



**City of Cypress
California**

**COMPREHENSIVE
ANNUAL FINANCIAL
REPORT**

**For the Fiscal Year
Ended June 30, 2018**

**For the Fiscal Year
Ended June 30, 2018**



**COMPREHENSIVE
ANNUAL FINANCIAL
REPORT**



**Prepared by the
Department of Finance
and Administrative Services**

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Introductory Section



CITY of CYPRESS

5275 Orange Avenue, Cypress, California 90630

Phone 714-229-6700 www.cypressca.org

December 19, 2018

To the City Manager, Honorable Mayor, Members of the City Council and Residents of the City of Cypress, California:

We are pleased to submit to you the Comprehensive Annual Financial Report (CAFR) of the City of Cypress for the fiscal year ended June 30, 2018. This report is published in accordance with local ordinance and state law requirements that financial statements be presented in conformity with accounting principles generally accepted in the United States of America and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants.

This CAFR consists of management's representations concerning the finances of the City of Cypress. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Cypress has established a comprehensive internal control framework designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Cypress' financial statements. Because the cost of internal controls should not outweigh their benefits, the City of Cypress' comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects. The report is presented in three sections: Introductory, Financial and Statistical. While there have been no significant changes in the City's fiscal policies that impact the current year financial statements, we urge readers of the report to pay particular attention to the overview and analysis presented in the management's discussion and analysis (MD&A) found in the financial section of the CAFR.

City policy requires its financial statements be audited by independent certified public accountants. The firm of Lance, Soll, and Lunghard, LLP has performed the audit for the fiscal year ended June 30, 2018. The goal of the independent audit was to provide reasonable assurance the financial statements of the City of Cypress are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded there was a reasonable basis for rendering an unmodified opinion that the City of Cypress' financial statements for fiscal year ended June 30, 2018 are fairly presented in conformity with accounting principles generally accepted in the United States of America. The Independent Auditors' Report is presented as the first component of the financial section of this report.

As a recipient of federal, state and county financial assistance, the City of Cypress is responsible for ensuring an adequate internal control structure is in place to ensure compliance with applicable laws and regulations related to such programs. This internal control structure is subject to periodic evaluation by management. In years when over \$750,000 is expended on Federal financial assistance programs, the City is required to undergo an annual single audit in conformity with the provisions of the Federal Single Audit Act Amendments of 1996 and the Office of Management and Budget Circular A-133 regulating Single Audits, and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States. For the year ended June 30, 2018, less than \$750,000 was expended on Federal financial assistance programs; and therefore, a single audit was not required.

CITY OF CYPRESS PROFILE

The City of Cypress, incorporated in July 1956, is located in the northwestern part of Orange County, California, where two of the nation's largest metropolitan areas, Los Angeles and Orange counties, meet. Cypress is primarily a residential community occupying 6.7 square miles of land and serving a population of 49,978. In addition to its residential communities, Cypress has an 800-acre business park that includes a diverse array of well-known companies. People are drawn to Cypress for its quality housing, business park, educational facilities, citizen-oriented social and recreational activities, and progressive City government. Some of the major attractions in Cypress include: Los Alamitos Race Course, Forest Lawn Memorial Park, and Cypress Community College.

The City of Cypress is a charter city and operates under the Council-Manager form of government. Policymaking and legislative authority are vested in the City Council, which consists of a Mayor, Mayor Pro Tem, and three Council Members. The City Council, among other things, is responsible for the City's ordinances, operating resolutions, adoption of the annual budget, appointing commissions and committees, and hiring the City Manager, the City Clerk and the City Attorney. The City Manager is responsible for implementing the policies, ordinances and directives of the City Council, for overseeing the day-to-day operations of the City, and for appointing the Directors of the City's departments. The City Council is elected on a nonpartisan basis. Council Members are elected to four-year staggered terms and may serve a maximum of two terms. The Mayor and Mayor Pro Tem are selected annually by the Council Members.

The City of Cypress provides a full range of services, including police protection; the construction and maintenance of streets, public facilities and other infrastructure; sanitary sewer; building safety regulations and inspections; and recreational activities and cultural events. The City is a member of the Orange County Fire Authority which provides fire protection and emergency medical aid services. Independent special districts provide educational and library services, while private entities provide utility services to Cypress residents.

The annual budget serves as the foundation for the City of Cypress' financial planning and control. The City operates on a fiscal year basis, beginning July 1 and ending June 30. The budget is prepared under the supervision of the City Manager and submitted to the City Council for deliberation and adoption prior to the beginning of the fiscal year.

The City follows these procedures in establishing the budgetary data reflected in the financial statements: After January 1, department directors prepare estimates for required appropriations for the fiscal year commencing the following July 1. The proposed budget includes estimated expenditures and forecasted revenues for the fiscal year. The data is presented to the City Manager for review. The operating budget includes a summary of the proposed expenditures and financial resources, as well as data for the preceding fiscal period. Prior to July 1, the budget is legally enacted through passage of an adopting resolution. Upon adoption by the City Council, the City maintains budgetary controls to ensure compliance with legal provisions embodied in the annual budget. The City Manager may make transfers of appropriations within a department if within the same fund. However, appropriation transfers between departments, funds or relating to personnel costs or capital purchases require approval by the City Council, as do any supplemental appropriations.

Budget to actual comparisons are provided in this report for each individual government fund for which an appropriated annual budget has been adopted. With the exception of the General fund, where budgetary control is maintained at the department level, budgetary control is maintained at the fund level. Additional budget information is presented in the Notes to the Basic Financial Statements and Required Supplementary Information Sections of the financial section of this report.

FACTORS AFFECTING FINANCIAL CONDITION

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Cypress operates.

Local economy. Cypress is home to a wide range of businesses, particularly in the 800-acre Cypress Business Park, which has historically provided over 50% of the City's General fund revenues. Major industries with headquarters or divisions located within the City's boundaries include electronic equipment, medical devices, cosmetics, managed healthcare, horseracing, automotive/recreational design, clothing apparel and flooring distribution. Also based in Cypress are a variety of professional businesses, aerospace, hotels, and other retail businesses.

Over the better part of the last decade, the local economy, specifically in Orange County, has experienced strong economic growth and job creation. While experts tend to forecast continued growth in the near term, the pace has slowed and the fear of a downturn looms. For the City, property taxes have proven to be a relatively stable source of income, while sales tax is more volatile and unpredictable and has declined significantly (when compared to inflation) over the last decade. This overall stagnation in sales tax growth is a result of both a changing retail environment and some of the City's largest sales tax generators experiencing multi-year declines. City leaders continue to monitor this trend and are determining methods for strengthening the City's economic development efforts.

The losses incurred by the financial markets as part of the Great Recession continue to have a direct impact on the City, most significantly in the form of the required annual pension costs associated with being a member of the California Public Employees' Retirement System (CalPERS). The substantial decrease in the value of CalPERS assets during the financial crisis and recent changes in actuarial assumptions and expected returns will be passed on to members of CalPERS in the form of higher

payments for the foreseeable future. Cypress, like most other California cities, will see their annual required contributions nearly double over a five-year period starting in FY 2017-18. These increases have the potential to create an industry-wide recession in the government sector.

Despite being subjected to many negative issues outside the control of the City's decision makers, the City has effectively managed its budget and used the positive results of past economic growth to build up fund balances and net assets. It has been the City's practice to set-aside a portion of these fund balances and net assets to offset significant long-term liabilities. In response to the upcoming pension challenges, a pension trust was established in the last year and \$10 million of these accumulated monies were invested in the trust. The pension trust provides a vehicle to restrict and invest monies for future pension obligations while maintaining asset control at the local level.

The remaining fund balances and net assets are available for use on non-operating expenditures and provide for the payment of any other long-term obligations. Assuming the City continues making sound budget decisions going forward, these accumulated amounts are at a level which should allow the City to withstand short-term negative economic impacts without affecting the primary service levels currently provided to its residents and businesses. However, it will be difficult to achieve this in the long-term with rising pension costs and an economic contraction inevitably on the horizon.

Aside from stagnant sales taxes and huge pension increases, another financial challenge remains funding the necessary maintenance and improvements required for the City's facilities and infrastructure systems. The seven-year funding plan is updated annually based on the most recent condition assessments of the various infrastructure systems and facilities. While significant progress has been made in the last 20 years by way of improvements and setting aside reserves, there are still a significant number of improvements necessary to improve aging park facilities and storm drainage infrastructure. The funding plans for these assets, as well as the other infrastructure components (sidewalks, trees, streets, traffic signals) indicates a need for additional revenue sources to achieve the City's goal of maintaining its infrastructure systems and facilities at high standards. One of the largest concerns continues to be the lack of a dedicated revenue source (outside the General fund) to pay for facilities and storm drainage improvements identified in the condition assessments. For the reasons discussed previously related to sales tax and pensions, it will be imperative to identify viable future funding solutions (other than the General fund) in order to address the issues facing aging infrastructure systems and facilities.

Long-term financial planning. The City of Cypress seeks to assure a high quality of life for its residents and businesses. As such, strategic planning is utilized to establish major goals and objectives of the City which provide principal guidance for the budget established by the City Council. The three year goals established for 2015 through 2018 include the following (not in priority order):

- Maintain financial stability.
- Enhance economic development.
- Maintain and enhance the infrastructure and facilities.
- Maintain our safe community.
- Enhance recreational, cultural and senior programs and services.

The City's pursuit of these goals has resulted in establishing strategic objectives which are incorporated into the annual budget. In the past year, the City Council approved strategies for ensuring the City's short-term and long-term fiscal health which are designed to maintain financial stability. The City is also in the midst of performing a citywide fee study to determine potential fee adjustments for the first time in over a decade. To further the goals for facilities, public safety and enhancing recreation, design work is currently underway on two major projects: a new nine-acre park on land donated to the City in May 2018 and the police department modernization and seismic retrofit project.

The City of Cypress maintains a seven-year Capital Improvement Program to plan for capital and infrastructure needs and evaluates its annual budget in coordination with longer-term revenue projections. It is the City's policy to fund capital projects by accumulating and setting aside excess General fund revenues over General fund expenditures for future infrastructure needs in an Infrastructure Reserve Capital Project fund. However, due to the factors discussed earlier regarding impacts to sales tax and pension contributions, the ability to continue setting aside General fund amounts for future capital needs is uncertain.

In addition, a five-year forecast for the General fund is included in the budget. This forecast provides a longer term analysis, which when viewed in conjunction with the current year budget, creates a road map for charting a prudent and sustainable financial course.

AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Cypress for its Comprehensive Annual Financial Report for the fiscal year ended June 30, 2017. This is the 32nd consecutive year that the City has received this prestigious award. The Certificate of Achievement is a prestigious national award that recognizes conformance with the highest standards for preparation of state and local government financial reports.

In order to receive a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized CAFR. The report must satisfy both accounting principles generally accepted in the United States of America and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to the Certificate of Achievement Program requirements, and we will be submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report could not have been accomplished without the dedicated service of the entire staff of the City's Finance Division. I want to express my appreciation to all the Finance staff that assisted and contributed to the preparation of this report. Credit also must continue to be extended to the Cypress City Council for their ongoing commitment to maintaining the highest standards of professionalism in the management of the City's finances. I look forward to working with the City Manager and the City Council in continuing a fiscally prudent path to ensure the City's ongoing fiscal health.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt Burton". The signature is fluid and cursive, with a large initial "M" and "B".

Matt Burton
Director of Finance and Administrative Services

City of Cypress, California

Directory of City Officials

For the Fiscal Year Ended June 30, 2018

Legislative Body

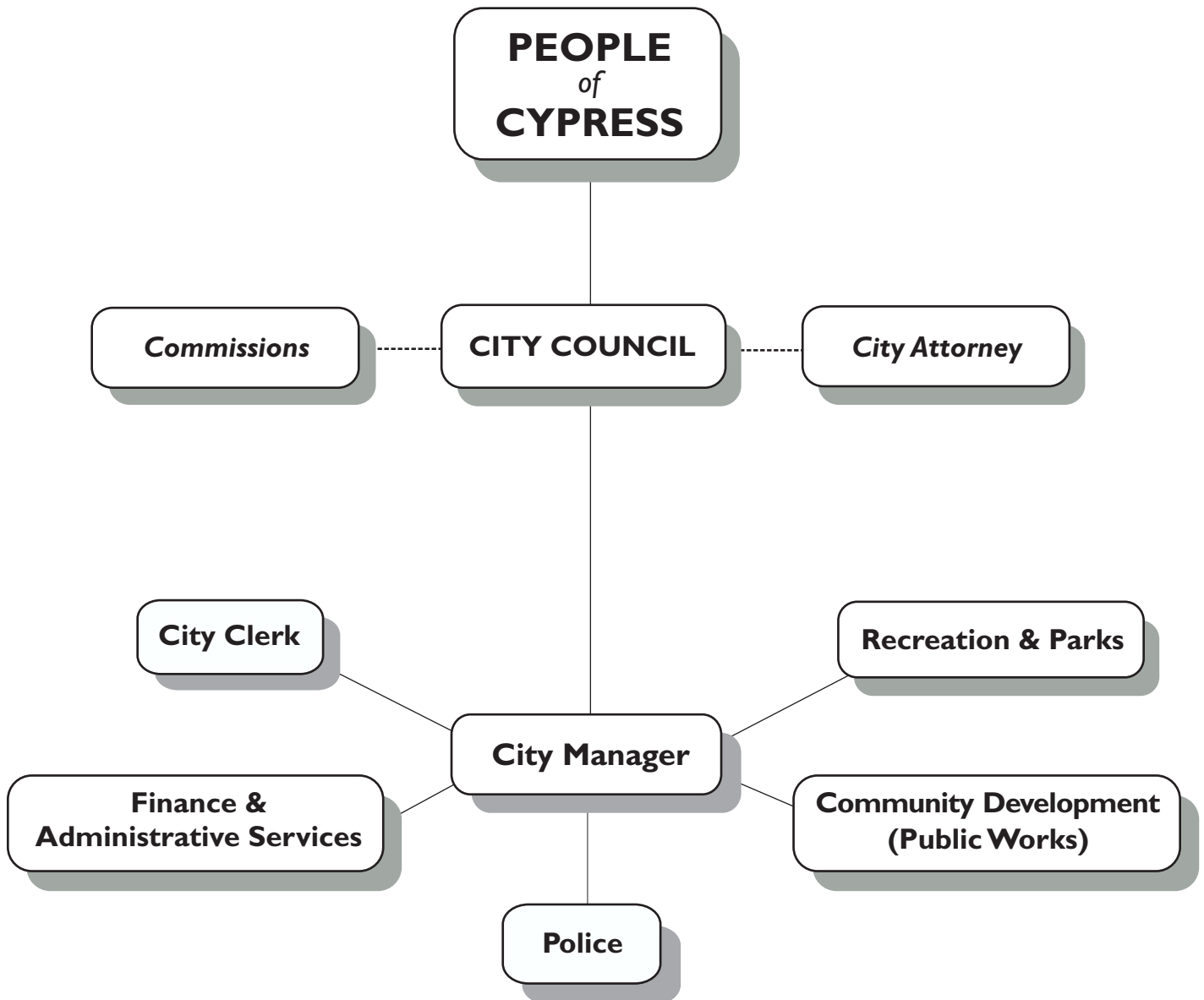
Jon Peat	Mayor
Stacy Berry	Mayor Pro-Tem
Rob Johnson	Council Member
Paulo Morales	Council Member
Mariellen Yarc	Council Member

Staff Members

Peter Grant	City Manager
Matt Burton	Director of Finance & Admin. Services
Rod Cox	Chief of Police
Doug Dancs	Director of Community Development
Cameron Harding	Director of Recreation & Community Svcs.
Denise Basham	City Clerk

City of Cypress

ORGANIZATIONAL CHART





Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**City of Cypress
California**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2017

Christopher P. Morrill

Executive Director/CEO

Financial Section

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor and Members of the City Council
City of Cypress, California

Report on the Financial Statements

We have audited the accompanying financial statements of governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Cypress, California, (the City) as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cypress, California, as of June 30, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.



To the Honorable Mayor and Members of the City Council
City of Cypress, California

Change in Accounting Principle

As discussed in Note 11 to the financial statements, in 2018 the City adopted new accounting guidance, *GASB No. 75, Accounting and Financial Reporting for Post-Employment Benefits Other Than Pensions*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, the budgetary comparison schedules for the General Fund, Recreation and Park District Special Revenue Fund, and Streets Special Revenue Fund, the schedule of changes in net pension liability and related ratios, the schedules of plan contributions, the schedule of proportionate share of the net pension liability, and the schedule of changes in total OPEB liability and related ratios be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The introductory section, combining and individual nonmajor fund financial statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements and schedules are fairly stated in all material respects in relation to the basic financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.



CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council
City of Cypress, California

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated December 19, 2018 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of the effectiveness of the City's internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Lance, Soll & Lughard, LLP

Brea, California
December 19, 2018

**CITY OF CYPRESS
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018**

As management of the City of Cypress (City), we offer readers of the City's financial statements this overview and analysis of the financial activities for the fiscal year ended June 30, 2018. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in the introductory section of this report, and with the City's financial statements, which follow this discussion.

Financial Highlights

- The assets and deferred outflows of resources of the City exceed its liabilities and deferred inflows of resources at the close of the fiscal year ended June 30, 2018 by \$296,625,138 (*net position*). Of this amount, \$75,777,711 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.
- The City's total net position increased by \$2,843,998 during the fiscal year.
- As of June 30, 2018, the City's governmental funds reported combined ending fund balances of \$120,909,339, an increase of \$3,131,300 in comparison with the prior year. A total of \$860,000 is unassigned within the General fund and is available for spending at the government's discretion (*unassigned fund balance of the governmental funds*).
- As of June 30, 2018, the total fund balance of the General fund was \$16,158,385. Of this total, nearly \$7.2 million has been committed by the City Council as part of a stabilization agreement to be used should General fund revenues decrease or expenditures increase unexpectedly due to unforeseen factors or emergencies. In addition to these commitments, a total of \$8.0 million of the fund balance has been assigned – primarily for use on future capital improvements. While these assigned amounts are not legally restricted, it continues to be the City Council's practice to set-aside and annually transfer amounts to the City's Capital Project Fund for future infrastructure improvement projects as outlined in the City's Seven-Year Capital Improvement Plan.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements, which are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (which includes the required supplementary information). This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances, in a manner similar to a private-sector business.

CITY OF CYPRESS
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

The *statement of net position* presents information on all of the City's assets, deferred outflows of resources, liabilities and deferred inflows of resources, with the difference between assets/deferred outflows and liabilities/deferred inflows reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Cypress is improving or deteriorating.

The *statement of activities* presents how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, *regardless of the timing of related cash flows*. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. unpaid accrued interest).

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all, or a significant portion, of their costs through user fees and charges (*business-type activities*). The governmental activities of the City include general government, community development, public safety, public works and recreation. The business-type activities of the City are related to the sanitary sewer system.

The government-wide financial statements include not only the City itself (known as the *primary government*), but also one legally separate entity, the Cypress Recreation and Park District (District). The City is financially accountable for the District and the financial information for this *blended component unit* is reported within the financial information presented for the primary government itself.

The government-wide financial statements can be found in the financial section of this report immediately following Management's Discussion and Analysis (MD&A).

Fund financial statements. A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. *Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on *near-term inflows and outflows of spendable resources*, as well as on *balances of spendable resources* available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term

CITY OF CYPRESS
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018

financing decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds and governmental activities*.

The City maintains various individual governmental funds. Information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and changes in fund balances for the General fund, the Recreation and Park District Special Revenue fund, the Streets Special Revenue fund and the City Capital Projects fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of the *nonmajor* governmental funds is provided in the form of *combining statements* elsewhere in this report.

The City adopts an annual appropriated budget for each of its major funds. The required supplementary information section of the basic financial statements includes budgetary comparison schedules for the General fund, the Recreation and Park District Special Revenue fund and the Streets Special Revenue fund to demonstrate budgetary compliance with the annual budget. Budgetary comparison schedules have been provided elsewhere in this report for the other major fund.

The basic governmental fund financial statements can be found in the financial section of this report immediately following the government-wide financial statements.

As part of this annual discussion and analysis, management will discuss financial highlights of the City's General fund, all other major funds, and any funds experiencing a significant change in fund balances or any other noteworthy activity.

Proprietary funds. The City maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City uses an enterprise fund to account for its sanitary sewer system. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City's various functions. The City uses internal service funds to account for its central services, the District's central services, employee benefits, liability insurance and workers' compensation insurance. Because these services benefit governmental functions, they have been included in *governmental activities* within the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the *business-type activities* of the Sewer fund, which is considered a major fund of the City. The *internal service funds* are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of *combining statements* elsewhere in this report.

The basic proprietary fund financial statements can be found immediately following the basic governmental fund financial statements.

CITY OF CYPRESS
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Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are *not* available to support the City's own programs. The City's two types of fiduciary funds are *agency funds* and a *private-purpose trust fund*. The *agency funds* are used to hold various deposits and other monies which are not eligible to be used at the City's discretion. The *private-purpose trust fund* is used to account for the activities of the Successor Agency to the Cypress Redevelopment Agency (Successor Agency) which was established upon the dissolution of the Cypress Redevelopment Agency (Agency). The basic fiduciary fund financial statements can be found immediately following the basic proprietary fund financial statements.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found in the financial section of this report immediately following the basic fiduciary fund financial statements.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information*. The required supplementary information section includes the City's progress in funding its obligation to provide pension benefits and post-retirement health care benefits to its employees, and the previously discussed budgetary comparison schedules for the General fund, the Recreation and Park District Special Revenue fund and the Streets Special Revenue fund. Required supplementary information can be found immediately following the notes to the basic financial statements.

The combining statements (referred to previously in connection with nonmajor governmental funds and the internal service funds) are presented immediately following the required supplementary information.

The *blended component units* (referred to earlier in connection with the government-wide financial statements), although legally separate, function at the discretion and direction of the City's management. Their financial position and results of operations, therefore, have been included as an integral part of the primary government, and are presented in the fund financial statements.

Government-wide Financial Analysis

The government-wide financial statements provide long-term and short-term information about the City's overall financial condition. This analysis addresses the financial statements of the City as a whole.

**CITY OF CYPRESS
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CITY OF CYPRESS
Summary of Net Position
As of June 30, 2018 and 2017

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Assets:						
Current and other assets	\$ 158,723,519	\$ 154,022,490	\$ 6,552,139	\$ 5,818,615	\$ 165,275,658	\$ 159,841,105
Internal Balances	5,000,000	5,000,000	(5,000,000)	(5,000,000)	-	-
Capital assets	163,293,741	162,634,951	20,004,444	19,788,397	183,298,185	182,423,348
Total assets	327,017,260	321,657,441	21,556,583	20,607,012	348,573,843	342,264,453
Deferred Outflows of Resources:						
Deferred outflows - pension & OPEB	12,106,998	9,801,825	-	-	12,106,998	9,801,825
Total deferred outflows	12,106,998	9,801,825	-	-	12,106,998	9,801,825
Liabilities:						
Long-term liabilities outstanding	13,201,859	8,775,030	-	-	13,201,859	8,775,030
Net pension liability	45,256,290	39,494,878	-	-	45,256,290	39,494,878
Other liabilities	3,627,390	3,419,328	88,808	293,914	3,716,198	3,713,242
Total liabilities	62,085,539	51,689,236	88,808	293,914	62,174,347	51,983,150
Deferred Inflows of Resources:						
Deferred inflows - pension & OPEB	1,881,356	1,552,386	-	-	1,881,356	1,552,386
Total deferred inflows	1,881,356	1,552,386	-	-	1,881,356	1,552,386
Net Position:						
Net investment in capital assets	162,818,741	161,714,951	20,004,444	19,788,397	182,823,185	181,503,348
Restricted	36,534,898	26,851,304	1,463,331	524,701	37,998,229	27,376,005
Unrestricted	75,803,724	89,651,389	-	-	75,803,724	89,651,389
Total net position	\$ 275,157,363	\$ 278,217,644	\$ 21,467,775	\$ 20,313,098	\$ 296,625,138	\$ 298,530,742

Net position of the City increased by over \$2.8 million (1.0 percent) to \$296.6 million at June 30, 2018, of which \$182.8 million is invested in capital assets such as land, buildings and improvements, equipment, and infrastructure. Of the remaining total, \$38.0 million is restricted to specifically stipulated spending agreements originated by law, contract or other agreements with external parties. The remaining \$75.8 million classified as unrestricted net position decreased by \$9.1 million (10.7 percent) from \$84.9 million at June 30, 2017, and while subject to being designated for specific purposes as approved by the City Council and management, these amounts may be used to meet the City's ongoing obligations. The decrease in unrestricted net position is due to the establishment of a \$10 million pension trust fund.

The City's investment in capital assets (less any related outstanding debt used to acquire those assets) is the largest portion of the City's net position and represents 61.6 percent of total net position, which is nearly identical to the percentage of overall net position at the conclusion of the prior year. While the City uses these capital assets to provide services to citizens; these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

**CITY OF CYPRESS
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018**

CITY OF CYPRESS
Changes in Net Position
For the fiscal year ended June 30, 2018 and 2017

	Governmental Activites		Business-type Activites		Total	
	2018	2017	2018	2017	2018	2017
Revenues						
Program Revenues:						
Charges for services	\$ 4,057,689	\$ 3,955,128	\$ 1,829,427	\$ 1,768,183	\$ 5,887,116	\$ 5,723,311
Operating grants and contributions	3,625,304	4,550,919	43	46	3,625,347	4,550,965
Capital grants and contributions	1,029,329	1,462,551	-	-	1,029,329	1,462,551
General Revenues:						
Sales tax	11,141,720	11,346,462	-	-	11,141,720	11,346,462
Property taxes	16,109,433	14,734,340	30,885	24,060	16,140,318	14,758,400
Other taxes	6,225,788	6,064,776	-	-	6,225,788	6,064,776
Other	2,796,338	763,664	90,059	51,037	2,886,397	814,701
Total Revenues	<u>44,985,601</u>	<u>42,877,840</u>	<u>1,950,414</u>	<u>1,843,326</u>	<u>46,936,015</u>	<u>44,721,166</u>
Expenses						
General government	4,634,173	4,688,064	-	-	4,634,173	4,688,064
Community development	2,545,902	2,092,444	-	-	2,545,902	2,092,444
Public safety	17,185,826	15,793,707	-	-	17,185,826	15,793,707
Public works	13,608,594	11,949,123	-	-	13,608,594	11,949,123
Recreation	5,296,640	5,077,877	-	-	5,296,640	5,077,877
Interest on long-term debt	25,145	48,597	-	-	25,145	48,597
Sewer	-	-	795,737	706,843	795,737	706,843
Total Expenses	<u>43,296,280</u>	<u>39,649,812</u>	<u>795,737</u>	<u>706,843</u>	<u>44,092,017</u>	<u>40,356,655</u>
Excess of revenues over expenses						
before extraordinary items	1,689,321	3,228,028	1,154,677	1,136,483	2,843,998	4,364,511
Extraordinary Items						
Loss on re-entered loan settlement agreement	-	(12,493,860)	-	-	-	(12,493,860)
Total Extraordinary Items	<u>-</u>	<u>(12,493,860)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(12,493,860)</u>
Increase (Decrease) in Net Position	1,689,321	(9,265,832)	1,154,677	1,136,483	2,843,998	(8,129,349)
Net Position						
Beginning Net Position, as previously reported	278,217,644	287,483,476	20,313,098	19,176,615	298,530,742	306,660,091
Restatements	(4,749,602)	-	-	-	(4,749,602)	-
Beginning Net Position, as restated	<u>273,468,042</u>	<u>287,483,476</u>	<u>20,313,098</u>	<u>19,176,615</u>	<u>293,781,140</u>	<u>306,660,091</u>
Ending Net Position	<u>\$ 275,157,363</u>	<u>\$ 278,217,644</u>	<u>\$ 21,467,775</u>	<u>\$ 20,313,098</u>	<u>\$ 296,625,138</u>	<u>\$ 298,530,742</u>

The following revenue impacts contributed to the change in net position for governmental activities for the fiscal year ended June 30, 2018:

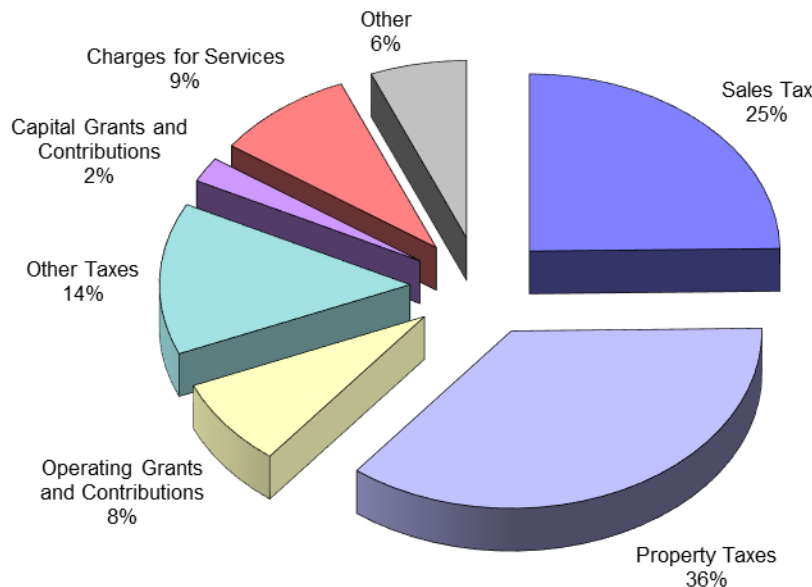
- The City's program revenues totaled 22.5 percent of total revenues and decreased by 10.2 percent from the prior year. Charges for services (which include items such as planning and building fees, city services, and recreation user fees) experienced modest increases. Grants and contributions tend to fluctuate year-to-year based on availability and project timing. This past year, operating grants and contributions fell due to far fewer police asset seizure monies being received than in the prior year. Despite the receipt of new gas tax amounts, capital grants and contributions declined year over year. The City was a recipient of several "one-time" amounts used to maintain its capital assets in the prior fiscal year. This included grants for a new bikeway along the Cerritos Avenue corridor, a State arterial rehabilitation grant and multiple grants for installing storm water catch basins.

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- The City’s general revenues represent 77.5 percent of total revenues. General revenues increased 10.3 percent from the prior year. Sales taxes, the largest general revenue, accounted for 23.7 percent of total revenues and experienced modest overall declines related to many of the City’s largest generators, as well as the ongoing shift in consumer trends and its impact on traditional brick and mortar retail establishments. Property tax revenues experienced another year of healthy increases due to the continued strong real estate market and its impact on assessed values, as well as additional tax increment allocations associated with the impacts of winding down redevelopment/Successor Agency activities. Other general revenues experienced a large increase due to two factors. Rising interest rates and larger cash balances resulted in higher interest earnings. The City also received a donation of nine acres of land, valued at \$1.5 million, from the owners of the Los Alamitos Race Course for a new public park.

All revenues from governmental activities are summarized in the following graph.

Revenues by Source – Governmental Activities



The following revenue items contributed to the change in net position for business-type activities for the fiscal year ended June 30, 2018:

- Program revenues for the sewer system are the major revenue source for the City’s lone business-type activity. Charges for sewer services comprised 93.8 percent of total revenues and increased by 3.5 percent from the prior year. Since sewer fees are directly tied to water consumption, the increase can likely be attributed to the dry weather experienced throughout the last year. The current sewer fee collections represent a dedicated revenue

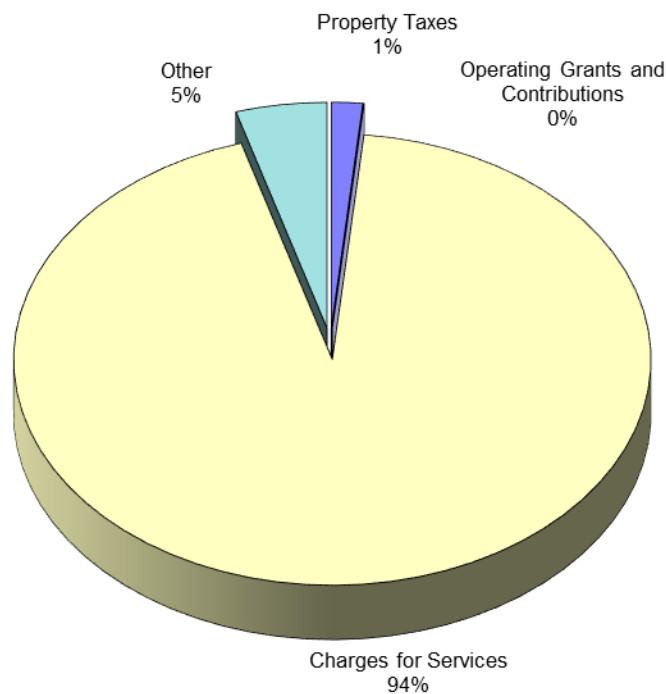
**CITY OF CYPRESS
MANAGEMENT'S DISCUSSION AND ANALYSIS
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source which provide full-funding for ongoing maintenance, and cover a portion of annual capital improvements, to the City's sewer system.

