (2)
Net Combined Total Debt			\$ 96,773,392

Source: California Municipal Statistics, Inc.

(1) Percentage of overlapping agency's assessed valuation located within boundaries of the City.

(3) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue and tax allocation bonds and non-bonded capital lease obligations. Qualified Zone Academy Bonds are included based on principal due at maturity.

CITY OF CYPRESS

LEGAL DEBT MARGIN INFORMATION

Schedule 11

LEGAL DEBT MARGIN CALCULATION FOR FISCAL YEAR 2011

Assessed value	\$ 5,514,794,397
Debt limit (15% of assessed value)	<u>827,219,160</u>
Legal debt margin	<u>\$ 827,219,160</u>

Note: Under State Finance Law, the City's outstanding general obligation debt should not exceed 15 percent of total assessed property value. By law, the general obligation debt subject to the limitation may be offset by amounts set aside for repaying general obligation bonds.

CITY OF CYPRESS
DEMOGRAPHIC AND ECONOMIC STATISTICS
LAST SIX FISCAL YEARS
Schedule 12

<u>Fiscal Year Ended June 30,</u>	<u>Population</u>	<u>Personal Income (thousands of dollars)</u>	<u>Per Capita Personal Income</u>	<u>Median Age</u>	<u>School Enrollment **</u>	<u>Unemployment Rate</u>
2011	47,802	\$ 1,500,887	\$ 31,398 *	39.9	3,950	9.5%
2010	49,981	\$ 1,624,033	\$ 32,493	39.7	4,007	10.1%
2009	49,647	\$ 1,613,180	\$ 32,493	39.7	4,082	10.1%
2008	49,541	\$ 2,388,322	\$ 48,209	35.9	4,101	6.1%
2007	48,938	\$ 2,110,402	\$ 43,124	35.3	4,202	4.2%
2006	48,854	\$ 2,045,419	\$ 41,868	34.7	4,288	3.4%

Source: Population - California Dept of Finance; Per Capita Income/Median Age/Unemployment Rate - U.S. Census Bureau;
School Enrollment - California Dept of Education

Note: Information prior to Fiscal Year 2006 is not available.

* Amount is estimated based on latest available information.

** Includes Cypress Elementary enrollment only. Cypress residents enrolled in middle and high schools are enrolled through the Anaheim Union High School District and the enrollment breakdown by individual city is not available.

CITY OF CYPRESS
PRINCIPAL EMPLOYERS
LAST SIX FISCAL YEARS
Schedule 13

Employer	2011			2010			2009		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
UnitedHealth Group	2,211	1	8.25%	2,565	1	9.36%	2,565	1	9.26%
Cypress College	863	2	3.22%	880	2	3.21%	880	2	3.18%
Mitsubishi Motor Sales	430	3	1.60%	430	4	1.57%	430	4	1.55%
Yamaha Motors Corp	408	4	1.52%	408	5	1.49%	408	5	1.47%
Costco	355	5	1.32%	355	6	1.30%	355	6	1.28%
Siemens	300	6	1.12%	300	8	1.09%	200	8	0.72%
Manhattan Beachwear	228	7	0.85%	--	--	--	--	--	--
Target	195	8	0.73%	195	9	0.71%	195	9	0.70%
Home Depot	178	9	0.66%	178	10	0.65%	178	10	0.64%
Toyo Tire Company	138	10	0.51%	--	--	--	--	--	--
Continental Graphics Corp	--	--	--	475	3	1.73%	475	3	1.71%
Jacobs Engineering	--	--	--	350	7	1.28%	350	7	1.26%
Matsushita Electric Corp	--	--	--	--	--	--	--	--	--
Mitsubishi Motor Credits	--	--	--	--	--	--	--	--	--
Shurflo	--	--	--	--	--	--	--	--	--
Total	5,306		19.78%	6,136		22.39%	6,036		21.77%

Source: City Planning Department

Note: Information prior to Fiscal Year 2006 is not available.