- General revenues for business-type activities are largely limited to investment earnings on cash balances and a small amount of property tax that is allocated to the City and is restricted to use for sewer purposes.

All revenues from business-type activities are summarized in the following graph.

Revenues by Source – Business-type Activities



Total expenses for governmental activities increased by approximately \$3,646,468 for the fiscal year ended June 30, 2018, (9.2 percent), compared to the prior year. The large majority of the growth relates to actuarially determined pension and retiree medical liability increases which impact all departments.

In addition to these across the board increases, there are many other factors impacting expenses in the City.

General government expenses decreased due to incurring higher contract costs in the prior year for animal control services provided by the County associated with an incident involving the impounding of several hundred rabbits from a residence in the City.

Community Development expenses increased as necessary contract plan check and inspection services resulted from a high volume of development activity in the City.

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Public safety (police) continues to account for the largest portion (39.7 percent) of total expenses related to governmental activities. Public safety expenses increased by almost \$1.4 million (8.8 percent) due to personnel cost increases related to implementing the second year of labor agreements with the Cypress Police Officers' Association and the Cypress Police Management Association and having fewer staffing vacancies than in the prior year.

Public works expenses went up 13.9 percent due to incurring higher street maintenance expenses on roadways in the current fiscal year and larger depreciation expenses. The increase in depreciation is related to the City's ongoing investment in its infrastructure, which includes the first year of depreciation on a few large projects completed in the prior year.

While overall Recreation expenses increased 4.3 percent, when factoring out the impacts of pension and retiree medical liabilities, expenses declined slightly due to having a vacant management position throughout the most recent fiscal year. A departmental review is underway which will determine if currently vacant positions are filled.

Total expenses for business-type activities increased \$88,894 (12.6 percent) due to multiple factors. Personnel costs were redistributed from sewer maintenance to other programs within the maintenance division due to the sewer truck, which is outfitted to clean the sewer system, reaching its end-of-life during the year. These declines were more than offset by increases in depreciation expense (due to significant capital investments in the system) and interest expense on the loans due the City (due to paying a variable interest rate and rates increasing significantly in the last year).

Between 2012 and 2017, the City experienced several major non-recurring events with significant financial impact related to the dissolution of the Cypress Redevelopment Agency. After many years of legal wrangling, a settlement agreement among the City, State Department of Finance, and State Controller's Office was reached during the prior fiscal year. The agreement resulted in the write-off of nearly \$12.5 million in loans payable from the Successor Agency to the City in exchange for the City retaining ownership of 13 acres of land held for development. The actions by the State during this multi-year dissolution process resulted in losses to the City in excess of \$20 million. However, the last of the extraordinary adjustments to the City's financial statements occurred in the fiscal year ended June 30, 2017 with the \$12.5 million loan write-off. Also, readers should be aware the Successor Agency was established to wind down the activities of the former Agency and the activities of the Successor Agency are considered a fiduciary responsibility of the City and as such, are not reported as part of the governmental activities of the City.

Financial Analysis of the Governmental Funds

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the City's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information may be useful in assessing the City's financing requirements and operating needs.

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As of the end of the current fiscal year, the City's governmental funds reported total combined ending fund balances of \$120,909,339, an increase of \$3,131,300 over the fund balances at June 30, 2017. The increase in fund balances is the result of a variety of factors, with one-time budget savings in the General Fund and allocating amounts for future capital investments having the most significant impacts.

Total fund balance is broken down into five categories – ranging from nonspendable to unassigned. A very small percent of the City's total fund balance at June 30, 2018 is classified as nonspendable and relates mostly to prepaid expenses. Restricted fund balance amounts total \$26.4 million and remained essentially unchanged from the prior year and equal 21.8 percent of total fund balance. These restricted amounts can only be used for specific purposes, with the major restrictions being limited for recreation uses, street maintenance and improvements and street lighting. Committed fund balance amounts total nearly \$15.7 million (13.0 percent) and have decreased by over \$0.4 million in the past year. The decrease in committed fund balance is due to having fewer City Council approved contracts outstanding at the end of the fiscal year. These unexpended contract amounts tend to vary from year to year depending on the status of major capital projects (such as improvements to the City's streets and storm drainage system) at the end of the fiscal year. An additional \$77.8 million of fund balance is categorized as assigned. These assignments of fund balance are made by City management for specific purposes – with the large majority of the assignments being for future capital improvements. It continues to be the City's strategy to set aside available resources in order to provide a funding mechanism to pay for future improvements to the City's infrastructure and public facilities, and recording available fund balance amounts as assigned achieves this objective. The remaining amount of fund balance is categorized as unassigned and is available in the General fund for any purpose the City Council deems appropriate.

Proprietary funds. The City's *proprietary funds* provide the same type of information found in the government-wide financial statements, but in more detail. The City's major proprietary fund is the Sewer enterprise fund. Net position of the Sewer fund at the end of the fiscal year ending June 30, 2018 totaled \$21.5 million, which is \$1.2 million higher than the prior year. The increase in net position can be attributed to the ongoing investment in the sanitary sewer system through capital improvement projects.

Major Fund Financial Highlights

General Fund

The General fund is the primary operating fund of the City. At June 30, 2018, the total fund balance of the General fund was \$16,158,385 (compared to \$19,233,813 at the beginning of the year). The fund balance of the General fund is composed of five different categories – nonspendable, restricted, committed, assigned and unassigned. The City continues to implement the practice of accumulating monies for future infrastructure improvements in the City Capital Projects fund through transfers out of the General fund. A total of \$3.3 million was transferred out for future infrastructure needs during the fiscal year ended June 30, 2018. It is important to note these annual

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General Fund monies have been transferred to the City Capital Projects fund for the intended purpose of providing infrastructure improvements but would be available for other uses at the City Council's discretion should the need arise. As a measure of the General fund's liquidity, it may be useful to compare the total of assigned and unassigned fund balances to total fund expenditures since assigned and unassigned amounts are essentially available for any purpose.

Total assigned and unassigned fund balance represents 32.1 percent (down from 44.2 percent the previous year) of the total expenditures in the General fund. The decrease was largely anticipated, due to large dollar transfers out for capital projects, employee benefits, technology investments as well as a one-time transfer to the District for future capital improvements. Despite the City Council's and management's policy to actively set-aside monies for future infrastructure needs, the annual amount expected to be available in the General Fund and annually transferred to the City's Capital Project Fund will likely be insufficient to pay for all future capital needs due to projected expenditure growth far outpacing projected revenue growth.

For the fiscal year ended June 30, 2018, the cash and investments balance in the General fund was \$14,297,459, a decrease of \$3,173,212 from the prior fiscal year. The decrease was largely anticipated due to the transfers out to other funds referenced earlier.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2018**

CITY OF CYPRESS
Summary of Changes in Fund Balances - General Fund
For the fiscal year ended June 30, 2018 and 2017

	<u>2018</u>	<u>2017</u>	<u>Change</u>
Revenues			
Taxes:			
Sales	\$ 11,141,720	\$ 11,451,407	\$ (309,687)
Property	9,802,928	9,080,878	722,050
Other	6,550,357	6,380,225	170,132
Total taxes	<u>27,495,005</u>	<u>26,912,510</u>	582,495
Licenses and permits	675,894	700,437	(24,543)
Fines and forfeitures	160,212	168,137	(7,925)
From use of property	1,044,870	556,104	488,766
From other agencies	385,870	373,270	12,600
Charges for services	2,887,855	2,800,121	87,734
Other	508,432	543,687	(35,255)
Total Revenues	<u>33,158,138</u>	<u>32,054,266</u>	1,103,872
Expenditures			
General government	4,037,765	4,380,176	(342,411)
Community development	2,280,610	2,007,338	273,272
Public safety	15,544,497	15,285,382	259,115
Public works	5,776,016	5,746,014	30,002
Total Expenditures	<u>27,638,888</u>	<u>27,418,910</u>	219,978
Net Transfers	<u>(8,594,678)</u>	<u>(4,425,224)</u>	<u>(4,169,454)</u>
Increase (decrease) in fund balance	<u>\$ (3,075,428)</u>	<u>\$ 210,132</u>	<u>\$ (3,285,560)</u>

Total General fund revenues for the fiscal year ended June 30, 2018 increased by \$1.1 million from the prior year. Individual components of this change are highlighted as follows:

- Sales tax revenue, the largest revenue source of the General fund, decreased by \$309,687 from the prior year. A decrease was due to ongoing stagnation associated with many of the largest sales tax generators in the City.
- Annual property tax revenue increased due to two factors: continued growth in the City's secured property tax base resulting from a strong real estate market and the City receiving additional amounts which were previously allocated to the Redevelopment Agency and Successor Agency.
- The General fund received over \$4.4 million in property taxes in lieu of Motor Vehicle License Fees (MVLFF). This was an increase of approximately \$187,000 over the prior year.
- Other taxes grew in the past year due to several components (most notably transient occupancy and franchise taxes) experiencing increases which more than offset decreases in real property transfer and satellite wagering taxes.

CITY OF CYPRESS
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- Licenses and permit revenues remain strong, despite being down slightly from the prior year, as a high-volume of building development activity continues to occur within the City.
- The average annual market interest rate earned on the City's cash reserves rose from 0.8 percent to more than 1.3 percent during the past year, causing idle cash balances to generate significantly higher interest earnings than the prior year.

Changes in General fund expenditures, by function, occurred as follows during the year ended June 30, 2018:

- General government expenditures decreased by \$342,411 (7.8 percent) due to multiple factors. Animal control contract costs decreased by \$253,000 due to a "one-time" incident involving rabbits being impounded from a residence in the prior year. The City was responsible for significant costs to house and care for the rabbits while adopted homes were being sought. City-wide elections are held every other year and the November 2016 election of two City Council members resulted in additional charges of \$102,000 in the prior year.
- Community development expenditures increased due to incurring higher contract costs to provide building inspections and plan check services for development activity. These costs tend to vary from year to year based on the regional economy and its impact on development in the City, as well as the actual timing of providing services on major individual projects within the City.
- Public safety (police) expenditures were up \$259,115 (1.7 percent) from the prior fiscal year. Cost increases associated with implementing the second year of a three-year contract with sworn officers and having lower vacancy rate for open positions in the police department were offset by decreases to the amount paid to support dispatch services. In the prior fiscal year, the City made a non-recurring capital contribution of \$668,000 for the purchase of a new computer aided dispatch and records management system.
- Public works expenditures remained flat year over year. Personnel vacancies in the maintenance division were offset by increases park and parkway irrigation, graffiti removal and solid waste administration.

Net transfers in the General Fund increased by nearly \$4.2 million as compared to the prior fiscal year and are summarized as follows:

- In accordance with City policy, the General fund transferred just under \$1.8 million, down from \$2.0 million in the prior year, to the City's Capital Projects fund for current year projects. Additionally, \$3.3 million of accumulated fund balance, down from \$4.0 million in the prior year, was transferred from the General fund to the City's Capital Projects fund for future infrastructure projects.
- Two years ago the City established a Technology Investment internal service fund to set-aside monies to pay for future city-wide technology enhancements and an initial transfer of \$2.0 million was made at that time. No transfers were made in the prior year but an additional \$1.0 million was contributed to replenish the fund in FY 2017-18.

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- \$1.2 million was transferred to the City's Internal Service Employee Benefits fund during the past year. This transfer was used to help fund the City's new pension trust which was established in late 2017 to help offset the City's large pension liabilities.
- The City Council approved a one-time \$2.2 million transfer of City General Fund monies to the District in FY 2017-18. These monies will be used by the District to assist in paying for future facility improvements.

General Fund Budgetary Highlights

Differences between the original appropriations budget and the final amended budget totaled a net increase of \$923,690. The annual carryover of appropriations to the new fiscal year for encumbrances and services not completed in the prior fiscal year accounted for \$297,741 of the change. The majority of the carryover appropriations related to unexpended grant awards (\$115,352) and unexpended contingency amounts (\$143,133). The remaining major changes in appropriations are summarized as follows:

- \$134,000 total increases in the City Manager's office, Community Development and Public Works for additional one-time personnel costs associated with a retirement incentive program offered to City employees. A total of 10 employees across all departments of the City accepted the offer.
- \$85,000 increase in Public Works related to an amendment to the solid waste franchise agreement approved by the City Council in August. The amendment calls for graffiti removal to be provided by the City rather than the franchisee.
- \$63,000 increase in Public Works for parks landscaping. A warm and dry Winter caused water usage to exceed estimates, resulting in the need for additional appropriations to maintain the City's parks.
- \$251,000 of increases in Community Development for contract costs associated with providing building inspection and plan check services. Inspection and plan check services tend to fluctuate year-to-year based on many factors, including the overall health of the economy. The additional inspection and plan check appropriations were fully offset by increases in revenues in the General fund.
- \$57,000 increase for additional grant expenditures in the Police Department and Community Development Department which are fully-offset by revenue increases.
- \$30,000 of increases in Public Works for additional permit inspection contract services which were fully offset by additional revenues in the General fund.

Total actual General fund revenues exceeded the final amended revenue budget by \$1,601,813 due to many variances. While many tax revenues exceeded budget (such as property taxes, transient occupancy taxes and franchise taxes), sales tax revenues were nearly \$310,000 below budget which offset a portion of the overages in these other tax categories. The excess property tax and transient occupancy tax are indicative of the strong local economy, while the sales tax declines reflect ongoing declines in traditional retail sales and stagnation associated with the City's major sales tax generators. Interest earnings (classified as revenues from use of property) on cash balances exceeded budget by \$487,000 due to earning a significantly higher rate of return. The

**CITY OF CYPRESS
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City also experienced a budget shortfall related to grant monies (classified as revenues from other agencies) which were approved by the City Council during the year but had not been “earned” as of fiscal year end. The majority of these unexpended grant revenues, along with associated expenditures, are expected to be carried over and earned in future fiscal years.

Total operating expenditures were nearly \$2.0 million below the final amended budget (before any carryover amounts to the fiscal year ended June 30, 2018) and these savings were attributed in varying degrees to all departments throughout the City. The reason for the budget variance is similar to prior fiscal years, in that the largest component is related to personnel savings and the periods departments have staffing vacancies during the year. The bulk of these staffing vacancies are associated with positions (such as police officers) in which active recruitments are ongoing and the periods of vacancy are temporary. As discussed earlier, the impact of unexpended grant amounts that will be carried over to the next fiscal year further account for the budget savings associated with operations.

Other Major Funds and Other Funds

Management annually discusses financial highlights of the City’s major funds and any other funds experiencing significant changes in fund balance during the year or have activities management considers relevant to the operations of the City.

Recreation and Park District Special Revenue Fund

The Recreation and Park District special revenue fund is the sole operating fund of the Cypress Recreation and Park District. At the end of the current fiscal year, total fund balance was \$12,804,353 as compared to \$10,054,029 at the beginning of the year. The fund balance represents 216.8 percent (compared with 145.3 percent from the previous year) of the fund’s total expenditures and the large majority of the fund balance is categorized as restricted. These restrictions are separated into amounts that are required to be used for improvements to open space, for use on youth league renovations and those amounts that may be used for general recreation activities. Since the bulk of the District’s operations are funded with annual property tax revenues, a portion of the restricted fund balance for general recreation usage is needed to meet cash flow shortages between property tax receipts. The remaining restricted amounts (for both open space and recreation) are being accumulated for future non-recurring expenditures such as facility and infrastructure improvements. During this past fiscal year, the City Council approved the transfer of \$2.2 million to the District for use on future capital facility improvements. This amount is categorized as assigned fund balance of the District since these monies were transferred from the General Fund of the City and are not legally restricted.

For the fiscal year ended June 30, 2018, the cash and investments balance in the Recreation and Park District special revenue fund was \$12,988,158, an increase of \$2,698,315 from the prior fiscal year. The increase was expected as amounts continue to be accumulated for future capital improvement expenditures and, as mentioned above, the City made a “one-time” contribution of \$2.2 million for such improvements in the past year. Total receivables at the end of the fiscal year were \$207,373, which increased from the prior year total of \$180,304 due primarily to higher

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interest receivable amounts resulting from larger cash balances and the rate earned on those balances.

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Summary of Changes in Fund Balances
Recreation and Park District Special Revenue Fund
For the fiscal year ended June 30, 2018 and 2017

	2018	2017	Change
Revenues			
Taxes:			
Property	\$ 5,133,137	\$ 4,598,132	\$ 535,005
From use of property	313,632	210,403	103,229
From other agencies	100,424	94,956	5,468
Charges for services	1,357,379	1,357,640	(261)
Other	121,201	12,421	108,780
Total Revenues	<u>7,025,773</u>	<u>6,273,552</u>	<u>752,221</u>
Expenditures			
Recreation	4,498,225	4,612,076	(113,851)
Capital outlay	1,406,693	2,306,822	(900,129)
Total Expenditures	<u>5,904,918</u>	<u>6,918,898</u>	<u>(1,013,980)</u>
Excess of revenues over expenditures	1,120,855	(645,346)	1,766,201
Net transfers	1,629,469	(213,981)	1,843,450
Increase in fund balance	<u>\$ 2,750,324</u>	<u>\$ (859,327)</u>	<u>\$ 3,609,651</u>

Total Recreation and Park District Special Revenue fund revenues for the fiscal year ended June 30, 2018 increased by \$752,221 from the prior year. Individual components of this change are highlighted as follows:

- Property tax revenues, the District's largest revenue source, increased by \$535,005 due to two factors. The increase relates to both ongoing positive impacts to property tax revenues resulting from rising real estate assessed values and the amount of residual property tax paid to the District. These residual amounts continue to increase as Successor Agency activities wind down.
- Revenues from the use of property increased primarily from higher interest earnings due to growth in both the District's cash reserves and the market interest rates earned on those reserves.
- Other revenues rose nearly \$109,000 due to receiving donations for improvements to the Senior Center. The Senior Center marked its 25th Anniversary in 2018 and a capital campaign was initiated to celebrate this milestone. The campaign was successful and raised

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over \$107,000 which will be used for a variety of enhancements to the Senior Center facility in the coming year.

Notable changes in expenditures during the fiscal year ended June 30, 2018 follow:

- Recreation expenditures decreased by \$113,851 (2.5 percent) due to lower overall personnel costs resulting from one management position being vacant for the entire year. An organizational review for the District is currently being performed, which will determine how vacant positions are filled going forward.
- Capital expenditures declined by \$0.9 million due to incurring substantial costs for the construction of the new Mackay Park site in the prior year. The 2.9 acre Mackay Park opened early this past fiscal year and is the City's first new park in over 20 years. The new park includes two accessible playgrounds with rubberized play surfaces, a quarter-mile decomposed granite walking path, restrooms, drought tolerant landscaping, picnic areas with barbecues and shade shelters, and a half-court basketball court.

District transfers totaled a net inflow of \$1,629,469 and are largely comprised of two transfers with the City. First, the District annually transfers additional property tax amounts to the City that were previously apportioned to the Agency. The City Council established this repayment due to the State disallowing loans from the City to the Agency which had been used to pay for several recreation projects (including the construction of the Senior Center and the remodel of the Community Center). As discussed previously, the second transfer relates to the City Council approving a one-time \$2.2 million transfer of City General Fund monies to the District in FY 2017-18. These monies will be used by the District to assist in paying for future facility improvements.

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Streets Special Revenue Fund

The Streets Special Revenue Fund accounts for receipts and expenditures of money apportioned under Streets and Highway Code (Highway Users' Tax), Measure M sales tax revenues, and Traffic Mitigation Fees charged by the City. These funds are used to maintain and improve streets and traffic signals.

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Summary of Changes in Fund Balances
Streets Special Revenue Fund
For the fiscal year ended June 30, 2018 and 2017**

	2018	2017	Change
Revenues			
From use of property	\$ 68,585	\$ 39,370	\$ 29,215
From other agencies	2,398,127	1,832,156	565,971
Charges for services	131,211	85,200	46,011
Other revenue	-	-	-
Total Revenues	<u>2,597,923</u>	<u>1,956,726</u>	<u>641,197</u>
Expenditures			
Public works	1,445,614	784,875	660,739
Capital outlay	220,717	161,388	59,329
Total Expenditures	<u>1,666,331</u>	<u>946,263</u>	<u>720,068</u>
Net Transfers	<u>(927,152)</u>	<u>(1,061,550)</u>	<u>134,398</u>
Increase (decrease) in fund balance	<u>\$ 4,440</u>	<u>\$ (51,087)</u>	<u>\$ 55,527</u>

Total revenues for the fiscal year ended June 30, 2018 increased \$641,197 from the prior fiscal year. The increase is primarily attributed to new state funding related to the Road Repair and Accountability Act of 2017 (RMRA) which increased the gasoline tax. This new revenue source must be used for transportation infrastructure needs and is projected to generate approximately \$1 million annually to the City going forward. The City also received a \$277,176 non-recurring grant from the State for street improvements in the most recent fiscal year. Revenues from State grants such as this fluctuate year to year based on availability and eligibility requirements.

Total expenditures also tend to vary from year-to-year depending on the specific components of recurring projects such as the arterial street rehabilitation and traffic signal improvements. Expenditures for the street rehabilitation increased from \$785,000 to over \$1.4 million in the past year. This increase was partially attributed to the use of the new RMRA gas tax monies discussed earlier. Also, in the current fiscal year approximately \$221,000 was expended on traffic signal improvements compared with \$161,000 in the prior year.

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City Capital Projects Fund

The City Capital Projects Fund provides a cost center for City projects funded (either partially or in full) with General Fund monies. In accordance with City Council policy, an annual transfer is made from the General Fund to the Capital Projects Fund to pay for a portion of the projects approved as part of the Seven-Year Capital Improvement Program. Annual transfers are also made from the General Fund to accumulate monies for future projects. The following table summarizes the activity during the past two years.

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Summary of Changes in Fund Balances
City Capital Projects Fund
For the fiscal year ended June 30, 2018 and 2017**

	2018	2017	Change
Revenues			
From use of property	\$ 80,179	\$ 108,387	\$ (28,208)
Other revenue	763,257	137,591	625,666
Total Revenues	<u>843,436</u>	<u>245,978</u>	<u>597,458</u>
Expenditures			
Public works	1,981,573	2,128,945	(147,372)
Capital outlay	647,788	9,338,796	(8,691,008)
Total Expenditures	<u>2,629,361</u>	<u>11,467,741</u>	<u>(8,838,380)</u>
Net Transfers	<u>5,940,362</u>	<u>6,612,533</u>	<u>(672,171)</u>
Extraordinary Item			
Loss on re-entered loan settlement agreement	-	(12,493,860)	12,493,860
Increase (decrease) in fund balance	<u>\$ 4,154,437</u>	<u>\$ (17,103,090)</u>	<u>\$ 21,257,527</u>

Total revenues for the fiscal year ended June 30, 2018 increased \$597,458 from the prior fiscal year. The increase is due to receiving a \$632,000 grant for the construction of bicycle lanes along the Cerritos Avenue corridor. The City's revenues from other agencies (grant monies) will fluctuate from year to year based on eligibility and availability.

In addition to project delays caused by a variety of issues (such as weather), total expenditures will tend to vary from year-to-year depending on the status of non-recurring projects such as public facility renovations and major infrastructure improvements such as storm drainage construction. During the prior fiscal year approximately \$8.6 million was expended on the City's storm drainage system as compared to less than \$200,000 in the current year. The year over year decline relates to completing work on a major pump station improvement project in the prior fiscal year.

The annual amounts shown as net transfers is comprised of transfers in from various funds of the City and two transfers from the General fund. The two annual General fund transfers represent the

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annual funding requirement approved by the City Council to fund current year projects, while the other component allocates monies for future infrastructure improvements that will be appropriated in upcoming years.

There was a major “one-time” event in the prior fiscal year with significant impacts on fund balance. The City settled a longstanding lawsuit with the State Department of Finance regarding the dissolution of the City’s Redevelopment Agency. The terms of the settlement allowed the City to retain ownership of the 13.3 acres of land held for future development, but the City was required to write-off nearly \$12.5 million in re-entered loans due from the State to the Successor Agency as part of the agreement. While the loss on the re-entered loans negatively impacted the City’s fund balance, the City retained ownership and control of the 13.3 acres of land for future development.

Sewer Enterprise Fund

The Sewer Enterprise fund accounts for the maintenance and improvements made to the City’s sewer system. The primary revenue source associated with this fund is fees collected from users of the sewer system. The Sewer fund is an enterprise fund in accordance with the requirements of GASB Statement No. 54 and all infrastructure assets associated with the sanitary sewer system are recorded as assets in the Sewer fund and the full-accrual method of accounting is used to account for sewer activities within the fund. The net position increased slightly less than \$1.2 million during the year. The following is a comparison of the enterprise activity in the fund for the past two years:

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CITY OF CYPRESS
Summary of Changes in Net Position
Business-type Activities - Sewer Enterprise Fund
For the fiscal year ended June 30, 2018 and 2017

	2018	2017	Change
Operating Revenues			
Charges for services	\$ 1,829,427	\$ 1,768,183	\$ 61,244
Other	5,713	2,721	2,992
Total Operating Revenues	<u>1,835,140</u>	<u>1,770,904</u>	<u>64,236</u>
Operating Expenditures			
Sewer Maintenance	156,106	247,707	(91,601)
Depreciation	546,481	396,571	149,910
Total Operating Expenditures	<u>702,587</u>	<u>644,278</u>	<u>58,309</u>
Non-Operating Revenues (Expenses)			
Property Taxes	30,885	24,060	6,825
From other agencies	43	46	(3)
Interest income	84,346	48,316	36,030
Interest expense	(93,150)	(62,565)	(30,585)
Total Non-operating Revenues	<u>22,124</u>	<u>9,857</u>	<u>12,267</u>
Increase (Decrease) in net position	<u>\$ 1,154,677</u>	<u>\$ 1,136,483</u>	<u>\$ 18,194</u>

Total Sewer fund operating revenues for the fiscal year ended June 30, 2018 increased by \$64,236 from the prior year primarily due to an increase in sewer fees. Sewer fees are charged to both residential and commercial accounts based on water consumption. During the past year, higher consumption due to abnormally warm and dry weather generated additional sewer fee revenue.

Maintenance expenditures significantly declined due to the City's specialized sewer truck, which is used to clean the system on a regular basis, reaching its end of life and becoming non-operational early in the fiscal year. This event was unexpected and the purchase of a replacement truck was initiated, but it takes approximately six to nine months for a new truck to be built, fully outfitted and delivered. As a result, the labor hours dedicated to operating the sewer truck and maintaining the system were far less than normal during the second half of the fiscal year.

Depreciation expense associated with sewer infrastructure assets increased by approximately \$150,000. Several major improvements outlined in the sewer master plan have gone "online" and have been capitalized in the last year. These system improvements will be depreciated over their estimated useful lives.

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Capital Asset and Debt Administration

Capital assets. The City's investment in capital assets as of June 30, 2018 amounts to \$183,298,185 (net of accumulated depreciation) and consists of \$163,293,741 for governmental activities and \$20,004,444 for business-type activities. The investment in capital assets for governmental activities includes land, buildings and improvements, vehicles and equipment, furniture and fixtures, roads, storm drains, sidewalks, street lights, and construction in progress. The investment in business-type activities is limited to the City's sanitary sewer system. The City's overall investment in capital assets increased during the past fiscal year by over \$6.7 million (2.2 percent) before depreciation. The following table summarizes capital asset activity for the fiscal year ended June 30, 2018.

Summary of Capital Assets
As of June 30, 2018 and 2017

	Governmental Activities		Business-type Activities		Total	
	2018	2017	2018	2017	2018	2017
Governmental Activities:						
Capital Assets, Not Depreciated:						
Land	\$ 9,734,882	\$ 8,274,856	\$ -	\$ -	\$ 9,734,882	\$ 8,274,856
Construction in Progress	996,100	3,753,958	762,528	-	1,758,628	3,753,958
Total, Not Depreciated	10,730,982	12,028,814	762,528	-	11,493,510	12,028,814
Capital Assets, Being Depreciated:						
Buildings and Improvements	33,832,327	30,647,487	-	-	33,832,327	30,647,487
Machinery and Equipment	10,732,305	8,249,126	-	-	10,732,305	8,249,126
Infrastructure	230,027,854	228,962,931	32,786,962	32,786,962	262,814,816	261,749,893
Total, Being Depreciated	274,592,486	267,859,544	32,786,962	32,786,962	307,379,448	300,646,506
Less Accumulated Depreciation:						
Buildings and Improvements	(16,852,989)	(15,942,997)	-	-	(16,852,989)	(15,942,997)
Machinery and Equipment	(6,080,272)	(6,487,269)	-	-	(6,080,272)	(6,487,269)
Infrastructure	(99,096,466)	(94,823,141)	(13,545,046)	(12,998,565)	(112,641,512)	(107,821,706)
Total Accumulated Depreciation	(122,029,727)	(117,253,407)	(13,545,046)	(12,998,565)	(135,574,773)	(130,251,972)
Total Depreciated, Net	152,562,759	150,606,137	19,241,916	19,788,397	171,804,675	170,394,534
Governmental Activities Capital Assets, Net	\$ 163,293,741	\$ 162,634,951	\$ 20,004,444	\$ 19,788,397	\$ 183,298,185	\$ 182,423,348

Major governmental activities capital asset transactions during the fiscal year ended June 30, 2018 included the following:

- Approximately nine acres of land, valued at nearly \$1.5 million, were donated to the City for construction of a new park.
- The net decrease to construction in progress is due to completing several major projects in the last year. This includes completion of Mackay Park, of which \$1.8 million in costs were incurred in prior fiscal years. Another \$700,000 was previously expended on the Cerritos Avenue Bike Corridor project, which was completed in the current fiscal year. Also completed in FY 2017-18 were the 800 megahertz radio equipment upgrade and the fiber optic connectivity project. Several projects remain incomplete at the end of the year, including median and drainage capacity improvements of approximately \$300,000, as well

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as building modernization, heating and air conditioning improvements and desktop computer upgrades.

- Additions to buildings and improvements include the aforementioned completion of Mackay Park and a \$150,000 conversion to rubberized play surfaces at Veterans and Willow parks.
- The increase to machinery and equipment is mainly attributable to the 800 megahertz radio equipment upgrade, as well as completing a major overhaul of the audio/video production equipment used to broadcast City Council meeting on cable television. The City also replaced two street sweepers, six Police Department vehicles, and installed replacement mobile audio/video systems in police vehicles.
- Infrastructure additions totaled approximately \$1 million and are comprised of both prior year construction in progress amounts as well as current year expenditures. The bulk of the completed project amounts relate to the Cerritos Avenue Bike Corridor, as well as various traffic signal improvements.

Major business-type activities capital asset transactions during the most recent fiscal year included the following:

- Construction in progress additions of approximately \$763,000 for sewer capacity and condition improvement projects at various locations which had not been completed as of fiscal year end.

Additional information on the City's capital assets can be found in the Capital Assets and Depreciation note (7) in the notes to the basic financial statements section of this report.

Long-Term debt. The City had total debt outstanding of \$58,326,110 at June 30, 2018. The following schedule summarizes the City's long-term liabilities.

Summary of Long-Term Debt
As of June 30, 2018 and 2017

	2018	2017	Change
Claims Payable	\$ 1,620,196	\$ 1,499,661	\$ 120,535
Compensated Absences	2,770,670	2,736,724	33,946
Retiree's Health Benefits	8,335,993	8,368,247	(32,254)
Lease Revenue Bonds	475,000	920,000	(445,000)
Accrued Pension Liability	45,256,290	39,494,878	5,761,412
Total	\$ 58,458,149	\$ 53,019,510	\$ 5,438,639

Long-term debt activity during the fiscal year ended June 30, 2018 included:

- Claims payable experienced a slight increase in both workers' compensation and general liability claims payable at year end. While the City was able to close out a few long

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outstanding workers' compensation claims during the past year, the projected costs for new claims and remaining amounts due on open claims exceeded the amount of the closed claims.

- A modest increase of \$33,946 in compensated absences occurred due to accruals earned during the year slightly exceeding leave usage and payoffs for the year. Compensated absence liabilities tend to remain largely unchanged in years where there are a handful of retirements or resignations of long-term employees which offset the growth in leave balances for current employees, such as in the past year.
- In conjunction with the implementation of GASB 75, the City had an actuarial valuation performed to determine the liability for other postemployment benefit (OPEB) plans as of June 30, 2018. The results of this actuarial valuation resulted in the City's liability for retiree's health benefits decreasing slightly to \$8,335,993. The change in liability from year to year is attributed to many factors, including the ongoing impact of the actuarial requirement of an "implied subsidy" which results when the premiums paid by both active employees and retirees are the same. In these situations, such as with the City, the underlying assumption is the value of benefits to retirees exceeds those provided to active employees.
- The scheduled principal payment on the 2001 Lease Revenue Bonds of \$445,000.
- The City's pension liability associated with its defined benefit plans increased by nearly \$5.8 million during the fiscal year ended June 30, 2018. These increases are directly attributable to the results of the annual actuarial valuations performed by the plan's administrator, CalPERS.

The City has set aside approximately \$3 million in the Employees Benefits Internal Service Fund to offset and pay a portion of both the OPEB and pension liabilities. However, these monies have not been placed in an irrevocable trust and therefore are not considered funded assets for actuarial purposes. In addition to these cash balances, \$10 million was invested in the City's newly established pension trust during the fiscal year ended June 30, 2018. These trust amounts are legally restricted and may only be used to pay annual pension obligations.

Additional information on the City's long-term debt, pension plans and other postemployment retirement benefits can be found in the Long-Term Debt note (8), the Public Employees' Retirement System (CalPERS) note (9) and the Post-Employment Health Care Benefits note (11) in the notes to the basic financial statements section of this report.

Economic Factors and their impact on future City Budgets

Cypress has achieved enviable fiscal health through strategic financial management and oversight. Its long history of fiscal discipline has enabled Cypress to weather economic downturns; maintain a commitment to first class infrastructure; and see Cypress repeatedly recognized as one of Southern California's best cities to raise a family. However, the City's strong financial condition is threatened due to several factors.

Pensions. Pension cost increases are shrinking city workforces, crowding-out programs for residents, and altering the way cities serve their communities.

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For several years, CalPERS has adjusted actuarial and discount rate assumptions to enhance its sustainability. While these changes improve the pension fund's long-term prospects, they place enormous pressure on member agencies' budgets by requiring higher payments each year. California's cities are struggling in the face of at least five consecutive years of pension cost increases.

Cypress' mandatory CalPERS payment will increase \$450,000 (11%) between FY 2017-18 and FY 2018-19 and will nearly double to over \$7 million between FY 2017-18 and FY 2022-23.

Sales Tax. Compounding the pressure CalPERS places on the City's finances, Cypress' revenues are nearly 20% below their pre-recessionary high and our largest source of revenue, Sales Tax, is stagnant.

Sales Tax comprises nearly 40 percent of Cypress' General Fund and has remained flat since Fiscal Year 2008-09 while General Fund expenditures have increased 13.5%. In the preceding decade (which included the Great Recession), Sales Tax grew 50%.

Loss of Local Control and Cost Management. One of the gravest challenges cities face is the loss of local control. Often it manifests as State laws/regulations that usurp local laws. Most recently cities' local control has been eroded by a series of new State housing laws.

The loss of local control can also present itself as a financial challenge, as it has with rising CalPERS costs. As pension costs – which cities are contractually obligated to pay even in bankruptcy – consume an ever-greater portion of our budgets, cities lose control over how limited resources are spent to serve their respective communities.

As cities fight to retain control over their finances, alternative service delivery models are among our best tools. In Cypress, this includes service and professional service contracts, part-time employees, and regional partnerships.

In FY 2017-18, 10 employees took advantage of a retirement incentive designed to give the City more flexibility to consider alternative service delivery models to contain costs. The reorganization of the Community Development Maintenance Division is one significant cost management opportunity arising from the flexibility the retirement incentive afforded.

Outlook. The one-two punch of limited revenue growth and rising CalPERS costs presents a new economic reality: Cypress is losing the ability to make substantial infrastructure investments without impacting services for residents.

Cypress' reserves remain healthy and the City is prepared to withstand an economic shock without drastic service reductions, but the ongoing challenges of rising pension costs and stagnant Sales Tax revenues cannot be resolved with the use of reserves.

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In response to these challenges, in FY 2017-18 the City Council adopted the following Financial Strategies designed to ensure the City's short-term and long-term fiscal health.

- The Budget will be balanced and focus on long-term sustainability
- Reserves and fund balances will be maintained prudently
- Available resources and the Strategic Plan will determine service levels
- Continue to invest in the maintenance of facilities and infrastructure
- Financial decisions will be transparent to the public

Future annual budgets will incorporate these strategies and a detailed Five-Year General Fund Forecast to thoroughly examine the challenges resulting from CalPERS increases, Sales Tax revenue declines and balancing the impacts of losing local control, among other issues.

In addition to establishing the Financial Strategies, the City Council has taken several actions to ensure Cypress continues to be one of the most financially stable cities in California while still being able to make responsible investments in employees and infrastructure. These City Council actions include:

- Investing \$10 million in a pension trust to offset the City's unfunded pension liabilities
- Surveying the community about City services. The survey provides useful information regarding the relative impact and value of services in light of financial challenges
- Updating user fees, park impact fees, and traffic impact fees for the first time in a decade
- Reviewing the City's economic development programs

Revenues. The City's projected revenues for FY 2018-19 are \$38.5 million and do not include any tax rate increases from the previous year. The FY 2018-19 revenues included in the budget are approximately 3.3 percent more than the FY 2017-18 adopted revenue budget.

Revenues have been projected conservatively and realistically, taking into account the best information available from the City's sales tax consultant, the League of California Cities, the State Department of Finance, year-to-date receipts, and economic forecasts.

The City's largest General fund revenue sources remain Sales Tax (\$10.8 million) and Property Tax (\$9.9 million including State backfills). Together, these two sources comprise nearly 67% of General Fund revenues. Aside from the concerns regarding Sales Tax, the City's revenues remain largely healthy and continue to benefit from the ongoing economic recovery.

Expenditures. FY 2018-19 expenditures accomplish Strategic Plan goals and operating costs grow modestly in response to future challenges. Major expenditure highlights in the FY 2018-19 Budget are as follows:

- ♦ Maintaining current service levels with eight fewer full-time positions.
- ♦ Funding increased CalPERS pension costs of \$450,000

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- ◆ Incorporating negotiated employee salary and benefit increases
- ◆ Year one of the City's updated Seven Year Capital Improvement Program totals \$9.2 million, of which nearly \$1.9 million is being funded with General Fund/Infrastructure Reserve Fund/CIP Fund monies, \$6.5 million is funded with legally restricted monies, and \$0.8 million is funded by Sewer Fund monies.
- ◆ Capital Outlay funding of just short of \$275,000 to acquire and/or replace computer software/hardware items, various tools and equipment, and the replacement of three vehicles. The majority of capital outlay amounts are being funded with restricted special revenue funds and/or accumulated monies previously set-aside in the equipment replacement/technology investment internal service funds.

FY 2018-19 Budget achieves the City Council's policies and priorities through the strategic use of limited resources. It recommends a constrained approach to municipal operations and ensures sufficient resources are available to maintain service levels and address the City's infrastructure needs. The Budget focuses on core municipal operations, seeks to invest the community's resources in projects with high returns, and continues to address the significant financial challenges we face over the next several years (stagnant Sales Taxes and pension cost increases).

The City Council's commitment to conservative and transparent financial management has positioned the community for continued prosperity – although not without hard choices. We must protect Cypress' legacy of sustainable growth, political stability, skilled leadership, and invest in partnerships with our employees.

Requests for Information

This financial report is designed to provide a general overview of the financial position of the City for all interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department, 5275 Orange Avenue, Cypress, CA 90630.

BASIC FINANCIAL STATEMENTS

CITY OF CYPRESS

STATEMENT OF NET POSITION

June 30, 2018

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and investments	\$ 124,886,310	\$ 6,377,943	\$ 131,264,253
Restricted cash and investments	10,582,399	-	10,582,399
Receivables:			
Taxes	2,871,270	75	2,871,345
Interest	480,399	23,239	503,638
Notes, net of allowance	260,396	-	260,396
Other	1,465,383	-	1,465,383
Prepaid items	186,645	150,882	337,527
Inventory	50,453	-	50,453
Due from Successor Agency	3,889,186	-	3,889,186
Assets available for resale	14,051,078	-	14,051,078
Internal balances	5,000,000	(5,000,000)	-
Capital assets			
Non-depreciable:			
Land	9,734,882	-	9,734,882
Construction in progress	996,100	762,528	1,758,628
Depreciable, net of accumulated depreciation:			
Building and improvements	16,979,338	-	16,979,338
Machinery and equipment	4,652,033	-	4,652,033
Infrastructure	130,931,388	19,241,916	150,173,304
TOTAL ASSETS	<u>327,017,260</u>	<u>21,556,583</u>	<u>348,573,843</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount from pension plans	12,098,340	-	12,098,340
Deferred amount from OPEB	8,658	-	8,658
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>12,106,998</u>	<u>-</u>	<u>12,106,998</u>
LIABILITIES			
Accounts payable and other accrued liabilities	3,245,900	88,808	3,334,708
Unearned revenue	259,549	-	259,549
Due to other governments	110,066	-	110,066
Accrued interest	11,875	-	11,875
Long-term liabilities:			
Due within one year			
Claims payable	405,000	-	405,000
Bonds payable	475,000	-	475,000
Compensated absences	693,000	-	693,000
Due in more than one year			
Claims payable	1,215,196	-	1,215,196
Retirees' health payable	8,335,993	-	8,335,993
Compensated absences	2,077,670	-	2,077,670
Net pension liability	45,256,290	-	45,256,290
TOTAL LIABILITIES	<u>62,085,539</u>	<u>88,808</u>	<u>62,174,347</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred amount from pension plans	1,609,603	-	1,609,603
Deferred amount from OPEB	271,753	-	271,753
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>1,881,356</u>	<u>-</u>	<u>1,881,356</u>
NET POSITION			
Net investment in capital assets	162,818,741	20,004,444	182,823,185
Restricted:			
Pension trust	10,040,356	-	10,040,356
Public safety	2,433,849	-	2,433,849
Public works	10,800,605	-	10,800,605
Recreation	10,578,340	-	10,578,340
Sanitary sewer	-	1,463,331	1,463,331
Other	2,681,748	-	2,681,748
Unrestricted	75,803,724	-	75,803,724
TOTAL NET POSITION	<u>\$ 275,157,363</u>	<u>\$ 21,467,775</u>	<u>\$ 296,625,138</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF ACTIVITIES

For the fiscal year ended June 30, 2018

	Program Revenues				Net (Expense) Revenues and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	
Governmental Activities:							
General government	\$ 4,634,173	\$ 477,787	\$ 26,561	\$ 80,137	\$ (4,049,688)	\$ -	\$ (4,049,688)
Community development	2,545,902	1,125,447	246,606	-	(1,173,849)	-	(1,173,849)
Public safety	17,185,826	221,319	739,130	-	(16,225,377)	-	(16,225,377)
Public works	13,608,594	723,444	2,205,568	949,192	(9,730,390)	-	(9,730,390)
Recreation	5,296,640	1,509,692	407,439	-	(3,379,509)	-	(3,379,509)
Interest on long-term debt	25,145	-	-	-	(25,145)	-	(25,145)
Total Governmental Activities	43,296,280	4,057,689	3,625,304	1,029,329	(34,583,958)	-	(34,583,958)
Business-type Activities:							
Sewer	795,737	1,829,427	43	-	-	1,033,733	1,033,733
Total	\$ 44,092,017	\$ 5,887,116	\$ 3,625,347	\$ 1,029,329	\$ (34,583,958)	\$ 1,033,733	\$ (33,550,225)
General Revenues:							
Taxes:							
Property tax, levied for general purpose					5,373,717	-	5,373,717
Property tax, levied for recreation purposes					5,133,137	-	5,133,137
Property tax, levied for lighting purposes					1,173,368	-	1,173,368
Property tax, levied for sewer purposes					-	30,885	30,885
Property tax, backfill of vehicle license fees					4,429,211	-	4,429,211
Sales tax					11,141,720	-	11,141,720
Transient occupancy tax					2,836,842	-	2,836,842
Franchise tax					1,660,665	-	1,660,665
Other taxes					1,728,281	-	1,728,281
Total taxes					33,476,941	30,885	33,507,826
Investment earnings					1,281,234	84,346	1,365,580
Contributed Capital					1,460,026	-	1,460,026
Miscellaneous					55,078	5,713	60,791
Total General Revenues					36,273,279	120,944	36,394,223
Change in Net Position					1,689,321	1,154,677	2,843,998
Net Position at Beginning of Year (As Restated)					273,468,042	20,313,098	293,781,140
Net Position at End of Year					\$ 275,157,363	\$ 21,467,775	\$ 296,625,138

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

BALANCE SHEET
GOVERNMENTAL FUNDS

June 30, 2018

	Major Funds	
	General	Special Revenue Recreation and Park District
ASSETS		
Cash and investments	\$ 14,297,459	\$ 12,988,158
Restricted cash and investments	19,843	-
Receivables:		
Taxes	2,563,719	43,563
Interest	348,918	56,939
Notes, net of allowance	116,641	-
Other	546,978	106,871
Prepays	54,299	25,300
Inventory	-	713
Due from other funds	44,976	-
Advances to other funds	-	-
Due from Successor Agency	-	-
Assets available for resale	-	-
TOTAL ASSETS	\$ 17,992,833	\$ 13,221,544
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES		
LIABILITIES:		
Accounts payable and other accrued liabilities	\$ 1,564,582	\$ 323,096
Unearned revenue	128,454	94,095
Due to other funds	-	-
Due to other governments	110,066	-
TOTAL LIABILITIES	1,803,102	417,191
DEFERRED INFLOWS OF RESOURCES:		
Unavailable revenue	31,346	-
TOTAL DEFERRED INFLOWS OF RESOURCES	31,346	-
FUND BALANCES:		
Nonspendable	54,299	26,013
Restricted	73,252	10,578,340
Committed	7,152,556	-
Assigned	8,018,278	2,200,000
Unassigned	860,000	-
TOTAL FUND BALANCES	16,158,385	12,804,353
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES	\$ 17,992,833	\$ 13,221,544

See Accompanying Notes to the Basic Financial Statements.

Major Funds (Continued)			
Special Revenue	Capital Projects	Nonmajor Governmental	
Streets	City	Funds	Total
\$ 4,928,585	\$ 54,253,508	\$ 9,452,819	\$ 95,920,529
-	-	522,200	542,043
254,011	-	9,977	2,871,270
19,373	-	31,190	456,420
-	-	143,755	260,396
68,340	250,884	67,202	1,040,275
-	37,500	-	117,099
-	-	-	713
-	-	-	44,976
-	5,000,000	-	5,000,000
-	3,889,186	-	3,889,186
-	12,629,370	1,421,708	14,051,078
<u>\$ 5,270,309</u>	<u>\$ 76,060,448</u>	<u>\$ 11,648,851</u>	<u>\$ 124,193,985</u>
\$ 90,895	\$ 376,406	\$ 127,006	\$ 2,481,985
-	37,000	-	259,549
29,478	-	15,498	44,976
-	-	-	110,066
<u>120,373</u>	<u>413,406</u>	<u>142,504</u>	<u>2,896,576</u>
68,340	288,384	-	388,070
<u>68,340</u>	<u>288,384</u>	<u>-</u>	<u>388,070</u>
-	-	-	80,312
5,081,596	-	10,668,518	26,401,706
-	10,568,404	-	17,720,960
-	64,790,254	837,829	75,846,361
-	-	-	860,000
<u>5,081,596</u>	<u>75,358,658</u>	<u>11,506,347</u>	<u>120,909,339</u>
<u>\$ 5,270,309</u>	<u>\$ 76,060,448</u>	<u>\$ 11,648,851</u>	<u>\$ 124,193,985</u>

CITY OF CYPRESS

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION

June 30, 2018

Fund Balances of Governmental Funds	\$ 120,909,339
Amounts reported for governmental funds in the Balance Sheet differ from the amounts reported in the Statement of Net Position for governmental activities due to the following:	
Capital assets of governmental activities are not financial resources and, therefore, are not reported in the governmental funds. Except for the internal service fund amount of \$4,899,738 which is included in the amount reported below, the capital assets net of accumulated depreciation were equal to the following amount.	158,394,003
Interest expenditures are recognized when due, and therefore, accrued interest payable is not recorded in the governmental funds.	(11,875)
Long-term receivables are not current available resources and, therefore, are offset by a deferred inflow of resources amounts equal to the receivable in the governmental funds.	388,070
Long-term liabilities are not reported in the governmental funds.	(475,000)
Internal service funds are used by management to charge the costs of certain activities (including central services, employee benefits, liability insurance, and workers compensation insurance) to individual funds. The assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the internal service funds are included in the Statement of Net Position for governmental activities.	<u>(4,047,174)</u>
Net Position of Governmental Activities	<u><u>\$ 275,157,363</u></u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

For the fiscal year ended June 30, 2018

	<u>Major Funds</u>	
	<u>General</u>	<u>Special Revenue</u>
REVENUES:		
Taxes	\$ 27,495,005	\$ 5,133,137
Licenses and permits	675,894	-
Fines and forfeitures	160,212	-
From use of property	1,044,870	313,632
From other agencies	385,870	100,424
Charges for services	2,887,855	1,357,379
Other revenue	508,432	121,201
	<u>33,158,138</u>	<u>7,025,773</u>
TOTAL REVENUES		
EXPENDITURES:		
Current:		
General government	4,037,765	-
Community development	2,280,610	-
Public safety	15,544,497	-
Public works	5,776,016	-
Recreation	-	4,498,225
Capital outlay	-	1,406,693
Debt service:		
Principal retired	-	-
Interest and charges	-	-
	<u>27,638,888</u>	<u>5,904,918</u>
TOTAL EXPENDITURES		
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>5,519,250</u>	<u>1,120,855</u>
OTHER FINANCING SOURCES (USES):		
Transfers in	880,322	2,200,000
Transfers out	(9,475,000)	(570,531)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(8,594,678)</u>	<u>1,629,469</u>
NET CHANGE IN FUND BALANCES	(3,075,428)	2,750,324
FUND BALANCES - BEGINNING OF YEAR	<u>19,233,813</u>	<u>10,054,029</u>
FUND BALANCES - END OF YEAR	<u>\$ 16,158,385</u>	<u>\$ 12,804,353</u>

See Accompanying Notes to the Basic Financial Statements.

Major Funds (Continued)			
Special Revenue	Capital Projects	Nonmajor Governmental	
Streets	City	Funds	Total
\$ -	\$ -	\$ 1,253,508	\$ 33,881,650
-	-	-	675,894
-	-	115,697	275,909
68,585	80,179	152,769	1,660,035
2,398,127	763,257	208,880	3,856,558
131,211	-	323,756	4,700,201
-	-	71,963	701,596
<u>2,597,923</u>	<u>843,436</u>	<u>2,126,573</u>	<u>45,751,843</u>
-	-	-	4,037,765
-	-	70,849	2,351,459
-	-	217,521	15,762,018
1,445,614	1,981,573	878,547	10,081,750
-	-	-	4,498,225
220,717	647,788	-	2,275,198
-	-	445,000	445,000
-	-	36,826	36,826
<u>1,666,331</u>	<u>2,629,361</u>	<u>1,648,743</u>	<u>39,488,241</u>
931,592	(1,785,925)	477,830	6,263,602
-	5,940,362	-	9,020,684
(927,152)	-	(1,180,303)	(12,152,986)
<u>(927,152)</u>	<u>5,940,362</u>	<u>(1,180,303)</u>	<u>(3,132,302)</u>
4,440	4,154,437	(702,473)	3,131,300
5,077,156	71,204,221	12,208,820	117,778,039
<u>\$ 5,081,596</u>	<u>\$ 75,358,658</u>	<u>\$ 11,506,347</u>	<u>\$ 120,909,339</u>

CITY OF CYPRESS

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO
THE STATEMENT OF ACTIVITIES

For the fiscal year ended June 30, 2018

Net Change in Fund Balances - Total Governmental Funds	\$	3,131,300
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Amounts reported for governmental activities in the Statement of Activities differ from the amounts reported in the Statement of Revenues, Expenditures, and Changes in Fund Balances as follows:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense, or are allocated to the appropriate functional expense when the cost is below the capitalization threshold. This activity is reconciled as follow:

Cost of assets capitalized		3,735,224
Depreciation expense (less \$496,196 recorded in the Internal Service Funds)		(5,186,568)

Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the Statement of Net Position, however, issuing debt increases long-term liabilities and does not affect the Statement of Activities. Similarly, repayment of principal is an expenditure in the governmental funds but merely reduces the liability in the Statement of Net Position. This amount represents the net change in bonds payable.

445,000

Certain revenues in the governmental funds are classified as deferred inflows of resources because they are not collected within the prescribed time period after year-end to provide for current operations. However, the revenues are included under the accrual basis used in the government-wide statements and are as follows:

Accounts receivable		(727,095)
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In the Statement of Activities, interest on long-term debt is not recognized under the modified accrual basis of accounting until due, rather than as it accrues. This amount represents the net change in the interest payable.

11,681

Internal service funds are used by management to charge the costs of certain activities (including central services, employee benefits, liability insurance, and workers compensation insurance) to individual funds. The changes in net position of the internal service funds are reported with governmental activities.

279,779

Change in Net Position of Governmental Activities	\$	<u><u>1,689,321</u></u>
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See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF NET POSITION
PROPRIETARY FUNDS

June 30, 2018

	Business-type Activities - Enterprise Funds	Governmental Activities - Internal Service Funds
	Sewer Fund	
	<u> </u>	<u> </u>
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents	\$ 6,377,943	\$ 28,965,781
Restricted cash and cash equivalents	-	10,040,356
Receivables:		
Taxes	75	-
Interest	23,239	23,979
Other	-	425,108
Prepaid items	150,882	69,546
Inventory	-	49,740
TOTAL CURRENT ASSETS	<u>6,552,139</u>	<u>39,574,510</u>
NON-CURRENT ASSETS:		
Construction in progress	762,528	247,705
Equipment (Net)	-	4,652,033
Infrastructure (Net)	19,241,916	-
TOTAL NON-CURRENT ASSETS	<u>20,004,444</u>	<u>4,899,738</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amount from pension plans	-	12,098,340
Deferred amount from OPEB	-	8,658
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>-</u>	<u>12,106,998</u>
LIABILITIES		
CURRENT LIABILITIES:		
Accounts payable and other accrued liabilities	88,808	763,915
Claims payable	-	405,000
Compensated absences, current portion	-	693,000
TOTAL CURRENT LIABILITIES	<u>88,808</u>	<u>1,861,915</u>
LONG-TERM LIABILITIES:		
Advances from other funds	5,000,000	-
Claims payable	-	1,215,196
Retirees' health payable	-	8,335,993
Compensated absences	-	2,077,670
Net pension liability	-	45,256,290
TOTAL LONG-TERM LIABILITIES	<u>5,000,000</u>	<u>56,885,149</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred amount from pension plans	-	1,609,603
Deferred amount from OPEB	-	271,753
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>-</u>	<u>1,881,356</u>
NET POSITION		
Investment in capital assets	20,004,444	4,899,738
Restricted:		
Pension trust	-	10,040,356
Sanitary sewer	1,463,331	-
Unrestricted	-	(18,987,268)
TOTAL NET POSITION	<u>\$ 21,467,775</u>	<u>\$ (4,047,174)</u>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF REVENUES, EXPENSES AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS

For the fiscal year ended June 30, 2018

	Business-type Activities - Enterprise Funds	Governmental Activities - Internal Service Funds
	Sewer Fund	
	<hr/>	<hr/>
OPERATING REVENUES:		
Charges for services	\$ 1,829,427	\$ 16,063,051
Other revenue	5,713	30,040
TOTAL OPERATING REVENUES	<hr/> 1,835,140 <hr/>	<hr/> 16,093,091 <hr/>
OPERATING EXPENSES:		
Personnel services	-	1,154,318
Contractual services	-	11,552,855
Supplies and other services	-	5,566,170
Claim payments and changes in estimates	-	362,921
Sewer maintenance	156,106	-
Depreciation	546,481	496,196
TOTAL OPERATING EXPENSES	<hr/> 702,587 <hr/>	<hr/> 19,132,460 <hr/>
OPERATING INCOME	<hr/> 1,132,553 <hr/>	<hr/> (3,039,369) <hr/>
NON-OPERATING REVENUES (EXPENSES):		
Taxes	30,885	
From other agencies	43	
Interest income	84,346	184,795
Interest expense	(93,150)	-
Donated capital assets	-	11,450
Loss on disposal of equipment	-	(9,399)
TOTAL NON-OPERATING REVENUES (EXPENSES)	<hr/> 22,124 <hr/>	<hr/> 186,846 <hr/>
INCOME BEFORE TRANSFERS	<hr/> 1,154,677 <hr/>	<hr/> (2,852,523) <hr/>
TRANSFERS:		
Transfers in	-	3,132,302
TOTAL TRANSFERS	<hr/> - <hr/>	<hr/> 3,132,302 <hr/>
CHANGE IN NET POSITION	1,154,677	279,779
NET POSITION - BEGINNING OF YEAR (As Restated)	<hr/> 20,313,098 <hr/>	<hr/> (4,326,953) <hr/>
NET POSITION - END OF YEAR	<hr/> <u>\$ 21,467,775</u> <hr/>	<hr/> <u>\$ (4,047,174)</u> <hr/>

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS

For the fiscal year ended June 30, 2018

	Business-type Activities - Enterprise Funds	Governmental Activities - Internal Service Funds
	Sewer Fund	
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from users	\$ 1,829,890	\$ 16,907,678
Cash payments to suppliers for goods and services	(291,100)	(13,401,691)
Cash payments to employees	(70,111)	(1,153,743)
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>1,468,679</u>	<u>2,352,244</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
From taxes and other agencies	30,928	-
Transfers in	-	3,132,302
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	<u>30,928</u>	<u>3,132,302</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from disposal of capital assets	-	25,967
Acquisition of capital assets	(762,528)	(2,630,246)
NET CASH USED BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(762,528)</u>	<u>(2,604,279)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest on investments	84,346	184,795
Interest expense	(93,150)	-
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	<u>(8,804)</u>	<u>184,795</u>
INCREASE (DECREASE) IN CASH AND INVESTMENTS	728,275	3,065,062
CASH AND INVESTMENTS - BEGINNING OF YEAR	<u>5,649,668</u>	<u>35,941,075</u>
CASH AND INVESTMENTS - END OF YEAR	<u>\$ 6,377,943</u>	<u>\$ 39,006,137</u>
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating income	\$ 1,132,553	\$ (3,039,369)
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	546,481	496,196
Changes in assets and liabilities:		
Accounts receivable decreased (increased)	(5,300)	(26,129)
Prepaid items decreased (increased)	50	783,465
Inventory decreased (increased)	-	563
Deferred outflows decreased (increased)	-	(2,305,173)
Accounts payable and other accrued liabilities increased (decreased)	(205,105)	230,082
Insurance claims payable increased (decreased)	-	120,535
Accrued retirees' health payable increased (decreased)	-	793,210
Accrued leave payable increased (decreased)	-	(791,518)
Accrued pension liability increased (decreased)	-	5,761,412
Deferred inflows increased (decreased)	-	328,970
TOTAL ADJUSTMENTS	<u>336,126</u>	<u>5,391,613</u>
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>\$ 1,468,679</u>	<u>\$ 2,352,244</u>
NON-CASH CAPITAL ACTIVITIES:		
Donated Capital Assets	\$ -	\$ 11,450

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF FIDUCIARY NET POSITION
FIDUCIARY FUNDS

June 30, 2018

	Successor Agency to the City of Cypress Redevelopment Agency Private Purpose Trust Fund	Agency Funds
ASSETS		
Cash and cash equivalents	\$ 2,273,628	\$ 3,854,261
Restricted cash and investments	-	162,843
Interest receivable	13,184	9,274
Accounts receivable		42,080
Prepaid items	-	100,766
Notes receivable	399,299	-
TOTAL ASSETS	2,686,111	\$ 4,169,224
LIABILITIES		
Accounts payable and other accrued liabilities	74	\$ 1,169,322
Interest payable	6,647	-
Deposits	-	1,181,229
Due to other governments	-	990,753
Due to bondholders	-	827,920
Long-term liabilities		
Due within one year	2,000,000	-
Due in more than one year	1,882,539	-
TOTAL LIABILITIES	3,889,260	\$ 4,169,224
NET POSITION HELD IN TRUST	\$ (1,203,149)	

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
FIDUCIARY FUNDS

For the fiscal year ended June 30, 2018

	Successor Agency to the City of Cypress Redevelopment Agency Private Purpose Trust Fund
	Fund
ADDITIONS:	
Taxes	\$ 1,896,201
Investment Income	48,712
Other Revenue	-
TOTAL ADDITIONS	1,944,913
DEDUCTIONS:	
Personal Services	8,496
Reimbursement to City	135
Interest	80,179
TOTAL DEDUCTIONS	88,810
CHANGE IN NET POSITION	1,856,103
NET POSITION - BEGINNING OF YEAR	(3,059,253)
NET POSITION - END OF YEAR	\$ (1,203,150)

See Accompanying Notes to the Basic Financial Statements.

CITY OF CYPRESS

Notes to the Basic Financial Statements

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies

A. Reporting Entity

The City of Cypress (City) is a municipal corporation, incorporated in 1956, and governed by an elected five-member council which, along with the Cypress Recreation and Park District (District), comprise the reporting entity. As required by generally accepted accounting principles, these financial statements present the City and any component units, entities for which the City is considered to be financially accountable. The District, although a legally separate entity, is in substance part of the City's operations and, accordingly, District data are combined with the data of the City within these financial statements. The balances and transactions of the District are blended within this report in all fund types except the General Fund. Separate financial statements are prepared for the District and are available from the City. A description of the District and discussion of the criteria used for inclusion in the reporting entity follows.

Cypress Recreation and Park District

The Cypress Recreation and Park District was formed in 1949 to provide park and recreational facilities for the areas now known as the Cities of Cypress and La Palma and adjacent unincorporated areas plus small portions of the adjacent cities of Los Alamitos, Buena Park and Anaheim. The District was under the control of the Orange County Board of Supervisors until 1971, when the City of La Palma and the other aforementioned cities withdrew from the District. On June 29, 1971, the District was established as a subsidiary district of the City, effective July 1, 1971. The members of the City Council act as the governing board of the District. The District is managed by employees of the City and overhead expenses are billed to the District each year. The fiscal year-end is June 30, the same as the City.

B. Accounting and Reporting Policies

The City has conformed to the pronouncements of the Governmental Accounting Standards Board (GASB), which are primary authoritative statements of accounting principles generally accepted in the United States of America applicable to state and local governments.

C. Basis of Accounting, Measurement Focus and Financial Statement Presentation

Government –Wide Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the primary government and its component units. Generally, the effect of interfund activity has been removed from the government-wide financial statements, except for interfund services provided and used. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are expenses that are clearly identifiable with a specific program, project, function or segment. Program revenues of the City include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment of the City. Internally dedicated resources are reported as general revenues rather than as program revenues.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting, Measurement Focus and Financial Statement Presentation (Continued)

Likewise, general revenues include all taxes and other items that are properly not included among program revenues.