2008			2007			2006		
Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
2,129	1	8.13%	2,129	1	8.03%	2,129	1	8.03%
912	2	3.48%	912	2	3.44%	912	2	3.44%
523	4	2.00%	523	4	1.97%	523	4	1.97%
380	7	1.45%	380	8	1.43%	380	8	1.43%
359	8	1.37%	359	9	1.35%	359	9	1.35%
--		--	--		--	--		--
--		--	--		--	--		--
195	10	0.74%	--		--	--		--
--		--	--		--	--		--
--		--	--		--	--		--
475	5	1.81%	475	5	1.79%	475	5	1.79%
570	3	2.18%	570	3	2.15%	570	3	2.15%
250	9	0.95%	250	10	0.94%	250	10	0.94%
404	6	1.54%	404	7	1.52%	404	7	1.52%
--		--	430	6	1.62%	430	6	1.62%
<u>6,197</u>		<u>23.65%</u>	<u>6,432</u>		<u>24.24%</u>	<u>6,432</u>		<u>24.24%</u>

CITY OF CYPRESS

**FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES
BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS**

Schedule 14

<u>Function/Program</u>	<u>Full-time Equivalent Employees as of June 30, 2011</u>	<u>Full-time Equivalent Employees as of June 30, 2010</u>	<u>Full-time Equivalent Employees as of June 30, 2009</u>	<u>Full-time Equivalent Employees as of June 30, 2008</u>
General Government				
Administrative	9.9	9.9	9.9	9.9
Finance	13.0	13.0	13.0	13.0
Planning	9.0	9.0	10.0	10.0
Building	2.0	2.0	3.0	3.0
Police				
Officers	58.0	58.0	58.0	58.0
Civilians	22.9	22.9	25.7	27.8
Public Works				
Engineering	10.5	10.5	12.5	13.2
Maintenance	32.7	33.7	41.8	41.1
Parks and Recreation	<u>28.4</u>	<u>29.4</u>	<u>31.9</u>	<u>33.3</u>
Total	<u><u>186.4</u></u>	<u><u>188.4</u></u>	<u><u>205.8</u></u>	<u><u>209.3</u></u>

Source: City of Cypress adopted budget.

Full-time Equivalent Employees as of June 30, 2007	Full-time Equivalent Employees as of June 30, 2006	Full-time Equivalent Employees as of June 30, 2005	Full-time Equivalent Employees as of June 30, 2004	Full-time Equivalent Employees as of June 30, 2003	Full-time Equivalent Employees as of June 30, 2002
9.9	9.7	9.7	7.5	7.5	7.5
13.0	13.0	13.0	15.7	15.7	15.7
9.0	9.0	9.0	9.0	9.0	9.0
4.0	4.0	4.0	4.0	4.0	4.5
58.0	58.0	58.0	58.0	58.0	58.0
27.8	27.8	27.8	27.8	28.5	28.5
11.2	11.2	11.2	11.2	11.2	11.2
41.0	44.1	44.7	44.7	44.7	44.7
34.3	34.3	34.3	36.6	35.6	35.6
<u>208.2</u>	<u>211.1</u>	<u>211.7</u>	<u>214.5</u>	<u>214.2</u>	<u>214.7</u>

CITY OF CYPRESS

OPERATING INDICATORS BY FUNCTION/PROGRAM

LAST SIX FISCAL YEARS

Schedule 15

<u>Function/Program</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>
	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Police						
Physical arrests	1,069	920	1,035	1,231	1,651	1,743
Parking violations	5,718	7,590	7,827	5,721	8,633	6,327
Traffic violations	4,023	5,263	5,474	6,189	6,190	7,305
Public Works - Maintenance						
Potholes repaired	57	21	35	75	41	108
Parks and Recreation						
Athletic field permits issued	8,531	9,200	9,599	8,012	8,000	8,000
Class participants	13,298	12,735	13,471	10,499	5,500	5,500
Facility rentals	1,247	1,038	1,387	1,082	358	432

Source: Various City Departments

Note: Information prior to Fiscal Year 2006 is not available.

CITY OF CYPRESS

CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM

LAST SIX FISCAL YEARS

Schedule 16

	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>	<u>Fiscal Year</u>
<u>Function/Program</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>	<u>2007</u>	<u>2006</u>
Police						
Stations	1	1	1	1	1	1
Patrol units	19	19	19	19	19	19
Public Works - Maintenance						
Streets (miles)	111	111	122	122	122	122
Streetlights	303	303	300	300	300	300
Traffic signals	56	55	55	55	54	51
Parks and Recreation						
Acreage	82	82	82	82	82	82
Playgrounds	18	18	18	18	18	18
Baseball/softball diamonds	8	8	8	8	8	8
Soccer/football fields	1	1	1	1	1	1
Community centers	1	1	1	1	1	1
Senior centers	1	1	1	1	1	1

Source: Various City Departments

Note: Information prior to Fiscal Year 2006 is not available.