The government-wide financial statements are reported using the flow of economic resources measurement focus and the accrual basis of accounting. With the flow of economic resources measurement focus, all assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the government are included on the statement of net position. Net position is segregated into three primary components: net investment in capital assets, restricted net position and unrestricted net position. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the providers have been met.

Governmental Fund Financial Statements

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With the current financial resources measurement focus, only current assets and deferred outflows of resources, and current liabilities and deferred inflows of resources, are generally included on the balance sheet. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to other long-term liabilities, are recorded only when payment is due.

Property taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual, and are therefore recognized as revenues of the current fiscal period. Grant funds earned but not received are reported as a receivable and deferred inflow of resources, and grant funds received before the revenue recognition criteria have been met are reported as unearned revenue. Other revenue items are considered to be measurable and available only when cash is received by the City.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

The City reports the following major governmental funds:

The General Fund – The General Fund is the City's primary operating fund and accounts for all financial resources of the general government, except those required to be accounted for in another fund.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting, Measurement Focus and Financial Statement Presentation (Continued)

The Recreation and Park District Special Revenue Fund – This fund accounts for all resources, operating and capital project activity of the Cypress Recreation and Park District. The primary resources of the District include a portion of the base property tax rate and user fee revenues.

The Streets Special Revenue Fund – This fund accounts for receipts and expenditures of money apportioned under the State of California Streets and Highway Code Sections 2103, 2105, 2106, 2107 and 2107.5; Measure “M2” money from Orange County; and Traffic Mitigation Fees charged by the City.

The City Capital Projects Fund – This fund accounts for construction of major transportation infrastructure and public facilities. The resources of the fund are limited to transfers from the City’s General fund and grant reimbursements for eligible projects.

The City reports the following major proprietary fund:

Sewer Fund – This fund accounts for all the operating and capital project activities associated with the City’s sanitary sewer system. The resources of the fund are primarily fees charged to the users of the system.

Additionally, the City reports the following fund types:

Governmental Funds

Special Revenue Funds – These funds account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

Debt Service Fund – The Debt Service fund is used to account for the servicing of long-term debt of the City that is being reimbursed by the Successor Agency.

Proprietary Funds

Internal Service Funds – Internal Service Funds are used to account for the financing of goods or services provided by one department of the City to other departments or agencies of the City on a pro-rata cost-sharing basis. The City currently uses internal service funds for the following activities: central services (which includes print shop, information systems, phone and equipment maintenance, building and grounds maintenance for the City’s Civic Center and Corporate Yard, fleet maintenance for City vehicles and equipment, and for accumulating and expending monies for capital equipment acquisition and replacement), recreation central services (which includes the District’s maintenance of equipment and the accumulation and expending of monies for the acquisition and replacement of District capital equipment items), employees’ benefits, general liability insurance, and workers’ compensation.

Proprietary funds are accounted for using the “economic resources” measurement focus and use the accrual basis of accounting. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. All proprietary funds are accounted for on a cost of services or “economic resources” measurement focus. This means that all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on the statement of net position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

C. Basis of Accounting, Measurement Focus and Financial Statement Presentation (Continued)

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise fund are charges to customers for use of the sanitary sewer system, while the principal operating revenues of the internal service funds are charges to departments in the governmental funds of the City for services. Operating expenses for the enterprise fund and the internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

The City's internal service funds are presented in the proprietary funds financial statements. Because the principal users of the internal services are the City's governmental activities, the financial statements of the internal service funds are consolidated into the governmental activities column when presented in the government-wide financial statements. To the extent possible, the cost of these services is reported in the appropriate functional activity (general government, public safety, public works, etc.)

Fiduciary Funds

Agency Funds – Agency funds are used to account for various activities in which the City acts as an agent. The Agency Funds are custodial in nature (assets equal liabilities) and do not involve measurement of results of operations. The City's agency funds include amounts held for developer deposits, cash held with fiscal agent for non-city debt obligations, and amounts held on behalf of the West Cities Communication Center Joint Powers Authority.

Private-Purpose Trust Funds – Private-Purpose Trust funds are used to account for the activities of the Successor Agency to the Cypress Redevelopment Agency in which the City acts as an agent. The private-purpose fiduciary fund is accounted for using the economic resources measurement focus and uses the accrual basis of accounting. With the flow of economic resources measurement focus, all assets and liabilities associated with the Successor Agency are included on the statement of net position. Net position is reported as net position held in trust. Under the accrual basis of accounting, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

D. Cash and Investments

Investments are classified within the financial statements as "Cash and investments" and are stated at fair value, which is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. All investment income, including changes in the fair value of investments, is recognized as revenue in the operating statement.

All cash and investments of proprietary funds are held in the City's investment pool. Therefore, all cash and investments in the proprietary funds are considered cash and cash equivalents for purposes of the statement of cash flows as these cash pools have the general characteristics of a demand deposit account.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

D. Cash and Investments (Continued)

Restricted Cash and Investments

The City established a Post-Employment Benefits Trust as a tax-exempt trust within the meaning of Section 115 of the Internal Revenue Service Code to accumulate resources for the CalPERS pension obligations. The trust may also be used to stabilize the amount of General Fund resources needed to meet future required contributions to CalPERS. The balances and activities of the Trust are irrevocably dedicated to funding future obligations to CalPERS. These amounts are reflected as restricted cash and investments in the Employees' Benefit Fund.

E. Inventories and Prepaid Amounts

Inventories are valued at average cost and consist primarily of central stores, automotive parts and equipment, fuels, lubricants and other miscellaneous materials and supplies. The City follows the consumption method for inventory control whereby inventory items are reported as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to a future accounting period and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are recorded as expenditures/expenses when consumed rather than when purchased.

F. Advances to Other Funds

Long-term interfund advances are reported as a receivable in the advancing fund and a long-term liability is recorded in the fund receiving the advance.

G. Capital Assets

Capital assets, which include land, machinery and equipment (vehicles, computers, etc.), buildings and improvements, and infrastructure assets (street systems, storm drains, sewer systems, etc.), are reported in governmental activities column of the government-wide financial statements. Capital assets are defined by the City as all land and buildings, vehicles, computers and equipment with an initial individual cost of more than \$1,000; and improvements and infrastructure assets with costs of more than \$10,000 and a life in excess of one year. Purchased or constructed assets are recorded at historical cost or estimated historical cost. Donated or annexed capital assets are recorded at acquisition value at the date of donation or annexation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Depreciation is recorded in the government-wide financial statements on a straight-line basis over the estimated useful life of the assets as follows:

Building and Improvements	10 to 40 years
Machinery and Equipment	3 to 10 years
Infrastructure	20 to 65 years

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

H. Compensated Absences

Compensated leave for all permanent employees is paid by the Employees' Benefit Internal Service Fund. The accrued leave payable represents the estimated liability for all accrued vacation, compensatory time, and 50% of the sick leave, as noted below, for all employees of the reporting entity. However, amounts greater than 50% of the sick leave has been accrued for certain Police Association members eligible for Service Retirement. The Employee Benefit Fund is funded by payroll charges to other funds based on benefits earned during that year. Compensated absences are primarily considered a long-term liability, as accruals earned in each fiscal year are generally sufficient to cover leave taken during the same fiscal year. An estimate has been made for the portion of the liability at fiscal year end that will be due within one year for any employees terminating employment and receiving a payoff of their accrued leave balances.

Permanent employees may accumulate unlimited sick leave hours. Employees with 5 years of service terminated for any reason, and having 60 days or more of accumulated sick leave (equal to 480 hours), will be paid for 50% of their accumulated sick leave. Employees with more than 5 years of service terminated for any reason, and having between 240 hours and 480 hours, will be paid for 50% of their accumulated sick leave in excess of 240 hours. Employees having less than 240 hours will not be paid for their accumulated sick leave. The accumulation of vacation leave is generally limited to twice an employees' annual accrual. Employees who terminate for any reason are paid 100% of their accumulated vacation pay.

I. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities or proprietary fund type statement of net position. Bond premiums and discounts are amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

J. Other Postemployment Benefits (OPEB)

For purposes of measuring the net OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB and OPEB expense have been determined by an independent actuary. For this purpose, benefit payments are recognized when currently due and payable in accordance with the benefit terms. The Employees' Benefit Internal Service Fund, which is funded primarily through charges from the General Fund, is typically used to liquidate OPEB liabilities.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

J. Other Postemployment Benefits (OPEB) (Continued)

Generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used:

Valuation Date	July 1, 2017
Measurement Date	June 30, 2018
Measurement Period	July 1, 2017 to June 30, 2018

Gains and losses related to changes in total OPEB liability are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense.

The recognition period may differ depending on the source of the gain or loss. The net difference between projected and actual earnings on OPEB plan investments are amortized over a closed 5-year period. The City, however, does not have an OPEB trust, so there are no deferred inflows or outflows related to this item. All other amounts are amortized over the expected average remaining service lifetime (EARSL) 6.1151 years at June 30, 2018.

K. Net Position and Fund Equity

In the government-wide financial statements and the proprietary fund financial statements, net position is classified in the following categories:

Net Investment in Capital Assets – This component of net position consists of capital assets, net of accumulated depreciation and reduced by outstanding debt attributed to the acquisition, construction, or improvement of the assets.

Restricted Net Position – This component of net position is restricted by external creditors, grantors, contributors, or laws or regulations of other governments.

Unrestricted Net Position – This component of net position consists of all net position that does not meet the definition of “net investment in capital assets” or “restricted net position.”

In the governmental fund financial statements, fund balances are classified in the following categories in accordance with GASB Statement No. 54:

Nonspendable – Items that cannot be spent because they are not in spendable form, such as prepaid items and inventories, items that are legally or contractually required to be maintained intact, such as principal of an endowment or revolving loan funds.

Restricted – Restricted fund balances encompass the portion of net fund resources subject to externally enforceable legal restrictions. This includes externally imposed restrictions by creditors, such as through debt covenants, grantors, contributors, laws or regulations of other governments, as well as restrictions imposed by law through constitutional provisions or enabling legislation.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

K. Net Position and Fund Equity (Continued)

Committed – Committed fund balances encompass the portion of net fund resources, the use of which is constrained by limitations that the government imposes upon itself at its highest level of decision making, normally the governing body, and that remain binding unless removed in the same manner. The City Council is considered the highest authority for the City and the adoption of a formal resolution or the formal award of a contract by the City Council is required to establish a fund balance commitment. Additionally, commitments (other than those associated with the award of a contract) can only be modified or rescinded by the adoption of a formal resolution of the City Council.

Assigned – Assigned fund balances encompass the portion of net fund resources reflecting the government's intended use of resources. Assignment of resources can be done by the highest level of decision making or by an official designated for that purpose. The City Council has adopted a resolution that authorizes the Director of Finance to assign fund balances.

Unassigned – This classification includes the residual balance for the City's General Fund and includes all spendable amounts not contained in other classifications. In other funds, the unassigned classification is used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

L. Spending Policy

In the government-wide financial statements, when expenses are incurred for purposes for which both restricted and unrestricted net position are available, the City's policy is to apply restricted net position first.

In the governmental fund financial statements, when expenditures are incurred for purposes for which all categories of fund balances are available, the City's general policy is to apply the expenditures against fund balance in the following order: restricted, committed, assigned, and unassigned.

M. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates and assumptions.

N. New Accounting Pronouncements

Current Year Standards:

In the fiscal year ended June 30, 2018, the City adopted the following accounting standards:

GASB Statement No. 75 – *“Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions”* became effective for fiscal years beginning after June 30, 2017.

GASB Statement No. 81 – *“Irrevocable Split-Interest Agreements”* became effective for fiscal years beginning after December 15, 2016.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

N. New Accounting Pronouncements (Continued)

Current Year Standards (Continued):

GASB Statement No. 82 – *“Pensions Issues – an amendment of GASB Statements No. 67, No. 68, and No. 73”*, effective for periods beginning after June 15, 2016, except for certain provisions on selection of assumptions, which are effective in the first reporting period in which the measurement date of the pension liability is on or after June 15, 2017.

GASB Statement No. 85 – *“Omnibus 2017”* becomes effective for fiscal years beginning after June 15, 2017.

GASB Statement No. 86 – *“Certain Debt Extinguishment Issues”* becomes effective for fiscal years beginning after June 15, 2017.

The implementation of GASB Statement No. 75 caused the City to restate prior year net positions in the governmental activities and internal service funds by the increase in the total Other Postemployment Benefit obligation. The other GASB Statements implemented had no material effect on the financial statements.

Pending Accounting Pronouncements:

GASB has issued the following statements which may impact the City’s financial reporting requirements in the future:

GASB Statement No. 83 – *“Certain Asset Retirement Obligations”*, effective for periods beginning after June 15, 2018.

GASB Statement No. 84 – *“Fiduciary Activities”*, effective for periods beginning after December 15, 2018.

GASB Statement No. 87 – *“Leases”* becomes effective for fiscal years beginning after December 15, 2019.

O. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position and governmental funds balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to future periods and so will not be recognized as an outflow of resources (expenditure) until that time. The deferred outflows of resources relate to pensions and other postemployment benefits.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

O. Deferred Outflows/Inflows of Resources (Continued)

There are various deferred outflow amounts related to pensions. First is the amount of employer contributions made after the measurement date of the net pension liability, which will be recognized in the following fiscal year. The second item is a deferred outflow related to pensions for the net difference between projected and actual earnings on pension plan investments, which will be amortized over five years. Finally, the difference between expected and actual experience, changes in assumptions, and the adjustments due to differences in proportions. These amounts are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions determined for the June 30, 2017 measurement date, which is 3.8 years for Safety Plan members and 2.1 years for Miscellaneous Plan members.

The deferred outflows related to other postemployment benefits is the difference between expected and actual experience. This amount is amortized over a closed period equal to the average expected remaining active and inactive service lives as of the June 30, 2018 measurement date, which is 6.1151 years.

In addition to liabilities, the statement of net position and governmental funds balance sheet may report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The City reported three items in this category. The first item, which arises only under the modified accrual basis of accounting, *unavailable revenues*, is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from one source, accounts receivable. These are primarily capital project grants which have been earned, but not received within 60 days after year-end. This amount is deferred and recognized as an inflow of resources in the period that the amounts become available.

The second item is a deferred inflow related to pensions. The deferred inflow is the result of differences in expected and actual actuarial experience, changes in actuarial assumptions, adjustments due to changes in proportions, and differences between employer's contributions and the proportionate share of contributions. The changes in projected and actual investment earnings are amortized over five years. The remaining items are amortized over a closed period equal to the average of the expected remaining service lives of all employees that are provided with pensions determined for the June 30, 2017 measurement date, which is 3.8 years for the Safety Plan, and 2.1 years for the Miscellaneous Plan.

The third item is a deferred inflow related to other postemployment benefits. The deferred inflow is the result of changes in actuarial assumptions. This amount is amortized over a closed period equal to the average expected remaining active and inactive service lives as of the June 30, 2018 measurement date, which is 6.1151 years.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(1) Summary of Significant Accounting Policies (Continued)

P. Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) plans (plans) and additions to/deductions from the plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. The Employees' Benefit Internal Service Fund, which is funded primarily through charges from the General Fund, is typically used to liquidate pension liabilities.

(2) Property Taxes

Property taxes include assessments on both secured and unsecured property. Secured property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on July 1 and are payable in two installments on December 10 and April 10. The County of Orange (County) bills and collects the property taxes and remits them to the City in installments during the year. City property tax revenues are recognized when levied to the extent that they result in current receivables, defined as being received within 60 days after year-end.

The County is permitted by State Law (Proposition 13) to levy taxes at 1% of full market value (at time of purchase) and can increase the property tax rate no more than 2% per year. The City receives a share of this basic levy proportionate to what it received in the 1976 to 1978 period adjusted by State mandated transfers to the various school districts in fiscal years ended June 30, 1993 and June 30, 1994.

(3) Cash and Investments

The City follows the practice of pooling cash and investments for all funds. Certain restricted funds that are held and invested by independent outside custodians through contractual bond indenture agreements are not pooled, and are reported as restricted cash and investments.

Investment income earned on pooled cash and investments is allocated quarterly to the various funds based on the average cash balance in each fund. Investment income from cash and investments with fiscal agents is credited directly to the fund earning the income.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(3) Cash and Investments (Continued)

Authorized Investments

Under provision of the City's annually adopted investment policy, and in accordance with Section 53601 of the California Government Code, the City may deposit and invest in the following:

- Securities of the U.S. Government
- Federal Agency Issues
- Certificates of Deposit (or Time Deposits) placed with commercial banks and/or savings and loan companies
- Bankers' Acceptances
- Commercial Paper
- Negotiable Certificates of Deposit
- Medium-term Corporate Notes
- Local Agency Investment Fund (LAIF)
- Investment Trust of California (CalTRUST)
- Money Market Mutual Fund
- Passbook Savings Account Demand Deposits

A five-year maximum maturity for each investment is allowed unless an extension of maturity is expressly permitted by the City Council, with the exception of Certificates of Deposit, Bankers' Acceptances, and Commercial Paper, which are one year, 180 days, and 270 days respectively.

The above policy does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City, rather than the general provisions of the California Government Code or the City's Investment Policy.

Deposits and Risks

At June 30, 2018, the carrying amount of the City's demand deposits was \$589,575. The bank balances of these funds totaled \$1,332,467 and were either covered by federal depository insurance or were held in collateralized accounts. If there were amounts not covered by federal depository insurance, the California Government Code requires California banks and savings and loans associations to secure a City's deposit by pledging government securities with a value of 110% of a City's deposits, or by pledging first trust deed mortgage notes having a total value of 150% of the City's total deposits.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(3) Cash and Investments (Continued)

Deposits and Risks (Continued)

The following is a summary of pooled cash and investments, including restricted cash and investments, as of June 30, 2018:

	Government Wide Statement of Net Assets		Fiduciary Funds	Totals
	Governmental Activities	Business-type Activities	Statement of Net Position	
Cash and investments	\$ 124,886,310	\$ 6,377,943	\$ 6,127,889	\$ 137,392,142
Restricted cash and investments	10,582,399	-	162,843	10,745,242
Totals	\$ 135,468,709	\$ 6,377,943	\$ 6,290,732	\$ 148,137,384

Restricted cash and investments held by the fiscal agent which are reported in governmental activities are restricted for the payment of principal and interest on the City's 2001 Lease Revenue Bonds. In the fiduciary agency fund, restricted cash and investments relate to monies held by fiscal agents for special assessment bonds.

Cash and investments, as of June 30, 2018, consist of the following deposits, and investments and maturities:

	Amount	Remaining Maturity			
		12 Months or Less	13 to 24 Months	25 to 60 Months	More than 60 Months
Deposits:					
Demand Deposits	\$ 589,575	\$ 589,575			
Restricted Deposits	21,511	21,511			
Investments:					
State of California Local Agency Investment Fund	92,825,799	92,825,799			
Federal Farm Credit Bank	10,357,680		\$ 10,357,680		
Federal Home Loan Mortgage Corporation	9,806,468	6,854,228		2,952,240	
Federal Home Loan Bank	12,859,570	3,992,360	8,867,210		
Federal National Mortgage Association	5,967,760		3,489,185	2,478,575	
United States Treasury	4,985,290	4,985,290			
Restricted Cash and Investments:					
Cash	84	84			
Money Market Accounts	1,056,296	1,056,296			
PARS Mutual Funds	9,667,351	9,667,351			
Total Cash and Investments	\$148,137,384	\$119,992,494	\$22,714,075	\$ 5,430,815	\$ -

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(3) Cash and Investments (Continued)

Deposits and Risks (Continued)

The City's investment policy and the California Government Code generally limit the amount that can be invested in any one issuer, except for U.S. Treasury securities and U.S. government-sponsored enterprises. At June 30, 2018, investments in one issuer representing 5% or more of the total City's investments (other than external investment pools), are as follows:

Issuer	Investment Type	Fair Value
Federal Home Loan Bank	U.S. Government-Sponsored Enterprise Securities	\$ 12,859,570
Federal Farm Credit Bank	U.S. Government-Sponsored Enterprise Securities	10,357,680
Federal Home Loan Mortgage Corporation	U.S. Government-Sponsored Enterprise Securities	9,806,468

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy provides that final maturities of securities cannot exceed five years. At June 30, 2018, approximately 81% of the City's pooled cash and investments had a maturity of less than one year with an average life of the portfolio of approximately 154 days.

Credit Risk. State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the City's practice to limit its investments in these investment types to the top rating issued by NRSROs, including raters Standard & Poor's and Moody's Investors Service. At June 30, 2018, the City's credit risk for the money market mutual accounts were AAAM rated by Standard & Poor's and the City's credit risk for the Federal Farm Credit Bank, Federal Home Loan Bank, Federal Home Loan Mortgage Corporation, and Federal National Mortgage Association securities were all AA+ rated by Standard & Poor's. The repurchase agreement was not rated at June 30, 2018. The California Local Agency Investment Fund (LAIF) is not rated, but has a separate investment policy governed by Government Code Sections 16480-16481.2 that provides credit standards for its investments.

Custodial Credit Risk. The custodial credit risk for *investments* is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party. All securities owned by the City with the exception of LAIF are deposited in trust for safekeeping with a custodial bank. Securities are not held in broker accounts. The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provision for deposits: California Government Code requires a financial institution to secure deposits made by local governments by pledging securities in an undivided collateral pool held by a depository regulated under state law. The market value of pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the governments. The investment in the Repurchase Agreement is uninsured with the collateral for the repurchase agreement held in the name of the bank but not the name of the City. For investments identified herein as held by a fiscal agent, the trustee selects the investment under the terms of the applicable trust agreement, acquires the investment, and holds the investment on behalf of the City.

External Investment Pool

The City is a voluntary participant in LAIF, which is an external investment pool regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California through which local governments may pool investments. The City and the District each may invest up to \$65,000,000 in the fund. Investments in LAIF are considered highly liquid, as deposits can be converted to cash within 24 hours without loss of interest.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(3) Cash and Investments (Continued)

External Investment Pool (Continued)

LAIF determines fair value on its investment portfolio based on market quotations for those securities where market quotations are readily available, and on amortized cost or best estimate for those securities where market value is not readily available. The City values its investments in LAIF at a fair value provided by LAIF. At June 30, 2018 the factor used was 0.998126869. As of June 30, 2018, the City had total deposits of \$93,000,000 invested in LAIF, with a fair value of \$92,825,799.

Fair Value Measurements

The City categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the relative inputs used to measure the fair value of the investments. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements).

The three levels of the fair value hierarchy are described as follows:

- Level 1: Inputs to the valuation methodology are unadjusted quoted prices for identical assets in active markets that the City has the ability to access.
- Level 2: Inputs to the valuation methodology include:
- Quoted prices for similar assets in active markets;
 - Quoted prices for identical or similar assets in inactive markets;
 - Inputs other than quoted prices that are observable for the asset;
 - Inputs that are derived principally from or corroborated by observable market data by correlation or other means.
- Level 3: Inputs to the valuation methodology are unobservable and significant to the fair value measurement. Unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset (including assumptions about risk). Unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

The asset's level within the hierarchy is based on the lowest level of input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

The determination of what constitutes observable requires judgment by the City's management. City management considers observable data to be that market data which is readily available, regularly distributed or updated, reliable, and verifiable, not proprietary, and provided by multiple independent sources that are actively involved in the relevant market.

The categorization of an investment within the hierarchy is based upon the relative observability of the inputs to its fair value measurement and does not necessarily correspond to City management's perceived risk of that investment.

The methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. The use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(3) Cash and Investments (Continued)

Fair Value Measurements (Continued)

When available, quoted prices are used to determine fair value. When quoted prices in active markets are available, investments are classified within Level 1 of the fair value hierarchy. When quoted prices in active markets are not available, fair values are based on evaluated prices received by the City's asset broker or custodian.

The following is a description of the recurring valuation methods and assumptions used by the City to estimate the fair value of its investments.

The City's management has valued the Federal Farm Credit Bank, Federal Home Loan Mortgage Corporation, Federal Home Loan Bank, and Federal National Mortgage Association in Level 2 based on quoted prices for similar assets.

The City's investment in a repurchase agreement is valued at cost as this investment is not actively traded and therefore is categorized in Level 3. When valuing Level 3 securities, the inputs or methodology are not necessarily an indication of the risks associated with investing in those securities. Changes in valuation techniques may result in transfers into or out of an assigned level within the disclosure hierarchy.

	Quoted Prices Level 1	Observable Inputs Level 2	Unobservable Inputs Level 3	Total
U.S. Government Sponsored				
Agency Securities:				
Federal Farm Credit Bank	\$ -	\$10,357,680	\$ -	\$ 10,357,680
Federal Home Loan Mortgage Corporation		9,806,468		9,806,468
Federal Home Loan Bank		12,859,570		12,859,570
Federal National Mortgage Association		5,967,760		5,967,760
U.S. Treasury Obligations		4,985,290		4,985,290
 Total Leveled Investments	<u>\$ -</u>	<u>\$ 43,976,768</u>	<u>\$ -</u>	43,976,768
 State of California Local Agency Investment Fund				92,825,799
Restricted Cash and Investments:				
Money Market Mutual Funds				<u>10,723,647</u>
Total Investment Portfolio				<u>\$ 147,526,214</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(4) Notes Receivable

Changes in Notes Receivable

The following is a summary of note receivable transactions for governmental activities for the year ended June 30, 2018:

Description	Balance			Balance June 30, 2018	Classification	
	July 1, 2017	Additions	Deletions		Due Within One Year	Due in More than One Year
Home Loans	\$ 810,589	\$ 140,000	\$ (154,849)	\$ 795,740	\$ 6,600	\$ 789,140
Housing Covenants	10,841,571	181,831	(1,455,000)	9,568,402	-	9,568,402
Other Notes	7,278	-	(428)	6,850	428	6,422
Subtotal	11,659,438	321,831	(1,610,277)	10,370,992	7,028	10,363,964
Less: Allowance	(11,344,570)	(321,217)	1,555,191	(10,110,596)	-	(10,110,596)
Total	\$ 314,868	\$ 614	\$ (55,086)	\$ 260,396	\$ 7,028	\$ 253,368

Home Loans

The dissolved Cypress Redevelopment Agency administered two loan programs to assist qualified low and/or moderate income applicants. Upon dissolution of the Agency, the administration and the outstanding notes associated with these two loan programs were transferred to the City's Low and Moderate Housing Assets Special Revenue Fund. The Home Equity Loan Program (HELP I) provided loans in the form of notes up to \$25,000 for down payment assistance to eligible first time homebuyers. Payments on the notes were deferred for the first five (5) years with no interest during the deferral period. The loan becomes due and payable on a monthly basis in years 6 through 30 with a 5% interest rate assessed during the amortization period. Effective with the dissolution of the Agency on February 1, 2012, the HELP I program assets were transferred to the City's Low and Moderate Housing Assets Fund and no new HELP I loans are expected to be issued.

The Home Enhancement Loan Program (HELP II) provides loans to assist single family homeowners with home improvement costs. Moderate income applicants are eligible for loans of up to \$20,000 with a 5% interest rate and payment deferred for the full 15-year term of the loan. The loans become due and payable in full upon sale, transfer of title, cash out refinances, or the end of the loan term, whichever comes first. Lower income applicants can qualify for no interest, forgivable loans of up to \$20,000. The principal amounts for the forgivable loans are reduced by ten percent (10%) annually and are completely forgiven after ten years. Some of the HELP II notes are eligible for federal grant reimbursement to the City upon issuance and are recorded in the General Fund. Effective with the dissolution of the Agency on February 1, 2012, the HELP II program assets previously funded by the Agency were transferred to the City's Low and Moderate Housing Assets Special Revenue Fund. Any new loan issuances will be limited to those that are funded with federal grant reimbursements and recorded in the General Fund.

In the fund financial statements and government-wide statements for all loans, a note receivable is recorded when issued to the homeowner and is decreased upon repayment. The City holds notes due from homeowners totaling \$253,546 (which is net of an allowance of \$542,194 for forgivable loans) at June 30, 2018 in both the fund financial statements and the government-wide statements.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(4) Notes Receivable (Continued)

Housing Covenants

The City holds notes receivable totaling \$9,568,402 (including accrued interest) related to affordability covenants entered into by the dissolved Agency associated with the following five projects described below. Upon dissolution of the Agency on February 1, 2012, the notes were transferred to the City and are recorded in the Low and Moderate Housing Assets Special Revenue Fund.

In 2004, the 13 unit Lincoln Glen townhome project was constructed in the Lincoln Avenue Redevelopment Project Area. To address the inclusionary affordability requirement triggered by the development, five (5) units were restricted for sale to affordable households. Silent second first-time homebuyer loans were provided to secure long term (45 year) affordability covenants on these units. The loans provide for interest to accrue at a rate of 7% per year. Two (2) units received \$57,700 loans and were reserved for low income households (80% or less of County median income) and three (3) units received \$37,350 loans and were reserved for moderate income households (up to 120% of County median income). Four of the loans (and their associated affordability covenants) were recorded in late 2004 and the remaining loan closed in early 2005. These loans, totaling \$227,450 plus accrued interest of \$320,669 at June 30, 2018, will be forgiven at the end of the 45 year covenant term.

To address the inclusionary affordability requirement triggered by the construction of the 63 unit Lincoln Square town project in 2007, ten (10) units received \$35,000 silent second loans which covenanted them as affordable to moderate income households for a period of 45 years. All the loans were recorded in 2007 and provide for interest to accrue at a rate of 7% per year. All of the loans, totaling \$350,000 plus accrued interest of \$357,781 at June 30, 2018, are forgivable at the end of the covenant term.

In 2004, the Agency entered into an affordable housing agreement to provide a \$774,473 loan to Habitat for Humanity of Orange County to acquire a property and build seven (7) townhome units known as the Cypress Heather development. The units were sold to very low income families (with incomes not exceeding 50% of the County's median). Each family assumed one-seventh of the Agency's loan with Habitat and these loans were recorded in 2007 and secured 45 year affordability covenants on the units. The loans provide for interest to accrue at a rate of 7% and be added to the loan principal each year. The loans, totaling \$774,473 plus accrued interest of \$749,033 at June 30, 2018, are forgivable at the end of the 45 year term.

In 2009, the Agency entered into an agreement to purchase long-term affordability covenants at the Tara Village apartment complex. The agreement provided a \$6,788,996 loan to the owner of the apartment complex in exchange for reserving 80 units for rental to lower income households for 55 years, with 40 units reserved for very low income families and 40 units reserved for low income families. The loan is forgivable at the end of the covenant term.

In 2011, the Agency entered into a disposition and development agreement with Habitat for Humanity of Orange County to sell the Agency's property located at 6122 Lincoln Avenue to Habitat for the development of 15 townhome units restricted for sale to income qualified households. The agreement stipulated that the Agency would provide Habitat a loan for \$1,455,000 in exchange for the development of six moderate income units, four low income units and five very low income units. The units must remain affordable at these income levels for at least 45 years. The Agency's loan to Habitat will be forgiven following Habitat's sale of the last unit to an income qualified household. The final units sold in November, 2017, therefore, the loan was forgiven and the balance as of June 30, 2018 is \$0.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(4) Notes Receivable (Continued)

Housing Covenants (Continued)

In the fund financial statements, a note receivable is recorded upon initial funding of the loan with a corresponding amount recorded as an allowance for uncollectable amount since these notes will likely be forgiven prior to payment being due. This results in no impact to the fund balance reported in the fund financial statements. Similarly in the government-wide statements, a note receivable is recorded when issued to the homeowner and would be decreased upon a repayment. However since all the loans associated with covenants are forgivable and will likely never be repaid, an allowance for forgivable loans of \$9,568,402 has fully offset the amount reported as notes receivable in the government-wide statements at June 30, 2018.

Due from Successor Agency

On May 22, 2012 the City and Successor Agency approved and entered into a restated and re-entered repayment agreement which approved a note between the City and Successor Agency for \$23,920,000 plus accrued interest of \$1,196,000 through June 30, 2012. This note replaced the previous note reported as an interfund advance between the City and the Agency that had an outstanding principal balance of \$23,920,000 at the time of the dissolution of the Agency. The terms of the restated and re-entered repayment agreement provide for \$23,920,000 (plus accrued interest through June 30, 2012 of \$1,196,000) to be repaid by the Successor Agency in increments of \$2,000,000 beginning on June 30, 2013 and continuing through June 30, 2024, with the remaining balance of \$1,116,000 to be repaid on June 25, 2025. In addition to the annual payments of principal, interest on the unpaid principal balance will be paid to the City each June 30th at a rate equal to the amount earned on the State's Local Agency Investment Fund (LAIF).

Repayment of both the principal and accrued interest was contingent upon the State of California Department of Finance (DOF) approving this restated and re-entered repayment agreement as an "enforceable obligation". The DOF had previously disallowed the restated and re-entered agreement between the City and Successor Agency, but approved the agreement in October, 2015. Payments made after the approval brought the remaining balance to \$20,882,539 at June 30, 2016.

On February 2, 2017, the City, Successor Agency, California Department of Finance, and the State Controller's Office entered into a Settlement Agreement to resolve an outstanding dispute regarding the ownership of 13 acres of land sold by the former Redevelopment Agency to the City on March 8, 2011 (see Note 6). As a result of the settlement, the City retained ownership of the land in exchange for reducing the outstanding balance of the restated and re-entered repayment agreement to \$5,882,539. Repayment terms of \$2 million per year, plus annual interest, remain in effect until the balance is fully paid in fiscal year 2019-20. The principal balance as of June 30, 2018 is \$3,882,539 and the outstanding interest receivable is \$6,647.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(5) Interfund Transactions

Interfund Balances

The following summarizes the total due to and from other funds as of June 30, 2018:

		Due To	
Due From		General Fund	Total
		Streets Special Revenue Fund	\$ 29,478
	Non-major Governmental Funds	<u>15,498</u>	<u>15,498</u>
	Total	<u><u>\$ 44,976</u></u>	<u><u>\$ 44,976</u></u>

Interfund Advances

The outstanding balances between funds result from interfund borrowings to cover cash flow deficits resulting from annual operating transfers to other funds.

The following summarizes the total outstanding advances to and from other funds as of June 30, 2018:

		Advances to	
Advances from		Proprietary Funds	
		Enterprise - Sewer Fund	Total
	Capital Projects Fund - City	\$ 5,000,000	\$ 5,000,000
	Total	<u><u>\$ 5,000,000</u></u>	<u><u>\$ 5,000,000</u></u>

On March 23, 2009, the City approved the execution of a \$6.0 million promissory note between the City's General Fund and the City's Sewer Fund effective on June 30, 2009. The terms of the note provided for repayment in five-years on June 30, 2014 with interest paid annually at a rate equal to the rate earned on the State's Local Agency Investment Fund (LAIF) plus one-half of one percent. The purpose of the note was to provide immediate cash flow to fund necessary capital projects identified in the master plan prepared for the City's sanitary sewer system. Repayment will be made through gradual sewer user rate increases which were approved during the fiscal year ended June 30, 2008. On July 1, 2009, the outstanding note was transferred from the General Fund to the City's Capital Projects Fund. On June 30, 2015, the \$6.0 million note matured and the Sewer Fund repaid the City's Capital Projects Fund a total of \$1.0 million and the balance of \$5.0 million was renewed for an additional five-year term with the same terms as the original note.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(5) Interfund Transactions (Continued)

Interfund Transfers

With City Council approval, resources may be transferred from one City fund to another. The purpose of transfers is to move funding from its original source to the fund in which the authorized expenditures occur. Transfers between funds during the fiscal year ended June 30, 2018 are as follows:

		Transfers Out				
		General Fund	Recreation and Park District Fund	Streets Fund	Non-major Governmental Funds	Totals
Transfers In	General Fund	\$ -	\$ -	\$ 627,152	\$ 253,170	\$ 880,322
	Recreation and Park District Fund	2,200,000	-	-	-	2,200,000
	Capital Projects Fund - City	5,075,000	565,362	300,000	-	5,940,362
	Internal Service Funds	2,200,000	5,169	-	927,133	3,132,302
	Totals	\$ 9,475,000	\$ 570,531	\$ 927,152	\$ 1,180,303	\$ 12,152,986

The transfer to the General Fund from the Streets Fund provided resources for street maintenance.

The transfer to the General Fund from the non-major Governmental Funds provided resources for Traffic Safety, and administrative costs associated with the Stanton Channel Maintenance District and Lighting District funds.

The transfer to the Recreation and Park District Fund from the General Fund is for future park-related capital projects.

The transfers to the Capital Projects Fund – City from the General Fund were for capital projects approved by City Council as part of the first year of the seven-year Capital Improvement Program and for the set-aside of monies for future capital improvement projects.

The transfer to the Capital Projects Fund – City from the Recreation and Park District Fund are former Agency property tax increment amounts that are now allocated to the District due to the dissolution of the Agency. These amounts are being transferred to repay capital project expenditures benefitting the District.

The transfer to the Capital Projects Fund – City from the Streets Fund provided funding for eligible capital improvements for residential street resurfacing.

The transfer from the General Fund to the Internal Service Funds provided a \$1 million investment in technology and set aside \$1.2 million toward the pension liability.

The transfers to the Internal Service Funds from the various City operating funds provided resources for the initial purchase of capital outlay items in the City's Central Services Funds.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(6) Assets Available for Resale

During the fiscal year ended June 30, 2004, the former redevelopment Agency acquired a parcel of land with a cost of \$1,421,708 located at 5732 Lincoln. At the time of purchase, it was the intent of the Agency to resell this parcel for the development of low and moderate income housing units. The parcel was transferred to the City upon dissolution of the Agency on February 1, 2012. As of June 30, 2018, the City maintains ownership of the parcel of land and \$1,421,708 is classified as assets available for resale in the Low and Moderate Housing Assets Fund.

On November 15, 2006, the Agency purchased approximately 13.33 acres of land located at the northwest corner of Winners Circle and Katella Avenue. The basis of the land was \$20,257,703 and it was the intent of the Agency to enter a Development and Disposition Agreement with a developer for retail development that was consistent with the goals of the Agency. On March 8, 2011, the Agency sold the land to the City for its appraised value of \$18,580,000, however, the land was written down to its fair market value of \$12,500,000 in fiscal year 2014-15, based on a broker opinion of value. Due to additional investments in the property, the cost basis has grown to \$12,629,370 as of June 30, 2018.

The City intends to explore retail development opportunities for the property; however, no development agreements had been entered into as of June 30, 2018.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(7) Capital Assets and Depreciation

In accordance with GASB 34, the City has reported all capital assets including infrastructure in the Government-Wide Statement of Net Position. The City elected to use the basic approach (as defined by GASB 34) for all infrastructure reporting in which depreciation expense and accumulated depreciation has been recorded. At June 30, 2018, the City's capital assets consisted of the following:

	Governmental Activities	Business-type Activities	Total
Capital Assets, Not Depreciated:			
Land	\$ 9,734,882	\$ -	\$ 9,734,882
Construction in Progress	996,100	762,528	1,758,628
Total, Not Depreciated	<u>10,730,982</u>	<u>762,528</u>	<u>11,493,510</u>
Capital Assets, Being Depreciated:			
Buildings and Improvements	33,832,327	-	33,832,327
Machinery and Equipment	10,732,305	-	10,732,305
Infrastructure	230,027,854	32,786,962	262,814,816
Total, Being Depreciated	<u>274,592,486</u>	<u>32,786,962</u>	<u>307,379,448</u>
Less Accumulated Depreciation:			
Buildings and Improvements	(16,852,989)	-	(16,852,989)
Machinery and Equipment	(6,080,272)	-	(6,080,272)
Infrastructure	(99,096,466)	(13,545,046)	(112,641,512)
Total Accumulated Depreciation	<u>(122,029,727)</u>	<u>(13,545,046)</u>	<u>(135,574,773)</u>
Total Depreciated, Net	<u>152,562,759</u>	<u>19,241,916</u>	<u>171,804,675</u>
Total Capital Assets, Net	<u>\$ 163,293,741</u>	<u>\$ 20,004,444</u>	<u>\$ 183,298,185</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(7) Capital Assets and Depreciation (Continued)

The following is a summary of changes in the capital assets for governmental activities during the fiscal year:

	Governmental Activities			Balance June 30, 2018
	Balance June 30, 2017	Additions	Deletions	
Capital Assets, Not Depreciated:				
Land	\$ 8,274,856	\$ 1,460,026	\$ -	\$ 9,734,882
Construction in Progress	3,753,958	2,275,198	(5,033,056)	996,100
Total, Not Depreciated	<u>12,028,814</u>	<u>3,735,224</u>	<u>(5,033,056)</u>	<u>10,730,982</u>
Capital Assets, Being Depreciated:				
Buildings and Improvements	30,647,487	3,184,840	-	33,832,327
Machinery and Equipment	8,249,126	3,424,988	(941,809)	10,732,305
Infrastructure	228,962,931	1,064,923	-	230,027,854
Total, Being Depreciated	<u>267,859,544</u>	<u>7,674,751</u>	<u>(941,809)</u>	<u>274,592,486</u>
Less Accumulated Depreciation:				
Buildings and Improvements	(15,942,997)	(909,992)	-	(16,852,989)
Machinery and Equipment	(6,487,269)	(499,446)	906,443	(6,080,272)
Infrastructure	(94,823,141)	(4,273,325)	-	(99,096,466)
Total Accumulated Depreciation	<u>(117,253,407)</u>	<u>(5,682,763)</u>	<u>906,443</u>	<u>(122,029,727)</u>
Total Depreciated, Net	<u>150,606,137</u>	<u>1,991,988</u>	<u>(35,366)</u>	<u>152,562,759</u>
Governmental Activities Capital Assets, Net	<u>\$ 162,634,951</u>	<u>\$ 5,727,212</u>	<u>\$ (5,068,422)</u>	<u>\$ 163,293,741</u>

Depreciation expense was charged to functions/programs of governmental activities for the fiscal year ended June 30, 2018 as follows:

General Government	\$ 337,524
Recreation and Parks	426,455
Public Safety	120,440
Public Works	4,302,148
Internal Service Funds Depreciation (Charged to Programs Based on Usage)	<u>496,196</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 5,682,763</u>

Construction Commitments

The City has active construction projects as of June 30, 2018. The projects include traffic signals, streets, and sewers. At fiscal year-end, the City's encumbrances with contractors were as follows:

	Remaining Commitment
Streets Fund	\$ 303,845
Capital Projects Fund - City	1,985,337
Sewer Fund	<u>50,333</u>
Totals	<u>\$ 2,339,515</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(7) Capital Assets and Depreciation (Continued)

The following is a summary of changes in the capital assets for business-type activities during the fiscal year:

	Business-type Activities			Balance June 30, 2018
	Balance June 30, 2017	Additions	Deletions	
Capital Assets, Not Depreciated:				
Construction in Progress	\$ -	\$ 762,528	\$ -	\$ 762,528
Total, Not Depreciated	<u>-</u>	<u>762,528</u>	<u>-</u>	<u>762,528</u>
Capital Assets, Being Depreciated:				
Infrastructure	32,786,962	-	-	32,786,962
Total, Being Depreciated	<u>32,786,962</u>	<u>-</u>	<u>-</u>	<u>32,786,962</u>
Less Accumulated Depreciation:				
Infrastructure	(12,998,565)	(546,481)	-	(13,545,046)
Total Accumulated Depreciation	<u>(12,998,565)</u>	<u>(546,481)</u>	<u>-</u>	<u>(13,545,046)</u>
Total Depreciated, Net	<u>19,788,397</u>	<u>(546,481)</u>	<u>-</u>	<u>19,241,916</u>
Business-type Activities Capital Assets, Net	<u>\$ 19,788,397</u>	<u>\$ 216,047</u>	<u>\$ -</u>	<u>\$ 20,004,444</u>

Depreciation expense for business-type activities for the fiscal year ended June 30, 2018 was charged as follows:

Sewer	<u>\$ 546,481</u>
Total Depreciation Expense - Business-type Activities	<u><u>\$ 546,481</u></u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(8) Long-Term Debt

Changes in Long-Term Liabilities

The following is a summary of changes in long-term liabilities for governmental activities for the year ended June 30, 2018:

Description	Balance			Balance June 30, 2018	Classification	
	July 1, 2017	Additions	Deletions		Due Within One Year	Due in More than One Year
Claims Payable	\$ 1,499,661	\$ 189,677	\$ (69,142)	\$ 1,620,196	\$ 405,000	\$ 1,215,196
Lease Revenue Bonds	920,000	-	(445,000)	475,000	475,000	-
Compensated Absences	2,736,724	1,558,573	(1,524,627)	2,770,670	693,000	2,077,670
	<u>\$ 5,156,385</u>	<u>\$ 1,748,250</u>	<u>\$ (2,038,769)</u>	<u>\$ 4,865,866</u>	<u>\$1,573,000</u>	<u>\$ 3,292,866</u>

Internal service funds serve the governmental funds. All compensated absence amounts above relate to the internal service funds and are generally liquidated by the General Fund through charges from the internal service funds. Claims payable are recorded in the internal service funds and are discussed in more detail in Note 12.

In July 2001, the City issued (through the Association of Bay Area Governments) \$5,505,000 in Lease Revenue Bonds (Civic Center Refinancing and Improvement Projects) to refinance the City's 1991 Certificates of Participation. The total issue size was \$15,110,000 with the remaining amounts attributable to three other cities which participated in the bond issue. The serial bonds have final maturities between 2014 and 2021 and vary for each participating city. The final maturity for Cypress occurs in the fiscal year ended June 30, 2019. The proceeds of the Certificates of Participation funded the construction of the Senior Citizens' Center and provided monies to the Agency to repay outstanding debt. The Lease Revenue Bonds were issued in connection with the lease-leaseback of certain real property and civic center buildings located thereon. The site was leased to the Agency under a base lease then leased back to the City by the Agency. The terms of the lease-leaseback agreement with the Lease Revenue Bonds were identical to the terms under the Certificates of Participation whereby the annual lease amount was equal to the annual debt service requirement less any investment earnings during the year. The serial bonds were sold at interest rates ranging between 3.0% and 5.0%, with maturities from July 1, 2002 through July 1, 2021, and were expected to be repaid from future tax increment monies collected by the Agency. However, upon the dissolution of the Agency, the Successor Agency assumed the responsibility for reimbursing the City in connection with the lease-leaseback agreement. The outstanding principal and interest of the Lease Revenue Bonds at June 30, 2018 totaled \$475,000 and \$11,875, respectively, as shown below. The final payment will be made from the Bond Reserve Fund.

Year Ending June 30:	Interest	Principal	Total
2019	\$11,875	\$475,000	\$486,875
	<u>\$11,875</u>	<u>\$475,000</u>	<u>\$486,875</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(8) Long-Term Debt (Continued)

Non-City Obligations - Cypress Business and Professional Center Limited Obligation Improvement Bonds

On February 18, 1998, \$2,160,000 of Limited Obligation Improvement Bonds were issued to finance the acquisition of certain improvements within the Cypress Business and Professional Center Assessment District (Assessment District) of the City. Assessments to secure the bonds are to be levied only on parcels within the Assessment District for the cost of improvements with these assessments being payable over 25 years (term of debt issued). The bonds are limited obligations of the Assessment District payable solely from the special assessment or funds held pursuant to the trust indenture. Neither the faith and credit, nor the taxing power of the City, is pledged to the payment of the bonds. The City has no obligation beyond the cash balances in the Agency Fund for any delinquent Assessment District bond payments. The City acts solely as an agent for levying the assessments and paying the bondholders. At June 30, 2018, the District held in the Agency Fund cash and investments totaling \$672,482 including \$161,175 held for the bondholders and \$511,307 held for future improvements and other costs. The outstanding assessment bonds at June 30, 2018 totaled \$775,000.

(9) Public Employees' Retirement System (CalPERS)

A. General Information about the Pension Plan

Plan Descriptions: All qualified permanent and probationary employees are eligible to participate in the City's Safety (Police) cost-sharing multiple-employer defined benefit pension plan or the Miscellaneous (all other employees) agent multiple-employer pension plan, both administered by the California Public Employees Retirement System (CalPERS). CalPERS acts as a common investment and administrative agent for participating public entities within the State of California. Benefit provisions and all other requirements are established by state statute and city resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided: CalPERS provides service retirement and disability benefits, annual cost of living adjustments and death benefits to plan members, who must be public employees and beneficiaries. Benefits are based on years of credited service, equal to one year of full-time employment. Members with five years of total service are eligible to retire at age 50 to 62 with statutorily reduced benefits. All members are eligible for non-duty disability benefits after 10 years of service. The death benefit is one of the following: the Basic Death Benefit, the 1957 Survivor Benefit, or the Optional Settlement 2W Death Benefit. The cost of living adjustments for the plan are applied as specified by the Public Employees' Retirement Law. The plans' provisions and benefits in effect at June 30, 2018, are summarized as follows:

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

A. General Information about the Pension Plan (Continued)

	Miscellaneous	
	Prior to January 1, 2013	On or After January 1, 2013
Hire date		
Benefit formula	2.0% at 55	2.0% at 62
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50-63	52-67
Monthly benefits, as a percentage of eligible compensation	1.426% - 2.418%	1.000% - 2.500%
Required employee contribution rates	7.000%	6.750%
Required employer contribution rates:		
Normal cost rate	8.650%	8.650%
Payment of unfunded liability		\$894,160

	Safety	
	Prior to January 1, 2013	On or After January 1, 2013
Hire date		
Benefit formula	3.0% at 50	2.7% at 57
Benefit vesting schedule	5 years of service	5 years of service
Benefit payments	monthly for life	monthly for life
Retirement age	50	50-57
Monthly benefits, as a percentage of eligible compensation	3.00%	2.00% - 2.70%
Required employee contribution rates	9.000%	12.250%
Required employer contribution rates:		
Normal cost rate	21.418%	12.729%
Payment of unfunded liability	\$1,037,333	\$608

Employees Covered: At June 30, 2018, the following employees were covered by the benefit terms of the Plan:

	<u>Miscellaneous</u>	<u>Safety</u>
Active Members	100	51
Retired Members and Beneficiaries	206	106
Transferred Members	82	29
Terminated Members	64	23
Total	452	209

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

A. General Information about the Pension Plan (Continued)

Contributions: Section 20814(c) of the California Public Employees' Retirement Law requires that the employer contribution rates for all public employees be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount necessary to finance any unfunded accrued liability. The City is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer rates may change if plan contracts are amended. Payments made by the City to satisfy contribution requirements identified by the pension plan as member contributions are classified as plan member contributions.

B. Net Pension Liability

The City's net pension liability for each Plan is measured as the total pension liability, less the fiduciary net position. The net pension liability of each Plan is measured as of June 30, 2017, using an annual actuarial valuation as of June 30, 2016 rolled forward to June 30, 2017 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions: The total pension liability in the June 30, 2016 actuarial valuation was determined using the following actuarial assumptions:

Valuation Date	June 30, 2016
Measurement Date	June 30, 2017
Actuarial Cost Method	Entry-Age Normal Cost Method
Actuarial Assumptions:	
Discount Rate	7.15%
Inflation	2.75%
Salary Increases	Varies on entry age and service and type of employment
Mortality Rate Table ⁽¹⁾	Derived using CalPERS membership data for all funds
Post Retirement Benefit Increase	Contract COLA up to 2.75% until Purchasing Power Protection Allowance Floor on Purchasing Power applies, 2.75% thereafter

(1) The mortality table used was based on CalPERS-specific data. The table includes 20 years of mortality improvements using Society of Actuaries Scale BB. For more details on this table, please refer to the April 2014 CalPERS Experience Study and Review of Actuarial Assumptions report (based on CalPERS demographic data from 1997 to 2017) available online at <https://www.calpers.ca.gov/docs/forms-publications/calpers-experience-study-2014.pdf>.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

B. Net Pension Liability (Continued)

All other actuarial assumptions used in the June 30, 2016 valuation were based on the results of an actuarial experience study for the period 1997 to 2011, including updates to salary increase, mortality, and retirement rates. The Experience Study report may be accessed on the CalPERS' website at www.calpers.ca.gov under Forms and Publications.

Change of Assumptions: In fiscal year 2016-17, the accounting discount rate was lowered from 7.65 percent to 7.15 percent.

Discount Rate: The discount rate used to measure the total pension liability was 7.15 percent. To determine whether the municipal bond rate should be used in the calculation of a discount rate for each plan, CalPERS stress tested plans that would most likely result in a discount rate that would be different from the actuarially assumed discount rate. The tests revealed the assets would not run out. Therefore, the current 7.15 percent discount rate is appropriate and the use of the municipal bond rate calculation is not deemed necessary. The long-term expected discount rate of 7.15 percent is applied to all plans in the Public Employees Retirement Fund. The cash flows used in the testing were developed assuming that both members and employers will make their required contributions on time and as scheduled in all future years. The stress test results are presented in a detailed report called "GASB 68 Crossover Testing Report" that can be obtained from the CalPERS website under the GASB 68 section.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund (Public Employees' Retirement Fund) cash flows. Taking into account historical returns of all the funds' asset classes, expected compound (geometric) returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equivalent to the single equivalent rate calculated above and rounded down to the nearest one quarter of one percent.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

B. Net Pension Liability (Continued)

The table below reflects the long-term expected real rate of return by asset class. The rate of return was calculated using the capital market assumptions applied to determine the discount rate and asset allocation. The target allocation shown was adopted by the Board effective on July 1, 2014.

Asset Class	Current Target Allocation	Real Return Years 1-10 (a)	Real Return Years 11+ (b)
Global Equity	47.00%	4.90%	5.38%
Global Fixed Income	19.00%	0.80%	2.27%
Inflation Sensitive	6.00%	0.60%	1.39%
Private Equity	12.00%	6.60%	6.63%
Real Estate	11.00%	2.80%	5.21%
Infrastructure and Forestland	3.00%	3.90%	5.36%
Liquidity	2.00%	(0.40%)	(0.90%)
Total	100.00%		

(a) An expected inflation of 2.5 percent was used for this period

(b) An expected inflation of 3.0 percent was used for this period.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

C. Changes in the Net Pension Liability

The changes in the net pension liability for the Miscellaneous Plan are as follows:

	Total Pension Liability	Increase (Decrease) Plan Fiduciary Net Position	Net Pension Liability (Asset)
Balance at Fiscal Year Ended June 30, 2017	<u>\$ 72,533,703</u>	<u>\$ 55,035,012</u>	<u>\$ 17,498,691</u>
Changes in the Year:			
Service cost	1,241,908	-	1,241,908
Interest on the total pension liability	5,374,496	-	5,374,496
Changes of Benefit Terms	-	-	-
Changes of Assumptions	4,509,183	-	4,509,183
Differences between Expected and Actual Experience	(726,719)	-	(726,719)
Plan to Plan Resource Movement	-	-	-
Contributions-employer	-	1,298,683	(1,298,683)
Contributions-employees	-	552,260	(552,260)
Net investment income	-	6,191,774	(6,191,774)
Benefit payments, including refunds of employee contributions	(3,538,721)	(3,538,721)	-
Administrative Expense	-	(81,255)	81,255
Other Miscellaneous Income	-	-	-
Net changes	<u>6,860,147</u>	<u>4,422,741</u>	<u>2,437,406</u>
Balance at Fiscal Year Ended June 30, 2018	<u>\$ 79,393,850</u>	<u>\$ 59,457,753</u>	<u>\$ 19,936,097</u>

Proportionate Share of Net Pension Liability: As of June 30, 2018, the City reported a net pension liability for its proportionate share of the net pension liability of the Safety Plan as follows:

	<u>Proportionate Share of Net Pension Liability</u>
Safety Plan	<u>\$ 25,320,193</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

C. Changes in the Net Pension Liability (Continued)

The City's net pension liability for the Safety Plan is measured as the proportionate share of the net pension liability. The net pension liability of the Safety Plan is measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2016 rolled forward to June 30, 2017 using standard update procedures. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the Safety Plan relative to the projected contributions of all participating employers, as actuarially determined. The City's proportionate share of the net pension liability for the Safety Plan as of June 30, 2016 and 2017 was as follows:

	<u>Safety</u>
Proportion - June 30, 2016	0.44402%
Proportion - June 30, 2017	<u>0.43919%</u>
Change - Increase (Decrease)	(0.00483%)

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following presents the net pension liability of each plan, as well as what the net pension liability would be if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	<u>Discount Rate</u>	<u>Net Pension Liability</u>		
		<u>Miscellaneous Plan</u>	<u>Safety Plan</u>	<u>Total</u>
1 % Decrease	6.15%	\$30,830,721	\$38,313,710	\$69,144,431
Current Discount Rate	7.15%	19,936,097	25,320,193	45,256,290
1 % Increase	8.15%	10,961,660	14,698,641	25,660,301

Pension Plan Fiduciary Net Position: Detailed information about each pension plan's fiduciary net position is available in the separately-issued CalPERS financial reports.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

D. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2018, the City recognized pension expense of \$4,050,684 in the Miscellaneous Plan and \$3,182,215 in the Safety Plan for a total of \$7,232,899. At June 30, 2018, the City reported deferred outflows and deferred inflows of resources related to pensions as follows:

Miscellaneous Plan	Deferred Outflows of Resources	Deferred Inflows of Resources
City contributions subsequent to measurement date	\$ 1,487,869	\$ -
Changes of assumptions	2,361,953	-
Differences between expected and actual experience	8,463	(380,662)
Net difference between projected and actual earnings on pension plan investments	736,738	-
Total	<u>\$ 4,595,023</u>	<u>\$ (380,662)</u>
Safety Plan		
City contributions subsequent to measurement date	\$ 2,222,915	\$ -
Changes of assumptions	3,933,156	(301,762)
Differences between expected and actual experience	271,205	(70,711)
Net difference between projected and actual earnings on pension plan investments	857,582	-
Adjustments due to differences in proportions	218,459	(223,147)
Changes in proportion and differences between contributions and proportionate share of	-	(633,321)
Total	<u>\$ 7,503,317</u>	<u>\$ (1,228,941)</u>
Total PERS Pension Plans		
City contributions subsequent to measurement date	\$ 3,710,784	\$ -
Changes of assumptions	6,295,109	(301,762)
Differences between expected and actual experience	279,668	(451,373)
Net difference between projected and actual earnings on pension plan investments	1,594,320	-
Adjustments due to differences in proportions	218,459	(223,147)
Changes in proportion and differences between contributions and proportionate share of	-	-
Total	<u>\$ 12,098,340</u>	<u>\$ (1,609,603)</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(9) Public Employees' Retirement System (CalPERS) (Continued)

D. Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions (Continued)

The amount reported as deferred outflows of resources related to contributions subsequent to the measurement date of \$1,487,869 for the Miscellaneous Plan and \$2,222,915 for the Safety Plan, totaling \$3,710,784, will be recognized as a reduction of the net pension liability in the year ending June 30, 2019. The amount reported as deferred inflows, net of the remaining deferred outflows, will be recognized as pension expense as follows:

Measurement Periods Ending June 30,	Miscellaneous Plan Deferred Outflows/ (Inflows) of Resources	Safety Plan Deferred Outflows/ (Inflows) of Resources	Total Deferred Outflows/ (Inflows) of Resources
2018	\$ 1,764,843	\$ 752,639	\$ 2,517,482
2019	1,101,785	2,373,097	3,474,882
2020	325,316	1,427,527	1,752,843
2021	(465,452)	(501,802)	(967,254)
2022	-	-	-
Thereafter	-	-	-
	<u>\$ 2,726,492</u>	<u>\$ 4,051,461</u>	<u>\$ 6,777,953</u>

E. Payable to the Pension Plan

At June 30, 2018, the City had no outstanding contributions to the pension plan required for the year ended June 30, 2018.

(10) Other Defined Contribution Pension Plans

Nationwide Retirement Solutions Deferred Compensation Plan

Under the Omnibus Budget Reconciliation Act of 1990 (OBRA), the City is required to provide a retirement plan to all City employees, including part-time temporary and seasonal employees. OBRA law allows the City to provide any retirement plan in which benefits are comparable to those provided under Social Security and meet certain criteria or "safe harbor formulas" for defined benefit retirement systems. To comply with this Federal law, the City currently provides a 457 deferred compensation plan through Nationwide Retirement Solutions for part-time temporary and seasonal employees. These employees pay a mandatory contribution of 7.5% of their compensation to the plan, which may be withdrawn upon employment separation.

For the year ended June 30, 2018, the City's payroll covered by the plan was \$501,190. Employee contributions to the plan totaled \$37,590. The City does not contribute to the plan.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(11) Post-Employment Health Care Benefits

Plan Description

The City, through a single-employer defined benefit plan, provides post-employment health care benefits to eligible retirees through the CalPERS healthcare program entitled Public Employees' Medical and Hospital Care Act (PEMHCA). All eligible employees become participants in PEMHCA in the month following their date of hire. Upon retirement, the City pays the PEMHCA minimum amount (\$133 per month in 2018) for all eligible retirees who choose to continue with their coverage through PEMHCA. Retired PEMHCA members receiving benefits make contributions at premium rates identical to active City employees, less the PEMHCA minimum.

In addition to the PEMHCA minimum amount, certain members of all retiree groups with at least ten years of continuous service receive a Supplemental Health Care Benefit directly from the City. The benefits are based on negotiated memorandums of understanding with the various employee associations. The City provides a monthly contribution from \$100 to \$300 based on years of continuous service and employee classification, which can be used by the retiree to either continue their health care benefits as may be available under the City's current health care contract through PEMHCA or to use the monthly contribution amount to purchase alternative health care benefits. The Supplemental Health Care Benefit terminates for retirees on the date the retiree reaches age 65 or becomes Medicare eligible whichever comes first. This plan is closed to new members. New employees are only eligible for the PEMHCA benefit and the Retiree Health Savings plan.

All other City employees that are either ineligible or have elected out of the above Supplemental Health Care Benefit are members of the City's Retiree Health Savings defined-contribution plan in which the City contributes monthly amounts on behalf of the employee to an account in the employee's name. These monthly contributions are \$75 per month or \$185 per month for full-time employees based on employee association.

Employees Covered

As of the July 1, 2017 actuarial valuation, the following current and former employees were covered by the benefit terms under the OPEB plans:

	Defined Benefit Plans		Defined Contribution
	PEMHCA Minimum	Supplemental Health Care Benefit	Retiree Health Savings
Active Employees	144	32	106
Eligible Retirees - Enrolled	50	22	n/a
Eligible Retirees - Not Enrolled	71	0	n/a

Contributions

The minimum contribution for PEMHCA is established and amended by CalPERS. The City's contribution towards the Supplemental Health Care Benefit and Retiree Health Savings OPEB plans are established by Memoranda of Understanding with the applicable employee bargaining units and may be amended by agreements between the City and the bargaining units.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(11) Post-Employment Health Care Benefits (Continued)

Contributions (Continued)

The City pays the monthly contribution for all employees and retirees on a pay-as-you-go basis. As of June 30, 2018, 50 retirees were receiving the PEMHCA benefit and the cost to the City for the year ended June 30, 2018 was \$80,777. The City paid an additional \$83,516 to 24 retirees during the year for the Supplemental Health Care Benefit. For the measurement date ended June 30, 2018, the City's cash contributions were \$164,293, which were recognized as a reduction to the OPEB liability.

While the City does not directly make contributions above the required pay-as-you-go amounts, the ability of the retiree to obtain health insurance at an active employee rate constitutes a significant economic benefit to the retiree, called an implicit subsidy. The implicit subsidy is considered to be an other post-employment benefit (OPEB) of the City. For the year ended June 30, 2018, the City's contribution towards the implicit subsidy was \$164,830.

The Retiree Health Savings Plan (RHS) is a defined contribution plan. Eligible employees receive either \$85 or \$175 per month, depending on bargaining unit, deposited in an individual Retiree Health Savings Account. During the fiscal year ended June 30, 2018, the City paid \$127,345 into RHS accounts for eligible employees. The monthly payments are recognized as expenditures when the payments are made into the RHS. Because the RHS is a defined contribution plan there is no unfunded liability associated with it.

Total OPEB Liability

The City's total OPEB liability of \$8,335,993 was based on an actuarial valuation as of July 1, 2017, a measurement date of June 30, 2018, and a discount rate of 3.90%. For purposes of implementation of GASB 75, the total OPEB liability as of the beginning of the 2017-18, based on the same valuation, but using a measurement date of June 30, 2017 and a discount rate of 3.60%, was \$8,368,247. The results of the July 1, 2017 actuarial valuation were used to determine the total OPEB liability as of the June 30, 2017 measurement date, without adjustment.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(11) Post-Employment Health Care Benefits (Continued)

Total OPEB Liability (Continued)

The total OPEB liability was determined using an actuarial valuation as of July 1, 2017, using the following assumptions:

Actuarial Cost Method Actuarial Assumptions	Entry Age, Level Percent of Pay
Discount Rate ⁽¹⁾	
As of 6/30/17	3.60%, net of investment expense, including inflation
As of 6/30/18	3.90%, net of investment expense, including inflation
Inflation	2.25%
Salary increases	3.00%, average, including inflation
Mortality rate	(2)
Healthcare cost trend rates	8.00% for 2017-18, decreasing to 5.00% for 2020-21 and after
Medical CPI	3.50% (used to project CalPERS statutory minimum benefit)
Retirees' share of cost	Retirees pay the balance of the premium after statutory minimum benefit, Supplemental Health Care Benefits, if any, and PEMHCA administrative fees contributed by the City.

Notes:

- (1) The discount rate was based on the Bond Buyer 20-year bond General Obligation Index.
- (2) Mortality rates were based on the RP-2014 Employee and Healthy Annuitant Mortality Tables for Males or Females, as appropriate, projected using a generational projection based on 100% of scale MP-2016 for years 2014 through 2029, 50% of MP-2016 for years 2030 through 2049, and 20% of MP-2016 for 2050 and thereafter.

Changes in the OPEB Liability

The changes in the Total OPEB liability for the Plan are as follows:

Balance at June 30, 2017 (valuation date 7/1/17)	\$8,368,247
Changes recognized for the measurement period:	
Service cost	304,903
Interest	306,496
Change of benefit terms	-
Difference between expected and actual experience	10,351
Changes of assumptions *	(324,881)
Benefit payments, including implicit subsidy	<u>(329,123)</u>
Net changes	<u>(32,254)</u>
Balance at June 30, 2018 (measurement date 6/30/18)	<u><u>\$8,335,993</u></u>

* Change in discount rate from 3.60% as of July 1, 2017 to 3.90% as of June 30, 2018.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(11) Post-Employment Health Care Benefits (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the City if it were calculated using a discount rate that is one percentage point lower or one percentage point higher than the current rate, for the measurement period ended June 30, 2018:

	1% Decrease 2.90%	Current Rate 3.90%	1% Increase 4.90%
Total OPEB Liability	<u>\$9,503,876</u>	<u>\$8,335,993</u>	<u>\$7,385,198</u>

Sensitivity of the Total OPEB Liability to Changes in the Health Care Cost Trend Rates

The following presents the total OPEB liability of the City if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rate, for the measurement period ended June 30, 2018:

	1% Decrease (7.0% decreasing to 4.0%)	Current Rates (8.0% decreasing to 5.0%)	1% Increase (9.0% decreasing to 6.0%)
Total OPEB Liability	<u>\$7,882,564</u>	<u>\$8,335,993</u>	<u>\$8,887,774</u>

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the fiscal year ended June 30, 2018, the City recognized OPEB expense of \$379,923. As of the fiscal year ended June 30, 2018, the City reported deferred outflows and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	\$ -	\$ (271,753)
Differences between expected and actual experience	8,658	-
Total	<u>\$ 8,658</u>	<u>\$ (271,753)</u>

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(11) Post-Employment Health Care Benefits (Continued)

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

Amounts reported as deferred outflows and deferred inflows of resources will be recognized in OPEB expense as follows:

Fiscal Year Ending June 30,	Deferred Outflows/ (Inflows) of Resources
2019	\$ (51,435)
2020	(51,435)
2021	(51,435)
2022	(51,435)
2023	(51,435)
2024	(5,920)
Thereafter	-

(12) Public Agency Retirement Services (PARS) Post-Employment Benefits Trust

The City established the PARS Post-Employment Benefits Trust as a tax-exempt trust within the meaning of Section 115 of the Internal Revenue Service Code to accumulate resources to “stabilize” the amount of General Fund resources that it will need to meet future contribution requirements to the California Public Employees Retirement System (PERS). The balances and activities of the Trust are not part of the pension plan. Instead, the assets will benefit the employer through reduced future cash flow demands on the General Fund resources and continue to be assets of the City. At June 30, 2018, \$10,040,356 in restricted cash and investment in the Employees’ Benefit Fund is restricted for pension contribution stabilization.

(13) Self Insurance

At June 30, 2018 the City was self-insured for workers’ compensation and general liability. The self-insured portion for workers’ compensation and general liability is limited to the first \$300,000 and \$150,000 respectively, of liability per occurrence. Coverage in excess of these amounts is maintained in layers to a maximum of \$43,000,000 for general liability and the statutory limit for workers compensation (of which \$3,000,000 per occurrence is for each employee accident or disease) through the California Insurance Pool Authority (CIPA). CIPA is a consortium of 13 cities in Southern California, established to pool resources, share risks, purchase excess insurance and to share costs for professional risk management and claims administration. Member agencies make payments based on underwriting estimates. Each agency may be assessed the difference between funds available and the \$33,000,000 annual aggregate in proportion to their annual premiums.

The Governing Board is comprised of one member from each City and is responsible for the selection of management, and for the budgeting and financial management of CIPA. No determination has been made as to each participant’s proportionate share of the fund equity as of June 30, 2018. Upon termination of CIPA, and after settlement of all claims, any excess or deficit will be divided among the cities in proportion to the amount of their contributions.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(13) Self Insurance (Continued)

Liabilities associated with the self-insurance program area are accrued when incurred in the internal service funds (using the accrual basis of accounting). The amount accrued represents estimates of amounts to be paid for reported claims and incurred-but-not-yet-reported claims based upon past experience, modified for current trends and information. While the ultimate amount of losses incurred through June 30, 2018 is dependent on future developments, based upon information from the City Attorney, the City's claims administrators and others involved with the administration of programs, City management believes the accrual is adequate to cover such losses. Settled claims have not exceeded commercial coverage during the last three years. There have been no significant reductions in insurance coverage from the prior year.

All City departments participate in the self-insurance program. Payments made to the Liability Insurance and Workers' Compensation Internal Service Funds are based on estimates of amounts needed to pay prior and current year claims and to establish a reserve for catastrophic losses. At June 30, 2018, the Liability Insurance Fund and the Workers' Compensation Fund had reserves for catastrophic losses of \$2,939,303 and \$794,150, respectively, which are reported as net position in these funds. The claims liabilities of \$248,941 and \$1,371,255 reported in the Liability Insurance and Workers' Compensation Funds, respectively, at June 30, 2018, are based on the requirements of Governmental Accounting Standards Board Statement No. 10, which requires that the liability for claims be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated.

Changes in the claims liability amounts during the fiscal years ended June 30, 2017 and June 30, 2018 are as follows:

	<u>Liability Insurance</u>	<u>Workers' Compensation</u>	<u>Total</u>
Balance at July 1, 2016	\$ 286,632	\$ 929,098	\$ 1,215,730
Current year claims	263,379	64,083	327,462
Changes in estimates	(61,980)	345,911	283,931
Claims payments	<u>(263,379)</u>	<u>(64,083)</u>	<u>(327,462)</u>
Balance at June 30, 2017	<u>\$ 224,652</u>	<u>\$ 1,275,009</u>	<u>\$ 1,499,661</u>
Balance at July 1, 2017	\$ 224,652	\$ 1,275,009	\$ 1,499,661
Current year claims	61,352	128,325	189,677
Changes in estimates	24,289	96,246	120,535
Claims payments	<u>(61,352)</u>	<u>(128,325)</u>	<u>(189,677)</u>
Balance at June 30, 2018	<u>\$ 248,941</u>	<u>\$ 1,371,255</u>	<u>\$ 1,620,196</u>

Copies of CIPA's annual financial statements may be obtained from their offices located at 366 San Miguel Drive, Suite 312, Newport Beach, CA 92660.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(14) Classification of Net Position

Net Position

The City's Net Position at June 30, 2018 is summarized as follows:

	Government Wide Statement of Net Position		Totals
	Governmental Activities	Business-type Activities	
Net Investment in Capital Assets	\$ 162,818,741	\$ 20,004,444	\$ 182,823,185
Restricted for:			
Public Safety	2,433,849	-	2,433,849
Public Works-Street Maintenance and Improvements	5,149,936	-	5,149,936
Public Works-Street Lighting	4,728,746	-	4,728,746
Public Works-Clean Air Act Programs	70,364	-	70,364
Public Works-Local Drainage Improvements	709,504	-	709,504
Public Works-Other	142,055	-	142,055
Total - Public Works	10,800,605	-	10,800,605
Sanitary Sewer System	-	1,463,331	1,463,331
Recreation	9,978,586	-	9,978,586
Recreation-Open Space Improvements	599,754	-	599,754
Total-Recreation	10,578,340	-	10,578,340
Other-Pension Trust	10,040,356	-	10,040,356
Other-Debt Service	522,200	-	522,200
Other-Promotional Activities	73,252	-	73,252
Other-Low and Moderate Income Housing	1,664,445	-	1,664,445
Other-Cable Television Equipment	397,355	-	397,355
Other-Community Development Block Grant	24,496	-	24,496
Total-Other	12,722,104	-	12,722,104
Unrestricted	75,803,724	-	75,803,724
Total Net Position	\$ 275,157,363	\$ 21,467,775	\$ 296,625,138

Net Investment in Capital Assets – This net position amount represents capital assets, net of accumulated depreciation and reduced by outstanding debt attributed to acquisition, construction, or improvement of the assets.

Restricted for Public Safety – These funds are restricted for law enforcement purposes, supplementing but not supplanting other public safety funding.

Restricted for Public Works – Street Maintenance and Improvements – This restriction represents amounts received from State and Local governments and developers that are required to be used for the construction and maintenance of streets within the City.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(14) Classification of Net Position (Continued)

Restricted for Public Works – Street Lighting – This restriction represents property tax amounts assessed for expenditures for streetlights, traffic signal maintenance and construction.

Restricted for Public Works – Clean Air Act Programs – This restriction represents amounts used to provide for the City's programs implementing AB 2766, the California Clean Air Act of 1988, which mandates that the fees collected fund expenditures for the reduction of air pollution from motor vehicles.

Restricted for Public Works – Local Drainage Improvements – These amounts received from developers are restricted for expenditures for master planned drainage projects.

Restricted for Public Works – Other Purposes – These amounts are restricted to support a variety of grant funded and special programs as designated by law, the grant terms, or administrative regulations.

Restricted for Sanitary Sewer System – These amounts received from system users are restricted for maintenance and capital expenditures for the City's sanitary sewer system.

Restricted for Recreation – This restriction represents amounts required to be used for future Recreation and Park District operating and capital activities.

Restricted for Recreation - Open Space Improvements – This restriction represents amounts received from developers that are required to be used for Recreation and Park District open space use.

Restricted for Other – Pension Trust – This restriction represent the balance of the Pension Trust, a tax-exempt, irrevocable pension trust designed to pre-fund retirement plan obligations.

Restricted for Other - Debt Service – This restriction represent amounts paid by the Successor Agency and accumulated in the debt service fund to be used for future debt service, including amounts held in accordance with bond indentures or similar covenants.

Restricted for Other - Promotional Activities – This restriction represents amounts contributed to the City by developers for the promotion of the City.

Restricted for Other - Low and Moderate Income Housing – This restriction represents amounts received to the City from the Agency upon dissolution that are required to be used for the rehabilitation and/or replacement of low and moderate income housing within the City.

Restricted for Other - Cable Television Equipment – These amounts are restricted to provide enhancements to the City's equipment used for video PEG access services as designated by the terms of the cable franchise transfer agreement.

Restricted for Other – Community Development Block Grant – This restriction represents federal grant funds to be used for housing loans.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(15) Classifications of Fund Balances

The City has adopted the provisions of GASB Statement No. 54, "Fund Balance and Governmental Fund Type Definitions". GASB 54 establishes fund balance classifications based largely upon the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The governmental fund statements conform to the new classification and are summarized as follows.

	<u>General Fund</u>	<u>Recreation and Park District Fund</u>	<u>Streets Fund</u>	<u>City Capital Projects Fund</u>	<u>Non-major Governmental Funds</u>	<u>Totals</u>
Nonspendable						
Prepays	\$ 54,299	\$ 25,300	\$ -	\$ -	\$ -	\$ 79,599
Inventory	-	713	-	-	-	713
Total Nonspendable	<u>54,299</u>	<u>26,013</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>80,312</u>
Restricted						
Community Promotion	73,252	-	-	-	-	73,252
Open Space	-	599,754	-	-	-	599,754
Youth League Renovations	-	70,333	-	-	-	70,333
Recreation	-	9,908,253	-	-	-	9,908,253
Streets	-	-	5,081,596	-	-	5,081,596
Local Drainage	-	-	-	-	709,504	709,504
Landscape Maintenance	-	-	-	-	142,055	142,055
Street Lighting	-	-	-	-	4,728,746	4,728,746
Cable Television Equipment	-	-	-	-	397,355	397,355
Clean Air Act Programs	-	-	-	-	70,364	70,364
Police	-	-	-	-	2,433,849	2,433,849
Low and Moderate Income Housing	-	-	-	-	1,664,445	1,664,445
Debt Service Requirements	-	-	-	-	522,200	522,200
Total Restricted	<u>73,252</u>	<u>10,578,340</u>	<u>5,081,596</u>	<u>-</u>	<u>10,668,518</u>	<u>26,401,706</u>
Committed						
Stabilization Agreement	7,152,556	-	-	-	-	7,152,556
Capital Improvements	-	-	-	10,568,404	-	10,568,404
Total Committed	<u>7,152,556</u>	<u>-</u>	<u>-</u>	<u>10,568,404</u>	<u>-</u>	<u>17,720,960</u>
Assigned						
Future Capital Improvements	4,553,708	2,200,000	-	64,790,254	-	71,543,962
Storm Drainage	712,530	-	-	-	-	712,530
Business Relocation Stabilization	2,500,000	-	-	-	-	2,500,000
Carryover Appropriations	252,040	-	-	-	-	252,040
Debt Service Requirements	-	-	-	-	837,829	837,829
Total Assigned	<u>8,018,278</u>	<u>2,200,000</u>	<u>-</u>	<u>64,790,254</u>	<u>837,829</u>	<u>75,846,361</u>
Unassigned	<u>860,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>860,000</u>
Total Fund Balances	<u>\$ 16,158,385</u>	<u>\$ 12,804,353</u>	<u>\$ 5,081,596</u>	<u>\$ 75,358,658</u>	<u>\$ 11,506,347</u>	<u>\$ 120,909,339</u>

The stabilization agreement amount of \$7,152,556 presented as committed fund balance in the General Fund has been formally approved by the City Council and is for unforeseen situations (such as a temporary revenue interruption due to business activity or disaster). The amount is equal to 25% of the General Fund's original annual operating budget for the upcoming fiscal year and may only be used should annual estimated revenues decrease by a minimum of 10 percent or annual expenditures are estimated to increase by over 10 percent. In addition to these variances in revenues or expenditures, it is further established that in order for these fund balance amounts to be expended such variances must create a situation in which the City's ability to provide basic services (as defined by the City Council) is threatened. Further, City Council authorization is required for use of this amount.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(16) Contingent Liabilities

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the Federal government. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time although the City expects such amounts, if any, to be immaterial. The City is a defendant in various other lawsuits. Although the outcome of these lawsuits is not presently determinable, in the opinion of the City attorney, the resolution of these matters will not have a material adverse effect on the financial condition of the City.

(17) Joint Venture

On December 23, 1996, the West Cities Communications Center Joint Powers Authority (JPA) was created under a joint exercise of powers agreement. It was formed to consolidate law enforcement communications for the cities of Cypress, Los Alamitos and Seal Beach. The governing board consists of one member appointed from each participating agency. The approval of budget and assumption of financial obligations must be approved by all members. The participant contributions are City of Cypress 45.3%, City of Los Alamitos 24.4% and the City of Seal Beach 30.3%.

The purpose of the JPA is to save the participants some individual expense through the sharing of communication obligations. The JPA intends to utilize the personnel and resources of the member agencies to provide financial, legal, personnel, risk management and other services as needed. The City of Cypress provides the JPA with financial and human resources services. The City has no equity interest in the JPA and does not receive a share of the operating results. Accordingly, the assets and liabilities of the JPA are shown in the City's Agency Fund. Separate audited financial statements of the West Cities Communications Center Joint Powers Authority are available by contacting the City of Cypress, P.O. Box 609, Cypress, CA 90630.

(18) Recent Changes in Legislation Affecting California Redevelopment Agencies

On June 29, 2011, Assembly Bills 1x 26 (the "Dissolution Act") and 1x 27 were enacted as part of the FY 2011-12 State budget package which dissolved redevelopment agencies.

On June 27, 2012, as part of the FY 2012-13 State budget package, the Legislature passed and the Governor signed AB 1484, which made technical and substantive amendments to the Dissolution Act based on experience to-date at the State and local level in implementing the Dissolution Act. In September 2015, the Legislature passed and the Governor signed SB107, which made additional change to the Dissolution Act.

Under the Dissolution Act, each California redevelopment agency (each a "Dissolved RDA") was dissolved as of February 1, 2012, and the sponsoring community that formed the Dissolved RDA, together with other designated entities, have initiated the process under the Dissolution Act to unwind the affairs of the Dissolved RDA. A Successor Agency was created for each Dissolved RDA which is the sponsoring community of the Dissolved RDA unless it elected not to serve as the Successor Agency. On January 9, 2012, the City elected to serve as the Successor Agency of the Cypress Redevelopment Agency. On February 1, 2012, the City became the Successor Agency of the Dissolved Cypress Redevelopment Agency by operation of law in accordance with the Dissolution Act and AB 1484.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(18) Recent Changes in Legislation Affecting California Redevelopment Agencies (Continued)

The Dissolution Act also created oversight boards which monitor the activities of the successor agencies. The roles of the successor agencies and the oversight boards are to administer the wind down of each Dissolved RDA which includes making payments due on enforceable obligations, disposing of the assets (other than housing assets) and remitting the unencumbered balances of the Dissolved RDAs to the County Auditor-Controller for distribution to the affected taxing entities.

The Dissolution Act allowed the sponsoring community that formed the Dissolved RDA to elect to assume the housing functions and take over certain housing assets of the Dissolved RDA. If the sponsoring community did not elect to become the Successor Housing Agency and assume the Dissolved RDA's housing functions, such housing functions and all related housing assets would be transferred to the local housing authority in the jurisdiction. AB 1484 modified and provided some clarifications on the treatment of housing assets under the Dissolution Act. On January 9, 2012, the City of Cypress elected to serve as the Housing Successor Agency.

Effective February 1, 2012, the housing assets, obligations, and activities of the Dissolved RDA were transferred to the Housing Successor Agency and are reported in the Low and Moderate Housing Assets Special Revenue Fund in the financial statements of the City. All other assets, obligations, and activities of the Dissolved RDA were transferred and are reported in a fiduciary fund (private-purpose trust fund) in the financial statements of the City.

The Dissolution Act and AB 1484 also established roles for the County Auditor-Controller (the "CAC"), the California Department of Finance (the "DOF") and the California State Controller's Office (the "SCO") in the dissolution process and the satisfaction of enforceable obligations of the Dissolved RDAs.

The CAC is charged with establishing a Redevelopment Property Tax Trust Fund (the "RPTTF") for each Successor Agency and depositing into the RPTTF the amount of property taxes that would have been redevelopment property tax increment had the Dissolved RDA not been dissolved. The deposit in the RPTTF fund is to be used to pay to the Successor Agency the amounts due on the Successor Agency's enforceable obligations.

The Successor Agency is required to prepare a recognized obligation payment schedule (the "ROPS") approved by the oversight board setting forth the amounts due for each enforceable obligation. The ROPS is submitted to the DOF for approval. The CAC will make payments to the Successor Agency from the RPTTF fund based on the ROPS amount approved by the DOF. The ROPS is prepared in advance for the enforceable obligations.

The process of making RPTTF deposits to be used to pay enforceable obligations of the Dissolved RDA will continue until all enforceable obligations have been paid in full and all non-housing assets of the Dissolved RDA have been liquidated.

From the date of dissolution through June 30, 2018, each Successor Agency had its own Oversight Board. Effective July 1, 2018, the County of Orange is responsible for a county-wide Oversight Board for all Successor Agencies in Orange County.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(19) Successor Agency

The Cypress Redevelopment Agency (the Agency) was activated in May 1979 by the City and dissolved as of February 1, 2012. The primary purpose of the Agency was to eliminate blighted areas within the City by encouraging development of residential, commercial, industrial, recreational and public facilities. The City's Council members acted as the Agency directors. Additionally, City staff acted as the Agency's staff and the City and Agency were financially interdependent. The City made loans to the Agency to use on redevelopment projects and property tax revenues of the Agency were used to repay the loans. The fiscal year-end was June 30, the same as the City. As a result of legislation that dissolved all redevelopment agencies in the State, all assets and liabilities of the former Agency were transferred to either the City of Cypress or the Successor Agency to the City of Cypress Redevelopment Agency on February 1, 2012.

The non-housing assets and liabilities of the dissolved Redevelopment Agency were transferred to the Successor Agency to the Dissolved Cypress Redevelopment Agency on February 1, 2012 as a result of the dissolution of the former Redevelopment Agency. The City is acting in a fiduciary capacity for these non-housing assets and liabilities. Disclosures related to these transactions are as follows:

Notes Receivable

The following is a summary of notes receivable transactions for Successor Agency activities for the fiscal year ended June 30, 2018:

Description	Balance July 1, 2017	Additions	Deletions	Balance June 30, 2018	Classification	
					Due Within One Year	Due in More than One Year
Other Notes	\$ 389,701	\$ 9,598	\$ -	\$ 399,299	\$ -	\$ 399,299
Total	<u>\$ 389,701</u>	<u>\$ 9,598</u>	<u>\$ -</u>	<u>\$ 399,299</u>	<u>\$ -</u>	<u>\$ 399,299</u>

The Redevelopment Agency had a promissory note from National Church Residences of Cypress, California for payment of offsite improvements and construction costs relating to the Cypress Sunrise Apartments. Upon dissolution of the Agency on February 1, 2012, the note was transferred to the Successor Agency. The promissory note was initially issued for up to \$192,455 in September 1987 and due to mature February 1, 2029. On September 24, 1987, an amount of \$120,384 was issued based on actual required assistance followed by a payment of \$16,573 (September 29, 1987) leaving a net principal outstanding of \$103,761. The note is not payable, in whole or in part either to principal or interest, prior to February 1, 2029. The interest rate on the note is 9.25% per annum and is not compounded. The outstanding interest accrued on the note though June 30, 2018 is \$295,538. The total combined principal and interest outstanding on the note at June 30, 2018 is \$399,299.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(19) Successor Agency (Continued)

Advances To/From the City of Cypress

The following is a summary of note receivable transactions for Successor Agency activities for the fiscal year ended June 30, 2018:

Description	Balance			Balance June 30, 2018	Classification	
	July 1, 2017	Additions	Deletions		Due Within One Year	Due in More than One Year
Advance from City	\$ 5,882,539	\$ 80,179	\$ (2,073,532)	\$ 3,889,186	\$2,000,000	\$ 1,889,186
Total	\$ 5,882,539	\$ 80,179	\$ (2,073,532)	\$ 3,889,186	\$2,000,000	\$ 1,889,186

On June 30, 2009, the former Redevelopment Agency and the City's General Fund consolidated seven outstanding promissory notes totaling \$42,500,000 into a single promissory note for the same amount. This note refinanced seven promissory notes previously entered into by the Agency and City which had differing maturation dates and interest rates. These promissory notes had provided cash flow for ongoing redevelopment assistance activities and the acquisition of land within the three project areas located within the Agency. The newly established promissory note had a term of three years with interest paid annually on June 30th at a rate equal to 5% and provided for repayment of all, or a portion of the note, should resources become available. On March 8, 2011 the Agency sold 13 acres of land held for resale to the City for its appraised value of \$18,580,000. The Agency used the proceeds from the sale of the land to repay the City \$18,580,000 of the outstanding note principal. A total of \$23,920,000 in principal (plus accrued interest of \$697,668) remained outstanding and payable to the City at the time the Agency was dissolved on February 1, 2012 and a liability totaling \$24,617,668 was transferred to the Successor Agency.

On May 22, 2012 the City and Successor Agency approved and entered into a restated and re-entered repayment agreement which approved a note between the City and Successor Agency for \$23,920,000 plus accrued interest of \$1,196,000 through June 30, 2012. The terms of the note provided for the \$25,116,000 to be repaid by the Successor Agency in increments of \$2,000,000 beginning June 30, 2013 and continuing through June 30, 2024, with the remaining balance of \$1,116,000 to be repaid on June 25, 2025. In addition to the annual payments of principal, interest on the unpaid principal balance will be paid to the City each June 30th at a rate equal to the amount earned on the State's Local Agency Investment Fund (LAIF).

AB 1484 specifies the actions to be taken and the method of repayment for advances by the Successor Agency to the City. Upon application and approval by the Successor Agency and approval by the Oversight Board of the Successor Agency, loan agreements (advances) entered into by the former Redevelopment Agency and the City shall be deemed to be enforceable obligations provided that the Oversight Board makes a finding that the advances were for legitimate redevelopment purposes.

Repayment of both the principal and accrued interest was contingent upon the State of California Department of Finance (DOF) approving this restated and re-entered repayment agreement as an "enforceable obligation". The DOF had previously disallowed the restated and re-entered agreement between the City and Successor Agency, but approved the agreement in October, 2015. Payments made after the approval brought the remaining balance to \$20,882,539 at June 30, 2016.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(19) Successor Agency (Continued)

Advances To/From the City of Cypress

On February 2, 2017, the City, Successor Agency, California Department of Finance, and the State Controller's Office entered into a Settlement Agreement to resolve an outstanding dispute regarding the ownership of 13 acres of land sold by the former Redevelopment Agency to the City on March 8, 2011 (see Note 6). As a result of the settlement, the City retains ownership of the land in exchange for reducing the outstanding balance of the restated and re-entered repayment agreement to \$5,882,539. Repayment terms of \$2 million per year remain in effect until the balance is fully paid. As of June 30, 2018, the outstanding balance of the agreement is \$3,889,186, which includes accrued unpaid interest of \$6,647.

(20) Economic Assistance Agreement – Tax Abatement

On November 27, 2017 the City Council adopted Ordinance No. 1171, approving a Third Amendment to a development agreement with a commercial landlord located in the City. The purpose of the amendment is to provide a sales tax reimbursement to the landlord in exchange for attracting and retaining a tenant who can provide significant employment opportunities to Cypress residents and increase sales tax revenue to the City.

To be eligible for a sales tax reimbursement the landlord was required to enter into a lease with a qualified tenant who could reasonably be expected to generate gross sales tax revenue to the City of at least \$10 million over any 10-year period during the term of the lease.

Effective January 1, 2018, the City pays a monthly sales tax reimbursement payment to the landlord, who in turn credits the amount toward the tenant's lease. The payment amount is based on annual sales tax generated by the tenant as follows:

<u>Annual Sales Tax Generated</u>	<u>Annual Reimbursement Payment to Landlord</u>
\$0 - \$699,999	\$0
\$700,000 - \$799,999	\$360,000
\$800,000 and up	\$450,000

If the sales tax generated falls below the \$700,000 minimum annual threshold, the reimbursement payments are suspended until sales tax meets or exceeds the minimum annual threshold. The agreement also includes periodic cumulative review periods to ensure the City receives sufficient sales tax revenue to meet predefined minimum thresholds over defined time periods. If the sales tax received during these review periods does not meet the minimum threshold, the tenant is required to pay the City the amount of the shortfall in accordance with the following schedule:

<u>Cumulative Review Period</u>	<u>Minimum Cumulative Threshold</u>
January 1, 2018 - June 30, 2019	\$1,500,000
July 1, 2019 - June 30, 2024	\$5,000,000
July 1, 2024 - June 30, 2029	\$5,000,000

During the fiscal year ended June 30, 2018, the landlord received \$225,000 in economic assistance under this Third Amendment.

CITY OF CYPRESS

Notes to the Basic Financial Statements, Continued

For the Fiscal Year Ended June 30, 2018

(21) Other Required Fund Disclosures

The Employees' Benefit Internal Service Fund had a deficit net position of (\$30,529,287) at June 30, 2018 primarily due to the net pension liability associated with the City's CalPERS pension plans. The City has made all required annual contributions toward this long-term liability, and has committed to set-aside additional monies in the form of a trust to reduce or offset the liability.

(22) Restatement

The City implemented GASB Statement No. 75 – Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions (OPEB). Accounting changes adopted to conform to the provisions of this statement were applied retroactively by restating the City's beginning net position for its governmental activities, as well as the Employees' Benefit Internal Services Fund. The restatement decreased Net Position by \$4,749,602 as a result of recording the Total OPEB Liability as of June 30, 2017.

(23) Subsequent Events

Management has evaluated subsequent events to determine if events or transactions occurring through December 19, 2018, the date the basic financial statements were available to be issued, require adjustment to, or disclosure in the basic financial statements.

On October 8, 2018, the Cypress Recreation and Park District (District) approved a Withdrawing Employer and Continuing Contribution Agreement with the Orange County Employees Retirement System (OCERS) to provide funding to OCERS for unfunded pension liabilities associated with service of the District's current and former employees prior to 2000, when all active District employees were enrolled in CalPERS for pension benefits. The outstanding liability is estimated at \$653,000 as of December 31, 2016. The Agreement requires the District make an initial payment of \$740,000 in fiscal year 2018-19 for the outstanding unfunded pension liability plus accrued interest through October 2018.

OCERS will recalculate the District's funded status as of December 31 each year. The District is required to pay any unfunded liability every three years starting in December 2023.

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF CYPRESS

Required Supplementary Information

For the Fiscal Year Ended June 30, 2018

(1) Budgets and Budgetary Accounting

A. Budgetary Control and Budgetary Accounting

Annual budgets are adopted on a basis consistent with generally accepted accounting principles for all governmental funds. The City follows these procedures in establishing the budgetary data reflected in the financial statements: After January 1, department heads prepare estimates for required appropriations for the fiscal year commencing the following July 1. The proposed budget includes estimated expenditures and forecasted revenues for the fiscal year. The data is presented to the City Manager for review. Prior to June 1, the City Manager submits to the City Council a proposed operating budget for the fiscal year commencing the following July 1. The operating budget includes a summary of the proposed expenditures and financial resources of the City, as well as historical data for the preceding two fiscal periods. Prior to July 1, the budget is legally enacted through passage of an adopting resolution. All of the Governmental Funds have legally adopted budgets.

The City Manager is authorized to transfer budgeted amounts as follows: (1) Appropriations budgeted within a department or activity and capital outlay, may be transferred between accounts within the department; (2) Transfers of appropriations between departments and funds, and additional appropriation of fund balances may be made only by authority of the City Council. For budgeting purposes, the general fund is composed of several departments with budgetary control at the department level, while all other budgeted funds are considered a single department with budgetary control at the fund level. Formal budgetary integration is employed as a management control device during the fiscal year for governmental fund types. The budgets are adopted on a basis consistent with generally accepted accounting principles. Budgeted amounts contained within this report are the original and final amended amounts, as approved by the City Council. No budgetary comparisons are presented for the Internal Service and Fiduciary funds.

B. Encumbrances

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the General Fund, Special Revenue Funds, and the Capital Projects Fund. Encumbrances outstanding at year-end do not constitute expenditures or liabilities.

Since unexpended and encumbered appropriations of the governmental funds automatically lapse at the end of the fiscal year, they are not included in reported expenditures and the authorization for expenditure must be reestablished through inclusion in the subsequent year's appropriation.

C. Budgetary Comparison Schedules

The following are the budget comparison schedules for the General Fund, the Recreation and Park District Special Revenue Fund, and the Streets Special Revenue Fund.

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

Budgetary Comparison Schedule, General Fund

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Taxes	\$ 26,887,364	\$ 26,662,364	\$ 27,495,005	\$ 832,641
Licenses and permits	425,260	668,960	675,894	6,934
Fines and forfeitures	165,000	165,000	160,212	(4,788)
From use of property	532,770	532,770	1,044,870	512,100
From other agencies	215,740	428,717	385,870	(42,847)
Charges for services	2,807,509	2,988,059	2,887,855	(100,204)
Other revenue	267,705	110,455	508,432	397,977
TOTAL REVENUES	31,301,348	31,556,325	33,158,138	1,601,813
EXPENDITURES:				
Current:				
General government - Legislative	694,279	698,779	674,436	24,343
General government - Administration	1,791,627	1,970,760	1,672,241	298,519
General government - Finance	1,888,936	1,915,401	1,691,088	224,313
Community development - Planning	1,310,464	1,423,828	1,405,438	18,390
Community development - Building	624,394	875,394	875,172	222
Public safety - Police	16,607,591	16,631,581	15,544,497	1,087,084
Public works - Engineering	1,180,051	1,304,939	1,223,241	81,698
Public works - Maintenance	4,604,057	4,804,407	4,552,775	251,632
TOTAL EXPENDITURES	28,701,399	29,625,089	27,638,888	1,986,201
EXCESS OF REVENUES OVER EXPENDITURES	2,599,949	1,931,236	5,519,250	3,588,014
OTHER FINANCING SOURCES (USES):				
Transfers in	927,360	964,360	880,322	(84,038)
Transfers out	(7,500,000)	(9,700,000)	(9,475,000)	225,000
TOTAL OTHER FINANCING SOURCES (USES)	(6,572,640)	(8,735,640)	(8,594,678)	140,962
NET CHANGE IN FUND BALANCE	\$ (3,972,691)	\$ (6,804,404)	(3,075,428)	\$ 3,728,976
FUND BALANCE - BEGINNING OF YEAR			19,233,813	
FUND BALANCE - END OF YEAR			\$ 16,158,385	

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

Budgetary Comparison Schedule, Recreation and Park District Special Revenue Fund

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
Taxes	\$ 4,599,000	\$ 4,599,000	\$ 5,133,137	\$ 534,137
From use of property	157,574	157,574	313,632	156,058
From other agencies	93,700	93,700	100,424	6,724
Charges for services	948,178	948,178	1,357,379	409,201
Other revenue	5,000	109,196	121,201	12,005
TOTAL REVENUES	5,803,452	5,907,648	7,025,773	1,118,125
EXPENDITURES:				
Current:				
Recreation	4,821,208	4,866,869	4,498,225	368,644
Capital outlay	1,646,000	2,901,039	1,406,693	1,494,346
TOTAL EXPENDITURES	6,467,208	7,767,908	5,904,918	1,862,990
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(663,756)	(1,860,260)	1,120,855	2,981,115
OTHER FINANCING SOURCES (USES):				
Transfers in	-	2,200,000	2,200,000	-
Transfers out	(176,304)	(189,029)	(570,531)	(381,502)
TOTAL OTHER FINANCING SOURCES (USES)	(176,304)	2,010,971	1,629,469	(381,502)
NET CHANGE IN FUND BALANCE	\$ (840,060)	\$ 150,711	2,750,324	\$ 2,599,613
FUND BALANCE - BEGINNING OF YEAR			10,054,029	
FUND BALANCE - END OF YEAR			\$ 12,804,353	

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

Budgetary Comparison Schedule, Streets Special Revenue Fund

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 25,500	\$ 25,500	\$ 68,585	\$ 43,085
From other agencies	2,265,870	2,850,387	2,398,127	(452,260)
Charges for services	500	500	131,211	130,711
Other revenue	-	47,000	-	(47,000)
TOTAL REVENUES	<u>2,291,870</u>	<u>2,923,387</u>	<u>2,597,923</u>	<u>(325,464)</u>
EXPENDITURES:				
Current:				
Public works	860,000	1,808,194	1,445,614	362,580
Capital outlay	250,000	600,261	220,717	379,544
TOTAL EXPENDITURES	<u>1,110,000</u>	<u>2,408,455</u>	<u>1,666,331</u>	<u>742,124</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	<u>1,181,870</u>	<u>514,932</u>	<u>931,592</u>	<u>416,660</u>
OTHER FINANCING USES:				
Transfers out	(968,600)	(988,600)	(927,152)	61,448
TOTAL OTHER FINANCING USES	<u>(968,600)</u>	<u>(988,600)</u>	<u>(927,152)</u>	<u>61,448</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	<u>\$ 213,270</u>	<u>\$ (473,668)</u>	<u>4,440</u>	<u>\$ 478,108</u>
FUND BALANCE - BEGINNING OF YEAR			<u>5,077,156</u>	
FUND BALANCE - END OF YEAR			<u>\$ 5,081,596</u>	

CITY OF CYPRESS
 Required Supplementary Information, Continued
 For the Fiscal Year Ended June 30, 2018

(2) California Public Employees' Retirement System (CalPERS)

City of Cypress Miscellaneous Plan

Schedule of Changes in the Net Pension Liability and Related Ratios
 Last Ten Fiscal Years ⁽¹⁾

	2018	2017	2016	2015
Total Pension Liability:				
Service cost	\$ 1,241,908	\$ 1,042,402	\$ 983,336	\$ 1,067,782
Interest on total pension liability	5,374,496	5,227,927	4,985,622	4,778,432
Differences between expected and actual experience	(726,719)	177,725	(249,155)	-
Changes in assumptions	4,509,183	-	(1,246,317)	-
Changes in benefits	-	-	-	-
Benefit payments, including refunds of employee contributions	(3,538,721)	(3,108,674)	(2,909,007)	(2,789,811)
Net Change in Total Pension Liability	6,860,147	3,339,380	1,564,479	3,056,403
Total Pension Liability - Beginning of Year	72,533,703	69,194,323	67,629,844	64,573,441
Total Pension Liability - End of Year (a)	<u>\$ 79,393,850</u>	<u>\$ 72,533,703</u>	<u>\$ 69,194,323</u>	<u>\$ 67,629,844</u>
Plan Fiduciary Net Position:				
Contributions - employer	\$ 1,298,683	\$ 1,242,386	\$ 997,118	\$ 859,007
Contributions - employee	552,260	622,404	529,141	529,155
Net investment income	6,191,774	274,070	1,253,565	8,456,694
Benefit payments	(3,538,721)	(3,108,674)	(2,909,007)	-
Administrative expense	(81,255)	(34,153)	(63,073)	-
Plan to plan resource movement	-	-	(406)	(2,789,811)
Net Change in Plan Fiduciary Net Position	4,422,741	(1,003,967)	(192,662)	7,055,045
Plan Fiduciary Net Position - Beginning of Year	55,035,012	56,038,979	56,231,641	49,176,596
Plan Fiduciary Net Position - End of Year (b)	<u>\$ 59,457,753</u>	<u>\$ 55,035,012</u>	<u>\$ 56,038,979</u>	<u>\$ 56,231,641</u>
Net Pension Liability - Ending (a)-(b)	<u>\$ 19,936,097</u>	<u>\$ 17,498,691</u>	<u>\$ 13,155,344</u>	<u>\$ 11,398,203</u>
Plan fiduciary net position as a percentage of the total pension liability	74.89%	75.88%	80.99%	83.15%
Covered Payroll	\$ 6,994,962	\$ 7,139,555	\$ 6,539,007	\$ 6,744,885
Net pension liability as percentage of covered payroll	285.01%	245.09%	201.18%	168.99%

Notes to Schedule:

Benefit Changes: There were no changes to benefits.

Changes in Assumptions: In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflect an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense.)

⁽¹⁾ Historical information is required only for measurement periods for which GASB 68 is applicable. The fiscal year ended June 30, 2015 was the first year of implementation.

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

(2) California Public Employees' Retirement System (CalPERS) (Continued)

City of Cypress Miscellaneous Plan (Continued)

Schedule of Plan Contributions

Last Ten Fiscal Years ⁽¹⁾

	2018	2017	2016	2015
Actuarially determined contribution	\$ 1,487,869	\$ 1,298,683	\$ 1,244,868	\$ 1,001,586
Contributions in relation to the actuarially determined contributions	<u>(1,487,869)</u>	<u>(1,298,683)</u>	<u>(1,244,868)</u>	<u>(1,001,586)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 6,863,694	\$ 6,994,942	\$ 7,139,555	\$ 6,539,007
Contributions as a percentage of covered payroll	21.68%	18.57%	17.44%	15.32%

Notes to Schedule:

Valuation Date	June 30, 2015	June 30, 2014	June 30, 2013	June 30, 2012
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Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age ⁽²⁾
Amortization method	Level percentage of payroll, closed ⁽²⁾
Asset valuation method	Market Value ⁽³⁾
Inflation	2.75% ⁽²⁾
Salary increases	Depending on age, service and type of employment ⁽²⁾
Investment rate of return	7.50%, net of pension plan investment expenses
Retirement age	50 - 63 (2.0% at 50) 52 - 67 (2.0% at 62)
Mortality rate table	Mortality assumptions are based on mortality rates resulting from the most recent CalPERS Experience Study adopted by the CalPERS Board, first used in the June 30, 2009 valuation. For purposes of the post-retirement mortality rates, those revised rates include 5 years of projected on-going mortality improvement using Scale AA published by the Society of Actuaries until June 30, 2010. There is no margin for future mortality improvement beyond the valuation date.

⁽¹⁾ Historical information is required only for measurement periods for which GASB 68 is applicable. The fiscal year ended June 30, 2015 was the first year of implementation.

⁽²⁾ The valuation for June 30, 2012 (applicable to fiscal year ended June 30, 2015) included the same actuarial assumptions.

⁽³⁾ The valuation for June 30, 2012 (applicable to fiscal year ended June 30, 2015) valued assets using a 15 Year Smoothed Market method.

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

(2) California Public Employees' Retirement System (CalPERS) (Continued)

City of Cypress Safety Plan

Schedule of Proportionate Share of the Net Pension Liability
Last Ten Fiscal Years ⁽¹⁾

	2018	2017	2016	2015
Plan's proportion of the net pension liability	0.42375%	0.42470%	0.41016%	0.39621%
Plan's proportionate share of the net pension liability	\$ 25,320,193	\$ 21,996,187	\$ 16,900,538	\$ 14,861,787
Plan's Covered Payroll	\$ 5,539,232	\$ 5,634,190	\$ 5,200,954	\$ 5,075,058
Plan's proportionate share of the net pension liability as a percentage of covered payroll	457.11%	390.41%	324.95%	292.84%
Plan's proportionate share of the fiduciary net position as a percentage of the Plan's total pension liability	72.73%	73.87%	79.00%	80.99%
Plan's proportionate share of aggregate employer contributions	\$ 2,331,004	\$ 2,149,038	\$ 2,163,119	\$ 1,792,684

Notes to Schedule:

Benefit Changes: There were no changes to benefits.

Changes in Assumptions: In fiscal year 2016-17, the financial reporting discount rate was lowered from 7.65 percent to 7.15 percent. In December 2016, the CalPERS Board approved lowering the funding discount rate from 7.50 percent to 7.00 percent, which is to be phased-in over a three-year period (7.50 percent to 7.375 percent to 7.00 percent) beginning with the June 30, 2016 valuation reports. The funding discount rate includes a 15 basis-point for administrative expenses, and the remaining decrease is consistent with the change in the financial reporting discount rate. In fiscal year 2014-15, the financial reporting discount rate was increased from 7.50 percent to 7.65 percent resulting from eliminating the 15 basis-point reduction for administrative expenses. The funding discount rate remained at 7.5 percent during this period, and remained adjusted for administrative expenses.

⁽¹⁾ Historical information is required only for measurement periods for which GASB 68 is applicable. The fiscal year ended June 30, 2015 was the first year of implementation.

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

(2) California Public Employees' Retirement System (CalPERS) (Continued)

City of Cypress Safety Plan (Continued)

Schedule of Plan Contributions

Last Ten Fiscal Years ⁽¹⁾

	2018	2017	2016	2015
Contractually required contribution (actuarially determined)	\$ 2,222,915	\$ 1,967,405	\$ 1,807,579	\$ 1,503,960
Contributions in relation to the actuarially determined contributions	<u>(2,222,915)</u>	<u>(1,967,405)</u>	<u>(1,807,579)</u>	<u>(1,503,960)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered Payroll	\$ 5,823,413	\$ 5,539,232	\$ 5,634,190	\$ 5,200,954
Contributions as a percentage of covered payroll	-38.17%	-35.52%	-32.08%	-28.92%

Notes to Schedule:

Valuation Date June 30, 2015

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial cost method	Entry age ⁽²⁾
Amortization method	Level percentage of payroll, closed ⁽²⁾
Remaining amortization period	30 years for gains and losses. 20 years for assumption changes.
Asset valuation method	Market Value ⁽³⁾
Inflation	2.75% ⁽²⁾
Salary increases	Depending on age, service and type of employment ⁽²⁾
Investment rate of return	7.15%, net of pension plan investment expenses
Retirement age	50 - 63 (2.0% at 50) 52 - 67 (2.0% at 62)
Mortality rate table	Mortality assumptions are based on mortality rates resulting from the most recent CalPERS Experience Study adopted by the CalPERS Board, first used in the June 30, 2009 valuation. For purposes of the post-retirement mortality rates, those revised rates include 5 years of projected on-going mortality improvement using Scale AA published by the Society of Actuaries until June 30, 2010. There is no margin for future mortality improvement beyond the valuation date.

⁽¹⁾ Fiscal year 2015 was the first year of implementation, therefore only two years are shown.

⁽²⁾ The valuation for June 30, 2012 (applicable to fiscal year ended June 30, 2015) included the same actuarial assumptions.

⁽³⁾ The valuation for June 30, 2012 (applicable to fiscal year ended June 30, 2015) valued assets using a 15 Year Smoothed Market method.

CITY OF CYPRESS

Required Supplementary Information, Continued

For the Fiscal Year Ended June 30, 2018

(3) Post-Employment Health Care Benefits

Schedule of Changes in the Total OPEB Liability and Related Ratios
for the Measurement Period Ended June 30

Last Ten Fiscal Years ⁽¹⁾

	<u>2018</u>
Total OPEB Liability:	
Service cost	\$ 304,903
Interest on the total OPEB liability	306,496
Actual and expected experience difference	10,351
Changes in assumptions	(324,881)
Changes in benefit terms	-
Benefit payments, including implicit subsidy	<u>(329,123)</u>
Net Change in Total OPEB Liability	(32,254)
Total OPEB Liability - Beginning of Year	<u>8,368,247</u>
Total OPEB Liability - End of Year (a)	<u><u>\$ 8,335,993</u></u>
Plan fiduciary net position as a percentage of the Total OPEB liability	0.00%
Covered-employee payroll	\$ 14,482,504
Total OPEB liability as percentage of covered- employee payroll	57.56%

Notes to Schedule:

Benefit Changes: There were no changes to benefits.

Changes in Assumptions: The discount rate, which is based on the Bond Buyer 20-year bond General Obligation Index, was lowered to 3.60% from 3.90%.

⁽¹⁾ Historical information is required only for measurement periods for which GASB 75 is applicable. The fiscal year ended June 30, 2018 was the first year of implementation.

GASB 75 also requires the presentation of a 10-year schedule of contributions if an actuarially determined contribution is calculated. The City's plan is not funded by an OPEB trust, therefore an actuarially determined contribution is not calculated nor presented here.

SUPPLEMENTAL SCHEDULES

CITY OF CYPRESS

Budgetary Comparison Schedules for Other Major Governmental Fund

June 30, 2018

Budgetary comparison statements are presented as part of the basic financial statements for the General Fund and all Major Special Revenue Funds as provided for by GASB 34. The budgetary comparison schedules for the remaining Major Fund is presented to aid in additional analysis and is not a required part of the basic financial statements. The other Major Fund is as follows:

City Capital Projects – To account for construction of major transportation infrastructure and public facilities.

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
CITY CAPITAL PROJECTS FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ -	\$ -	\$ 80,179	\$ 80,179
From other agencies	-	1,165,008	763,257	(401,751)
TOTAL REVENUES	-	1,165,008	843,436	(321,572)
EXPENDITURES:				
Current:				
Public works	2,350,000	2,916,811	1,981,573	935,238
Capital outlay	2,183,000	3,367,141	647,788	2,719,353
TOTAL EXPENDITURES	4,533,000	6,283,952	2,629,361	3,654,591
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(4,533,000)	(5,118,944)	(1,785,925)	3,333,019
OTHER FINANCING SOURCES:				
Transfers in	5,773,000	5,806,150	5,940,362	134,212
TOTAL OTHER FINANCING SOURCES	5,773,000	5,806,150	5,940,362	134,212
NET CHANGE IN FUND BALANCE	\$ 1,240,000	\$ 687,206	4,154,437	\$ 3,467,231
FUND BALANCE - BEGINNING OF YEAR			71,204,221	
FUND BALANCE - END OF YEAR			\$ 75,358,658	

CITY OF CYPRESS

Nonmajor Governmental Funds

June 30, 2018

The combining statements for Nonmajor Governmental Funds represent a consolidation of the information for specific funds contained in the Supplementary Financial Statements. These statements, along with the budgetary comparison schedules, summarize the financial information contained in the other Special Revenue and Debt Service Funds.

Special Revenue Fund Descriptions

Special Revenue Funds are used to account for taxes and other revenues required to be set aside in accordance with law or administrative regulation for a specific purpose. A brief description of each of the City's Special Revenue Funds follows:

Local Drainage – To account for developer receipts and expenditures for master planned drainage projects.

Stanton Channel Maintenance District – To account for a special assessment for maintenance of the Stanton Channel landscaped berm in the business park.

Lighting District – To account for property taxes assessed specifically for expenditures for city street lights, traffic signal maintenance and construction.

CATV PEG Grant - To account for monies received from the City's cable franchise transfer agreement that are restricted to use for costs associated with the City's video PEG access services.

AB 2766 – To account for receipts and expenditures of money funded under AB 2766 legislation for emission reduction.

Traffic Safety – To account for receipts of vehicle code violation fines and expenditures for traffic safety.

Supplemental Law Enforcement – To account for receipts and expenditures of money funded under AB 3229 legislation for law enforcement.

Narcotics Asset Seizure – To account for funds seized by the Police Department during narcotic investigations and allocated to the City.

Low and Moderate Housing Assets – To account for housing assets transferred to the City upon the dissolution of the Redevelopment Agency on February 1, 2012.

Debt Service Fund Description

Debt Service Funds are used to account for financial resources used for the servicing of long-term debt not being financed by proprietary funds. The Debt Service Fund is described below.

Civic Center Debt Service – To account for receipts and payments of debt service on the refinancing of the Civic Center.

CITY OF CYPRESS

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

June 30, 2018

	<u>Special Revenue Funds</u>				
	<u>Local Drainage</u>	<u>Stanton Channel Maintenance District</u>	<u>Lighting District</u>	<u>CATV Peg Grant</u>	<u>AB 2766</u>
ASSETS					
Cash and investments	\$ 706,931	\$ 144,596	\$ 4,795,604	\$ 376,698	\$ 53,840
Restricted cash and investments	-	-	-	-	-
Receivables:					
Taxes	-	-	9,977	-	-
Interest	2,573	-	18,273	-	176
Notes, net of allowance	-	-	-	-	-
Other	-	-	-	20,657	16,348
Land Held for Resale	-	-	-	-	-
TOTAL ASSETS	<u>\$ 709,504</u>	<u>\$ 144,596</u>	<u>\$ 4,823,854</u>	<u>\$ 397,355</u>	<u>\$ 70,364</u>
LIABILITIES AND FUND BALANCES					
LIABILITIES:					
Accounts payable and other accrued liabilities	\$ -	\$ 2,541	\$ 95,108	\$ -	\$ -
Due to other funds	-	-	-	-	-
TOTAL LIABILITIES	<u>-</u>	<u>2,541</u>	<u>95,108</u>	<u>-</u>	<u>-</u>
FUND BALANCE:					
Restricted	709,504	142,055	4,728,746	397,355	70,364
Assigned	-	-	-	-	-
TOTAL FUND BALANCES	<u>709,504</u>	<u>142,055</u>	<u>4,728,746</u>	<u>397,355</u>	<u>70,364</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 709,504</u>	<u>\$ 144,596</u>	<u>\$ 4,823,854</u>	<u>\$ 397,355</u>	<u>\$ 70,364</u>

				Debt Service Fund		
Traffic Safety	Supplemental Law Enforcement	Narcotics Asset Seizure	Low & Moderate Housing Assets	Civic Center Debt Service		Total Nonmajor Governmental Funds
\$ -	\$ 3,494	\$ 2,433,398	\$ 100,429	\$ 837,829		\$ 9,452,819
-	-	-	-	522,200		522,200
-	-	-	-	-		9,977
-	156	9,310	702	-		31,190
-	-	-	143,755	-		143,755
15,498	-	14,247	452	-		67,202
-	-	-	1,421,708	-		1,421,708
<u>\$ 15,498</u>	<u>\$ 3,650</u>	<u>\$ 2,456,955</u>	<u>\$ 1,667,046</u>	<u>\$ 1,360,029</u>		<u>\$ 11,648,851</u>
\$ -	\$ 3,633	\$ 23,123	\$ 2,601	\$ -		\$ 127,006
15,498	-	-	-	-		15,498
15,498	3,633	23,123	2,601	-		142,504
-	17	2,433,832	1,664,445	522,200		10,668,518
-	-	-	-	837,829		837,829
-	17	2,433,832	1,664,445	1,360,029		11,506,347
<u>\$ 15,498</u>	<u>\$ 3,650</u>	<u>\$ 2,456,955</u>	<u>\$ 1,667,046</u>	<u>\$ 1,360,029</u>		<u>\$ 11,648,851</u>

CITY OF CYPRESS

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS

For the fiscal year ended June 30, 2018

	Special Revenue Funds				
	Local Drainage	Stanton Channel Maintenance District	Lighting District	CATV Peg Grant	AB 2766
REVENUES:					
Taxes	\$ -	\$ -	\$ 1,173,371	\$ 80,137	\$ -
Fines and forfeitures	-	-	-	-	-
From use of property	8,414	-	64,624	-	1,738
From other agencies	-	-	5,712	-	63,617
Charges for services	244,349	79,407	-	-	-
Other revenue	-	-	16,238	-	-
TOTAL REVENUES	252,763	79,407	1,259,945	80,137	65,355
EXPENDITURES:					
Current:					
Community development	-	-	-	-	-
Public safety	-	-	-	-	-
Public works	-	37,808	840,739	-	-
Debt service:					
Principal retired	-	-	-	-	-
Interest and charges	-	-	-	-	-
TOTAL EXPENDITURES	-	37,808	840,739	-	-
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	252,763	41,599	419,206	80,137	65,355
OTHER FINANCING USES:					
Transfers out	-	(5,671)	(131,802)	(287,292)	(519,000)
TOTAL OTHER FINANCING USES	-	(5,671)	(131,802)	(287,292)	(519,000)
NET CHANGE IN FUND BALANCES	252,763	35,928	287,404	(207,155)	(453,645)
FUND BALANCES - BEGINNING OF YEAR	456,741	106,127	4,441,342	604,510	524,009
FUND BALANCES - END OF YEAR	\$ 709,504	\$ 142,055	\$ 4,728,746	\$ 397,355	\$ 70,364

				Debt Service Fund	
Traffic Safety	Supplemental Law Enforcement	Narcotics Asset Seizure	Low & Moderate Housing Assets	Civic Center Refinancing	Total
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,253,508
115,697	-	-	-	-	115,697
-	497	34,558	19,357	23,581	152,769
-	139,416	-	-	135	208,880
-	-	-	-	-	323,756
-	-	48,780	6,945	-	71,963
115,697	139,913	83,338	26,302	23,716	2,126,573
-	-	-	70,849	-	70,849
-	139,896	77,625	-	-	217,521
-	-	-	-	-	878,547
-	-	-	-	445,000	445,000
-	-	-	-	36,826	36,826
-	139,896	77,625	70,849	481,826	1,648,743
115,697	17	5,713	(44,547)	(458,110)	477,830
(115,697)	-	(120,841)	-	-	(1,180,303)
(115,697)	-	(120,841)	-	-	(1,180,303)
-	17	(115,128)	(44,547)	(458,110)	(702,473)
-	-	2,548,960	1,708,992	1,818,139	12,208,820
\$ -	\$ 17	\$ 2,433,832	\$ 1,664,445	\$ 1,360,029	\$ 11,506,347

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
LOCAL DRAINAGE SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES:				
From use of property	\$ 2,500	\$ 2,500	\$ 8,414	\$ 5,914
Charges for services	5,000	5,000	244,349	239,349
TOTAL REVENUES	<u>\$ 7,500</u>	<u>\$ 7,500</u>	<u>252,763</u>	<u>\$ 245,263</u>
 FUND BALANCE - BEGINNING OF YEAR			<u>456,741</u>	
 FUND BALANCE - END OF YEAR			<u>\$ 709,504</u>	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
STANTON CHANNEL MAINTENANCE DISTRICT SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
Charges for services	\$ 78,865	\$ 78,865	\$ 79,407	\$ 542
TOTAL REVENUES	78,865	78,865	79,407	542
EXPENDITURES:				
Current:				
Public works	48,379	48,379	37,808	10,571
TOTAL EXPENDITURES	48,379	48,379	37,808	10,571
EXCESS OF REVENUES OVER EXPENDITURES	30,486	30,486	41,599	11,113
OTHER FINANCING USES:				
Transfers out	(7,260)	(7,260)	(5,671)	1,589
TOTAL OTHER FINANCING USES	(7,260)	(7,260)	(5,671)	1,589
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$ 23,226	\$ 23,226	35,928	\$ 12,702
FUND BALANCE - BEGINNING OF YEAR			106,127	
FUND BALANCE - END OF YEAR			\$ 142,055	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
LIGHTING DISTRICT SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
Taxes	\$ 1,043,500	\$ 1,043,500	\$ 1,173,371	\$ 129,871
From use of property	28,000	28,000	64,624	36,624
From other agencies	6,050	6,050	5,712	(338)
Other revenue	5,000	5,000	16,238	11,238
TOTAL REVENUES	1,082,550	1,082,550	1,259,945	177,395
EXPENDITURES:				
Current:				
Public works	876,594	901,394	840,739	60,655
TOTAL EXPENDITURES	876,594	901,394	840,739	60,655
EXCESS OF REVENUES OVER EXPENDITURES	205,956	181,156	419,206	238,050
OTHER FINANCING USES:				
Transfers out	(131,500)	(131,500)	(131,802)	(302)
TOTAL OTHER FINANCING USES	(131,500)	(131,500)	(131,802)	(302)
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$ 74,456	\$ 49,656	287,404	\$ 237,748
FUND BALANCE - BEGINNING OF YEAR			4,441,342	
FUND BALANCE - END OF YEAR			\$ 4,728,746	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
CABLE TV PEG GRANT SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance with Final Budget- Positive (Negative)</u>
	<u>Original</u>	<u>Final</u>		
REVENUES:				
Taxes	\$ 42,000	\$ 42,000	\$ 80,137	\$ 38,137
TOTAL REVENUES	<u>42,000</u>	<u>42,000</u>	<u>80,137</u>	<u>38,137</u>
OTHER FINANCING USES:				
Transfers out	(225,000)	(289,256)	(287,292)	1,964
TOTAL OTHER FINANCING USES	<u>(225,000)</u>	<u>(289,256)</u>	<u>(287,292)</u>	<u>1,964</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	<u>\$ (183,000)</u>	<u>\$ (247,256)</u>	(207,155)	<u>\$ 40,101</u>
FUND BALANCE - BEGINNING OF YEAR			<u>604,510</u>	
FUND BALANCE - END OF YEAR			<u>\$ 397,355</u>	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
AB 2766 SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 100	\$ 100	\$ 1,738	\$ 1,638
From other agencies	62,000	62,000	63,617	1,617
TOTAL REVENUES	62,100	62,100	65,355	3,255
OTHER FINANCING USES:				
Transfers out	-	(519,000)	(519,000)	-
TOTAL OTHER FINANCING USES	-	(519,000)	(519,000)	-
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$ 62,100	\$ (456,900)	(453,645)	\$ 3,255
FUND BALANCE - BEGINNING OF YEAR			524,009	
FUND BALANCE - END OF YEAR			\$ 70,364	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
TRAFFIC SAFETY SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
Fines and forfeitures	\$ 120,000	\$ 120,000	\$ 115,697	\$ (4,303)
TOTAL REVENUES	120,000	120,000	115,697	(4,303)
OTHER FINANCING USES:				
Transfers out	(120,000)	(120,000)	(115,697)	4,303
TOTAL OTHER FINANCING USES	(120,000)	(120,000)	(115,697)	4,303
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$ -	\$ -	-	\$ -
FUND BALANCE - BEGINNING OF YEAR			-	
FUND BALANCE - END OF YEAR			\$ -	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
SUPPLEMENTAL LAW ENFORCEMENT SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 32	\$ 32	\$ 497	\$ 465
From other agencies	103,950	103,950	139,416	35,466
TOTAL REVENUES	103,982	103,982	139,913	35,931
EXPENDITURES:				
Current:				
Public safety	103,982	103,982	139,896	(35,914)
TOTAL EXPENDITURES	103,982	103,982	139,896	(35,914)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ -	\$ -	17	\$ 17
FUND BALANCE - BEGINNING OF YEAR			-	
FUND BALANCE - END OF YEAR			\$ 17	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
NARCOTICS ASSET SEIZURE SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 12,000	\$ 12,000	\$ 34,558	\$ 22,558
Other revenue	397,000	397,000	48,780	(348,220)
TOTAL REVENUES	409,000	409,000	83,338	(325,662)
EXPENDITURES:				
Current:				
Public safety	102,044	108,617	77,625	30,992
TOTAL EXPENDITURES	102,044	108,617	77,625	30,992
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	306,956	300,383	5,713	(294,670)
OTHER FINANCING USES:				
Transfers out	(140,571)	(171,538)	(120,841)	50,697
TOTAL OTHER FINANCING USES	(140,571)	(171,538)	(120,841)	50,697
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	\$ 166,385	\$ 128,845	(115,128)	\$ (243,973)
FUND BALANCE - BEGINNING OF YEAR			2,548,960	
FUND BALANCE - END OF YEAR			\$ 2,433,832	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
LOW AND MODERATE HOUSING ASSETS SPECIAL REVENUE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 1,000	\$ 1,000	\$ 19,357	\$ 18,357
Other revenue	6,500	6,500	6,945	445
TOTAL REVENUES	7,500	7,500	26,302	18,802
EXPENDITURES:				
Current:				
Community Development	63,055	70,855	70,849	(6)
TOTAL EXPENDITURES	63,055	70,855	70,849	(6)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (55,555)	\$ (63,355)	(44,547)	\$ 18,808
FUND BALANCE - BEGINNING OF YEAR			1,708,992	
FUND BALANCE - END OF YEAR			\$ 1,664,445	

CITY OF CYPRESS

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - BUDGET AND ACTUAL
CIVIC CENTER REFINANCING DEBT SERVICE FUND

For the fiscal year ended June 30, 2018

	Budgeted Amounts		Actual	Variance with Final Budget- Positive (Negative)
	Original	Final		
REVENUES:				
From use of property	\$ 23,200	\$ 23,200	\$ 23,581	\$ 381
From other agencies	-	-	135	135
TOTAL REVENUES	23,200	23,200	23,716	516
EXPENDITURES:				
Debt service:				
Principal retired	445,000	445,000	445,000	-
Interest and charges	37,031	37,031	36,826	205
TOTAL EXPENDITURES	482,031	482,031	481,826	205
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ (458,831)	\$ (458,831)	(458,110)	\$ 721
FUND BALANCE - BEGINNING OF YEAR			1,818,139	
FUND BALANCE - END OF YEAR			\$ 1,360,029	

CITY OF CYPRESS

Internal Service Funds

June 30, 2018

The Internal Service Funds are used to finance and account for goods and services provided by one City department to other City departments on a cost-reimbursement basis, including depreciation.

Central Services – To account for the costs of the strategic technology plan, building maintenance, vehicle and equipment maintenance, print production, and accumulated equipment replacement funds.

Recreation District Central Services – To account for the costs of building maintenance, vehicle and equipment maintenance, and accumulated equipment replacement funds for the Recreation District.

Employees' Benefit – To account for employee fringe benefits.

Liability Insurance – To account for the cost of the City's public liability/risk management program.

Workers' Compensation Insurance – To account for the cost of the City's workers' compensation insurance program.

CITY OF CYPRESS

COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS

June 30, 2018

	<u>Central Services</u>	<u>Recreation District Central Services</u>
ASSETS		
CURRENT ASSETS:		
Cash and investments	\$ 17,163,486	\$ 737,540
Restricted cash and investments	-	-
Receivables:		
Interest	-	-
Other	51	-
Prepaid items	61,880	-
Inventory	49,740	-
TOTAL CURRENT ASSETS	<u>17,275,157</u>	<u>737,540</u>
NON-CURRENT ASSETS:		
Equipment (Net)	<u>4,813,340</u>	<u>86,398</u>
TOTAL NON-CURRENT ASSETS	<u>4,813,340</u>	<u>86,398</u>
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amount from pension plans	-	-
Deferred amount from OPEB	-	-
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>-</u>	<u>-</u>
LIABILITIES		
CURRENT LIABILITIES:		
Accounts payable and other accrued liabilities	146,169	17,606
Claims payable	-	-
Compensated absences	-	-
TOTAL CURRENT LIABILITIES	<u>146,169</u>	<u>17,606</u>
LONG-TERM LIABILITIES:		
Claims payable	-	-
Retirees' health payable	-	-
Compensated absences	-	-
Net pension liability	-	-
TOTAL LONG-TERM LIABILITIES	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred amount from pension plans	-	-
Deferred amount from OPEB	-	-
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>-</u>	<u>-</u>
NET POSITION:		
Net investment in capital assets	4,813,340	86,398
Restricted:		
Pension trust	-	-
Unrestricted	17,128,988	719,934
TOTAL NET POSITION	<u>\$ 21,942,328</u>	<u>\$ 806,332</u>

<u>Employees'</u> <u>Benefit</u>	<u>Liability</u> <u>Insurance</u>	<u>Workers'</u> <u>Compensation</u>	<u>Total</u>
\$ 5,697,935	\$ 3,198,957	\$ 2,167,863	\$ 28,965,781
10,040,356	-	-	10,040,356
23,979	-	-	23,979
404,355	20,652	50	425,108
7,666	-	-	69,546
-	-	-	49,740
<u>16,174,291</u>	<u>3,219,609</u>	<u>2,167,913</u>	<u>39,574,510</u>
-	-	-	4,899,738
-	-	-	4,899,738
12,098,340	-	-	12,098,340
8,658	-	-	8,658
<u>12,106,998</u>	<u>-</u>	<u>-</u>	<u>12,106,998</u>
566,267	31,365	2,508	763,915
-	62,000	343,000	405,000
693,000	-	-	693,000
<u>1,259,267</u>	<u>93,365</u>	<u>345,508</u>	<u>1,861,915</u>
-	186,941	1,028,255	1,215,196
8,335,993	-	-	8,335,993
2,077,670	-	-	2,077,670
45,256,290	-	-	45,256,290
<u>55,669,953</u>	<u>186,941</u>	<u>1,028,255</u>	<u>56,885,149</u>
1,609,603	-	-	1,609,603
271,753	-	-	271,753
<u>1,881,356</u>	<u>-</u>	<u>-</u>	<u>1,881,356</u>
-	-	-	4,899,738
10,040,356	-	-	10,040,356
(40,569,643)	2,939,303	794,150	(18,987,268)
<u>\$ (30,529,287)</u>	<u>\$ 2,939,303</u>	<u>\$ 794,150</u>	<u>\$ (4,047,174)</u>

CITY OF CYPRESS

COMBINING STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS

For the fiscal year ended June 30, 2018

	Central Services	Recreation District Central Services
OPERATING REVENUES:		
Charges for services	\$ 3,310,006	\$ 23,000
Other revenue	4,726	-
TOTAL OPERATING REVENUES	3,314,732	23,000
OPERATING EXPENSES:		
Personnel services	1,142,249	-
Contractual services	282,945	8,506
Supplies and other services	1,042,044	-
Claim payments and changes in estimates	-	-
Depreciation	479,830	16,366
TOTAL OPERATING EXPENSES	2,947,068	24,872
OPERATING INCOME (LOSS)	367,664	(1,872)
NON-OPERATING REVENUES (EXPENSES):		
Interest income	-	-
Donated capital assets	11,450	-
Loss on disposal of equipment	(9,399)	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	2,051	-
INCOME (LOSS) BEFORE TRANSFERS	369,715	(1,872)
TRANSFERS:		
Transfers in	1,927,133	5,169
TOTAL TRANSFERS	1,927,133	5,169
CHANGE IN NET POSITION	2,296,848	3,297
NET POSITION - BEGINNING OF YEAR (As Restated)	19,645,480	803,035
NET POSITION - END OF YEAR	\$ 21,942,328	\$ 806,332

Employees' Benefit	Liability Insurance	Workers' Compensation	Total
\$ 11,674,607	\$ 356,000	\$ 699,438	\$ 16,063,051
-	20,652	4,662	30,040
<u>11,674,607</u>	<u>376,652</u>	<u>704,100</u>	<u>16,093,091</u>
-	-	12,069	1,154,318
11,154,236	-	107,168	11,552,855
3,980,324	391,656	152,146	5,566,170
-	85,641	277,280	362,921
-	-	-	496,196
<u>15,134,560</u>	<u>477,297</u>	<u>548,663</u>	<u>19,132,460</u>
<u>(3,459,953)</u>	<u>(100,645)</u>	<u>155,437</u>	<u>(3,039,369)</u>
184,795	-	-	184,795
-	-	-	11,450
-	-	-	(9,399)
<u>184,795</u>	<u>-</u>	<u>-</u>	<u>186,846</u>
(3,275,158)	(100,645)	155,437	(2,852,523)
1,200,000	-	-	3,132,302
<u>1,200,000</u>	<u>-</u>	<u>-</u>	<u>3,132,302</u>
(2,075,158)	(100,645)	155,437	279,779
<u>(28,454,129)</u>	<u>3,039,948</u>	<u>638,713</u>	<u>(4,326,953)</u>
<u>\$ (30,529,287)</u>	<u>\$ 2,939,303</u>	<u>\$ 794,150</u>	<u>\$ (4,047,174)</u>

CITY OF CYPRESS

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS

For the fiscal year ended June 30, 2018

	Central Services	Recreation District Central Services
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash received from users	\$ 3,483,531	\$ 23,000
Cash payments to suppliers for goods and services	(1,571,425)	879
Cash payments to employees	(1,141,309)	-
NET CASH PROVIDED BY OPERATING ACTIVITIES	<u>770,797</u>	<u>23,879</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Transfers in	1,927,133	5,169
Transfers out	-	-
NET CASH PROVIDED BY NONCAPITAL FINANCING ACTIVITIES	<u>1,927,133</u>	<u>5,169</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Proceeds from disposal of capital assets	25,967	-
Acquisition of capital assets	(2,596,292)	(33,954)
NET CASH (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	<u>(2,570,325)</u>	<u>(33,954)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest on investments	-	-
NET CASH PROVIDED BY INVESTING ACTIVITIES	<u>-</u>	<u>-</u>
INCREASE IN CASH AND CASH EQUIVALENTS	127,605	(4,906)
CASH AND INVESTMENTS - BEGINNING OF YEAR	<u>17,035,881</u>	<u>742,446</u>
CASH AND INVESTMENTS - END OF YEAR	<u>\$ 17,163,486</u>	<u>\$ 737,540</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:		
Operating income (loss)	\$ 367,664	\$ (1,872)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation	479,830	16,366
Changes in assets and liabilities:		
Accounts receivable decreased (increased)	-	-
Prepaid items decreased (increased)	111,546	-
Inventory decreased (increased)	563	-
Deferred outflows decreased (increased)	-	-
Accounts payable and other accrued liabilities increased (decreased)	(188,806)	9,385
Insurance claims payable increased (decreased)	-	-
Accrued retirees' health payable increased (decreased)	-	-
Accrued leave payable increased (decreased)	-	-
Accrued pension liability increased (decreased)	-	-
Deferred inflows increased (decreased)	-	-
TOTAL ADJUSTMENTS	<u>403,133</u>	<u>25,751</u>
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	<u>\$ 770,797</u>	<u>\$ 23,879</u>
NON-CASH CAPITAL ACTIVITIES:		
Donated Capital Assets	\$ 11,450	\$ -

Employees' Benefit	Liability Insurance	Workers' Compensation	Total
\$ 11,816,626	\$ 744,424	\$ 840,097	\$ 16,907,678
(10,971,132)	(421,643)	(438,370)	(13,401,691)
-	(192)	(12,242)	(1,153,743)
845,494	322,589	389,485	2,352,244
4,200,000	-	-	6,132,302
-	-	(3,000,000)	(3,000,000)
4,200,000	-	(3,000,000)	3,132,302
-	-	-	25,967
-	-	-	(2,630,246)
-	-	-	(2,604,279)
184,795	-	-	184,795
184,795	-	-	184,795
5,230,289	322,589	(2,610,515)	3,065,062
10,508,002	2,876,368	4,778,378	35,941,075
\$ 15,738,291	\$ 3,198,957	\$ 2,167,863	\$ 39,006,137
\$ (3,459,953)	\$ (100,645)	\$ 155,437	\$ (3,039,369)
-	-	-	496,196
(26,129)	-	-	(26,129)
168,150	367,772	135,997	783,465
-	-	-	563
(2,305,173)	-	-	(2,305,173)
376,525	31,173	1,805	230,082
-	24,289	96,246	120,535
793,210	-	-	793,210
(791,518)	-	-	(791,518)
5,761,412	-	-	5,761,412
328,970	-	-	328,970
4,305,447	423,234	234,048	5,391,613
\$ 845,494	\$ 322,589	\$ 389,485	\$ 2,352,244
\$ -	\$ -	\$ -	\$ 11,450

CITY OF CYPRESS

Fiduciary Funds

June 30, 2018

The Fiduciary Funds are used to report assets held in a trustee or agency capacity for others and therefore cannot be used to support the City's own programs.

Agency Fund – To account for various activities in which the City acts as an agent. The City's agency funds include amounts held for developer deposits, cash held with fiscal agents for non-city debt obligations, and amounts held on behalf of the West Cities Communication Center Joint Powers Authority.

CITY OF CYPRESS

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES
FIDUCIARY FUNDS

For the fiscal year ended June 30, 2018

	<u>Balance</u> <u>July 1, 2017</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance</u> <u>June 30, 2018</u>
AGENCY FUND				
ASSETS				
Cash and investments	\$ 3,613,865	\$ 4,871,380	\$ (4,630,984)	\$ 3,854,261
Restricted cash and investments	161,914	1,119	(190)	162,843
Interest receivable	4,998	9,274	(4,998)	9,274
Accounts receivable	31,024	43,706	(32,650)	42,080
Prepaid items	151,663	67,117	(118,014)	100,766
	<u>3,963,464</u>	<u>4,992,596</u>	<u>(4,786,836)</u>	<u>4,169,224</u>
TOTAL ASSETS	<u>\$ 3,963,464</u>	<u>\$ 4,992,596</u>	<u>\$ (4,786,836)</u>	<u>\$ 4,169,224</u>
LIABILITIES				
Accounts payable and other accrued liabilities	\$ 785,862	\$ 4,385,623	\$ (4,002,163)	\$ 1,169,322
Deposits	964,877	930,171	(713,819)	1,181,229
Due to other governments	1,329,129	5,389,414	(5,727,790)	990,753
Due to bondholders	883,596	183,551	(239,227)	827,920
	<u>3,963,464</u>	<u>10,888,759</u>	<u>(10,682,999)</u>	<u>4,169,224</u>
TOTAL LIABILITIES	<u>\$ 3,963,464</u>	<u>\$ 10,888,759</u>	<u>\$ (10,682,999)</u>	<u>\$ 4,169,224</u>

STATISTICAL SECTION

CITY OF CYPRESS

Statistical Section

Year ended June 30, 2018

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This part of the City of Cypress' comprehensive annual report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City's overall financial health.

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Sources: Unless otherwise noted, the information in these schedules was derived from the City's comprehensive annual financial reports for the relevant year.

Note: The City of Cypress did not have General Bonded Debt Outstanding or Pledged Revenue during the Fiscal Year Ended June 30, 2018.

CITY OF CYPRESS

NET POSITION BY COMPONENT

LAST TEN FISCAL YEARS

Schedule 1

	Fiscal Year			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
GOVERNMENTAL ACTIVITIES				
Net investment in capital assets	\$ 162,818,741	\$ 161,714,951	\$ 153,270,346	\$ 154,805,926
Restricted for:				
Debt service	522,200	979,010	420,185	400,000
Capital projects	-	-	-	-
Specific projects and programs	36,012,698	25,872,294	26,169,565	24,651,239
Total restricted	<u>36,534,898</u>	<u>26,851,304</u>	<u>26,589,750</u>	<u>25,051,239</u>
Unrestricted	<u>75,803,724</u>	<u>89,651,389</u>	<u>107,623,380</u>	<u>101,970,622</u>
Total governmental activities net position	<u>\$ 275,157,363</u>	<u>\$ 278,217,644</u>	<u>\$ 287,483,476</u>	<u>\$ 281,827,787</u>
BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	\$ 20,004,444	\$ 19,788,397	\$ 18,245,712	\$ 15,801,861
Restricted for:				
Specific projects and programs	1,463,331	524,701	930,903	2,281,112
Total business-type activities net position	<u>\$ 21,467,775</u>	<u>\$ 20,313,098</u>	<u>\$ 19,176,615</u>	<u>\$ 18,082,973</u>
TOTAL GOVERNMENTAL AND BUSINESS-TYPE ACTIVITIES				
Net investment in capital assets	\$ 182,823,185	\$ 181,503,348	\$ 171,516,058	\$ 170,607,787
Restricted for:				
Debt service	522,200	979,010	420,185	400,000
Capital projects	-	-	-	-
Specific projects and programs	37,476,029	26,396,995	27,100,468	26,932,351
Total restricted	<u>37,998,229</u>	<u>27,376,005</u>	<u>27,520,653</u>	<u>27,332,351</u>
Unrestricted	<u>75,803,724</u>	<u>89,651,389</u>	<u>107,623,380</u>	<u>101,970,622</u>
Total governmental and business-type activities net position	<u>\$ 296,625,138</u>	<u>\$ 298,530,742</u>	<u>\$ 306,660,091</u>	<u>\$ 299,910,760</u>

- Notes: 1) Restricted net position amounts related to land held for resale in Governmental Activities have been reclassified to unrestricted net position as of June 30, 2013 to more properly reflect how the proceeds may be used by the City.
- 2) Business-type activities were not reported as governmental activities prior to the implementation of GASB 54. Therefore, no business-type activities prior to 2010 are presented.

	<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$	154,957,177	\$ 154,793,254	\$ 157,517,879	\$ 156,103,382	\$ 163,015,631	\$ 166,527,654
	380,000	360,000	340,000	470,640	8,649,734	9,136,580
	-	-	24,637,468	31,447,995	27,912,921	31,007,553
	<u>24,407,720</u>	<u>23,839,841</u>	<u>23,039,847</u>	<u>20,458,949</u>	<u>14,002,304</u>	<u>20,427,733</u>
	24,787,720	24,199,841	48,017,315	52,377,584	50,564,959	60,571,866
	<u>111,781,610</u>	<u>110,120,627</u>	<u>81,849,469</u>	<u>77,249,756</u>	<u>71,202,506</u>	<u>67,433,924</u>
\$	<u>291,526,507</u>	<u>\$ 289,113,722</u>	<u>\$ 287,384,663</u>	<u>\$ 285,730,722</u>	<u>\$ 284,783,096</u>	<u>\$ 294,533,444</u>
\$	14,516,549	\$ 13,330,876	\$ 11,598,019	\$ 4,097,512	\$ 3,110,878	
	<u>2,174,616</u>	<u>1,864,593</u>	<u>2,066,778</u>	<u>8,325,661</u>	<u>5,898,014</u>	
\$	<u>16,691,165</u>	<u>\$ 15,195,469</u>	<u>\$ 13,664,797</u>	<u>\$ 12,423,173</u>	<u>\$ 9,008,892</u>	
\$	169,473,726	\$ 168,124,130	\$ 169,115,898	\$ 160,200,894	\$ 166,126,509	\$ 166,527,654
	380,000	360,000	340,000	470,640	8,649,734	9,136,580
	-	-	24,637,468	31,447,995	27,912,921	31,007,553
	<u>26,582,336</u>	<u>25,704,434</u>	<u>25,106,625</u>	<u>28,784,610</u>	<u>19,900,318</u>	<u>20,427,733</u>
	26,962,336	26,064,434	50,084,093	60,703,245	56,462,973	60,571,866
	<u>111,781,610</u>	<u>110,120,627</u>	<u>81,849,469</u>	<u>77,249,756</u>	<u>71,202,506</u>	<u>67,433,924</u>
\$	<u>308,217,672</u>	<u>\$ 304,309,191</u>	<u>\$ 301,049,460</u>	<u>\$ 298,153,895</u>	<u>\$ 293,791,988</u>	<u>\$ 294,533,444</u>

CITY OF CYPRESS
CHANGES IN NET POSITION
LAST TEN FISCAL YEARS
Schedule 2

	Fiscal Year			
	2018	2017	2016	2015
EXPENSES - GOVERNMENTAL ACTIVITIES:				
General government	\$ 4,634,173	\$ 4,688,064	\$ 4,186,025	\$ 3,762,129
Community development	2,545,902	2,092,444	2,045,322	1,792,626
Public safety	17,185,826	15,793,707	14,193,759	13,823,314
Public works	13,608,594	11,949,123	11,467,198	11,818,556
Recreation	5,296,640	5,077,877	4,659,025	4,675,847
Interest on long-term debt	25,145	48,597	70,731	89,610
Total government activities expenses	<u>43,296,280</u>	<u>39,649,812</u>	<u>36,622,060</u>	<u>35,962,082</u>
PROGRAM REVENUES - GOVERNMENTAL ACTIVITIES:				
Charges for services:				
General government	477,787	517,051	247,368	155,590
Community development	1,125,447	957,395	1,038,354	767,379
Public safety	221,319	217,567	190,861	229,721
Public works	723,444	773,597	820,048	854,062
Recreation	1,509,692	1,489,518	1,499,750	1,160,898
Operating grants and contributions	3,625,304	4,550,919	4,474,668	3,549,872
Capital grants and contributions	1,029,329	1,462,551	693,977	856,247
Total governmental activities program revenues	<u>8,712,322</u>	<u>9,968,598</u>	<u>8,965,026</u>	<u>7,573,769</u>
NET (EXPENSE/REVENUE) - GOVERNMENTAL ACTIVITIES	(34,583,958)	(29,681,214)	(27,657,034)	(28,388,313)
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION - GOVERNMENTAL ACTIVITIES:				
Taxes				
Property taxes, levied for general purpose	5,373,717	4,838,954	4,634,994	4,735,392
Property taxes, levied for recreation purposes	5,133,137	4,598,132	4,420,347	4,450,954
Property taxes, levied for lighting purposes	1,173,368	1,055,329	1,015,521	1,013,028
Property taxes, levied for sewer purposes	-	-	-	-
Property taxes, backfill of vehicle license fees	4,429,211	4,241,925	4,061,360	3,835,515
Tax increment for redevelopment activities	-	-	-	-
Sales tax	11,141,720	11,346,462	12,435,166	11,891,754
Transient occupancy tax	2,836,842	2,711,306	2,558,974	2,209,939
Franchise tax	1,660,665	1,607,621	1,728,236	1,724,232
Other taxes	1,728,281	1,745,849	1,647,782	1,678,288
Total taxes	<u>33,476,941</u>	<u>32,145,578</u>	<u>32,502,380</u>	<u>31,539,102</u>
Investment earnings	1,281,234	694,455	748,457	344,668
Contributed capital	1,460,026	-	-	-
Miscellaneous	55,078	69,209	61,886	65,861
Total governmental activities	<u>36,273,279</u>	<u>32,909,242</u>	<u>33,312,723</u>	<u>31,949,631</u>
TRANSFERS - GOVERNMENTAL ACTIVITIES:				
Transfers out				
Total government activities transfers				
SPECIAL ITEM:				
Market value adjustment - land held for resale	-	-	-	(6,308,460)
Total special item	<u>-</u>	<u>-</u>	<u>-</u>	<u>(6,308,460)</u>
EXTRAORDINARY ITEMS:				
Gain (Loss) on Dissolution of Redevelopment Agency	-	-	-	-
Gain on approval of repayment agreement	-	-	-	25,323,775
Loss on dissolution of interfund advance	-	-	-	-
Loss on disallowance of interest on advance to former Redevelopment Agency	-	-	-	-
Loss on re-entered loan settlement agreement	-	(12,493,860)	-	-
Total extraordinary items	<u>-</u>	<u>(12,493,860)</u>	<u>-</u>	<u>25,323,775</u>
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES	<u>\$ 1,689,321</u>	<u>\$ (9,265,832)</u>	<u>\$ 5,655,689</u>	<u>\$ 22,576,633</u>
EXPENSES - BUSINESS-TYPE ACTIVITIES:				
Sewer	\$ 795,737	\$ 706,843	\$ 757,503	\$ 724,257
Total business-type activities expenses	<u>795,737</u>	<u>706,843</u>	<u>757,503</u>	<u>724,257</u>
PROGRAM REVENUES - BUSINESS-TYPE ACTIVITIES:				
Charges for services	1,829,427	1,768,183	1,714,658	2,025,759
Operating grants and contributions	43	46	66,716	46,387
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	<u>1,829,470</u>	<u>1,768,229</u>	<u>1,781,374</u>	<u>2,072,146</u>
NET (EXPENSE/REVENUE) - BUSINESS-TYPE ACTIVITIES	1,033,733	1,061,386	1,023,871	1,347,889
GENERAL REVENUES AND OTHER CHANGES IN NET POSITION - BUSINESS TYPE ACTIVITIES:				
Taxes				
Property taxes, levied for sewer purposes	30,885	24,060	27,651	14,232
Total taxes	30,885	24,060	27,651	14,232
Investment earnings	84,346	48,316	34,865	26,886
Miscellaneous	5,713	2,721	7,255	2,801
Total business-type activities	<u>120,944</u>	<u>75,097</u>	<u>69,771</u>	<u>43,919</u>
TRANSFERS - BUSINESS-TYPE ACTIVITIES:				
Transfers in	-	-	-	-
Total business-type activities transfers	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
CHANGE IN NET POSITION - BUSINESS-TYPE ACTIVITIES	<u>\$ 1,154,677</u>	<u>\$ 1,136,483</u>	<u>\$ 1,093,642</u>	<u>\$ 1,391,808</u>
CHANGE IN NET POSITION - TOTAL PRIMARY GOVERNMENT	<u>\$ 2,843,998</u>	<u>\$ (8,129,349)</u>	<u>\$ 6,749,331</u>	<u>\$ 23,968,441</u>

Note: 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.

	2014	2013	2012	2011	2010	2009
\$	4,037,449	\$ 3,844,511	\$ 3,857,195	\$ 3,599,445	\$ 3,650,493	\$ 3,778,292
	1,717,272	1,658,699	3,320,115	3,856,480	2,938,808	8,489,193
	14,119,456	14,079,824	13,587,310	14,140,187	13,982,176	15,328,778
	11,971,891	11,554,300	13,566,497	12,129,841	12,977,516	14,278,709
	4,857,577	4,664,614	4,682,406	4,432,552	4,350,280	4,847,931
	107,166	123,439	835,794	215,658	218,001	230,809
	<u>36,810,811</u>	<u>35,925,387</u>	<u>39,849,317</u>	<u>38,374,163</u>	<u>38,117,274</u>	<u>46,953,712</u>
	98,802	46,683	80,389	56,669	57,126	37,459
	663,525	604,456	505,215	461,901	493,624	611,310
	223,771	284,904	279,847	336,412	450,057	405,373
	832,916	836,641	851,917	849,720	816,863	1,276,768
	1,389,596	1,303,395	1,323,717	1,094,355	962,828	922,673
	3,648,027	3,822,397	3,691,857	3,662,451	3,420,628	3,927,654
	1,315,906	1,071,101	2,500,542	1,236,994	1,796,783	966,016
	<u>8,172,543</u>	<u>7,969,577</u>	<u>9,233,484</u>	<u>7,698,502</u>	<u>7,997,909</u>	<u>8,147,253</u>
	(28,638,268)	(27,955,810)	(30,615,833)	(30,675,661)	(30,119,365)	(38,806,459)
	4,589,439	4,847,103	4,344,609	3,885,682	3,083,124	4,027,823
	4,224,593	4,778,959	4,066,201	3,623,027	3,376,902	3,733,286
	962,631	1,086,568	919,917	826,958	768,515	848,396
	-	-	-	-	-	7,800
	3,678,802	3,560,389	3,493,682	3,465,238	3,474,172	3,525,535
	-	-	2,291,317	3,910,971	3,010,741	4,285,462
	11,846,002	10,827,664	11,361,495	11,464,617	10,018,391	11,641,788
	1,980,228	1,926,322	2,098,309	1,760,047	1,514,374	1,669,648
	1,650,481	1,629,706	1,616,534	1,606,593	1,522,553	1,587,404
	1,617,097	1,656,695	1,642,429	1,795,750	1,828,920	1,976,433
	<u>30,549,273</u>	<u>30,313,406</u>	<u>31,834,493</u>	<u>32,338,883</u>	<u>28,597,692</u>	<u>33,303,575</u>
	439,186	218,964	300,116	439,874	479,262	1,842,686
	-	-	-	-	-	-
	62,594	348,499	32,293	27,660	32,113	24,647
	<u>31,051,053</u>	<u>30,880,869</u>	<u>32,166,902</u>	<u>32,806,417</u>	<u>29,109,067</u>	<u>35,170,908</u>
				(2,395,542)		
				<u>(2,395,542)</u>		
	-	-	19,125,525	-	-	-
	-	-	-	-	-	-
	-	-	(23,920,000)	-	-	-
	-	(1,196,000)	-	-	-	-
	-	-	-	-	-	-
	-	(1,196,000)	(4,794,475)	-	-	-
\$	<u>2,412,785</u>	<u>1,729,059</u>	<u>(3,243,406)</u>	<u>(264,786)</u>	<u>(1,010,298)</u>	<u>(3,635,551)</u>
\$	740,444	\$ 704,109	\$ 675,977	\$ 634,165	\$ 592,049	
	740,444	704,109	675,977	634,165	592,049	
	2,197,154	2,131,506	1,869,452	1,262,636	704,287	
	55	55	58	59	63	
	4,990	3,055	6,727	350,397	108,006	
	<u>2,202,199</u>	<u>2,134,616</u>	<u>1,876,237</u>	<u>1,613,092</u>	<u>812,356</u>	
	1,461,755	1,430,507	1,200,260	978,927	220,307	
	10,879	73,185	10,866	7,319	7,198	
	10,879	73,185	10,866	7,319	7,198	
	23,062	26,980	30,498	32,493	41,337	
	<u>33,941</u>	<u>100,165</u>	<u>41,364</u>	<u>39,812</u>	<u>48,535</u>	
	-	-	-	2,395,542.00	-	
	-	-	-	<u>2,395,542.00</u>	-	
\$	<u>1,495,696</u>	<u>1,530,672</u>	<u>1,241,624</u>	<u>3,414,281</u>	<u>268,842</u>	
\$	<u>3,908,481</u>	<u>3,259,731</u>	<u>(2,001,782)</u>	<u>3,149,495</u>	<u>(741,456)</u>	

CITY OF CYPRESS
FUND BALANCES - GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
Schedule 3

	Fiscal Year			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
GENERAL FUND				
Reserved				
Unreserved				
Nonspendable	\$ 54,299	\$ 57,474	\$ 8,759	\$ 6,411
Restricted	73,252	73,252	73,252	73,252
Committed	7,152,556	6,982,083	6,885,909	6,520,344
Assigned	8,018,278	11,199,276	11,766,464	13,078,088
Unassigned	860,000	921,728	289,297	170,783
Total General Fund	<u>\$ 16,158,385</u>	<u>\$ 19,233,813</u>	<u>\$ 19,023,681</u>	<u>\$ 19,848,878</u>
ALL OTHER GOVERNMENTAL FUNDS				
Reserved				
Unreserved, reported in:				
Special revenue funds				
Capital projects funds				
Debt service funds				
Nonspendable	\$ 26,013	\$ 71,608	\$ 59,660	\$ 56,300
Restricted	26,328,454	26,466,768	27,039,278	25,513,795
Committed	10,568,404	9,174,885	17,680,891	9,437,504
Assigned	67,828,083	62,830,965	71,429,444	76,745,521
Unassigned	-	-	-	-
Total all other Governmental Funds	<u>\$ 104,750,954</u>	<u>\$ 98,544,226</u>	<u>\$ 116,209,273</u>	<u>\$ 111,753,120</u>

- Notes: 1) Nonspendable fund balance amounts related to land held for resale in All Other Governmental Funds have been reclassified to assigned fund balance as of June 30, 2013 to more properly reflect how the proceeds may be used by the City.
- 2) 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.

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
					\$ 49,029,833
\$ 9,387	\$ 14,359	\$ -	\$ -	\$ -	30,987,460
73,252	73,252	73,252	73,252	107,178	
6,299,394	6,075,680	6,548,929	10,534,594	6,030,892	
11,116,273	8,011,729	23,946,209	16,745,555	15,294,623	
121,919	115,976	141,412	34,545	22,925	
<u>\$ 17,620,225</u>	<u>\$ 14,290,996</u>	<u>\$ 30,709,802</u>	<u>\$ 27,387,946</u>	<u>\$ 21,455,618</u>	<u>\$ 80,017,293</u>
					\$ 33,656,507
					19,896,905
					11,531,792
					(39,363,420)
\$ 11,233	\$ 10,602	\$ 26,059,176	\$ 51,121,708	\$ 71,397,143	
24,960,766	24,331,702	21,157,903	23,342,426	23,556,765	
11,908,872	14,378,531	9,600,496	10,997,978	8,826,876	
55,006,639	54,988,809	15,190,884	16,835,369	20,576,017	
-	-	-	(23,374,566)	(40,989,011)	
<u>\$ 91,887,510</u>	<u>\$ 93,709,644</u>	<u>\$ 72,008,459</u>	<u>\$ 78,922,915</u>	<u>\$ 83,367,790</u>	<u>\$ 25,721,784</u>

CITY OF CYPRESS

CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS

LAST TEN FISCAL YEARS

Schedule 4

	Fiscal Year			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
REVENUES:				
Taxes				
Property tax	\$ 11,680,225	\$ 10,492,414	\$ 10,070,861	\$ 10,199,373
Sales tax	11,141,720	11,451,407	12,540,112	11,681,865
Transient occupancy tax	2,836,842	2,711,306	2,558,974	2,209,939
Franchise tax	1,740,802	1,665,820	1,774,268	1,770,259
Other taxes	6,482,061	6,303,222	6,018,583	5,822,388
Licenses and permits	675,894	700,437	700,510	455,781
Fines and forfeitures	275,909	289,271	239,845	254,997
From use of property	1,660,035	1,027,004	1,044,996	594,030
From other agencies	3,856,558	3,113,673	3,021,416	3,178,481
Charges for services	4,700,201	4,397,340	4,376,424	3,963,964
Other revenues	701,596	1,585,339	1,401,191	788,618
Total Revenues	<u>45,751,843</u>	<u>43,737,233</u>	<u>43,747,180</u>	<u>40,919,695</u>
EXPENDITURES:				
General government	4,037,765	4,380,176	4,147,614	3,555,118
Community development	2,351,459	2,070,995	2,160,255	1,772,835
Public safety	15,762,018	15,508,454	14,861,961	13,905,373
Public works	10,081,750	9,541,509	9,630,040	9,625,309
Recreation	4,498,225	4,612,076	4,450,788	4,305,974
Capital outlay	2,275,198	11,813,186	2,295,678	4,386,607
Debt service				
Principal retired	445,000	420,000	400,000	380,000
Interest and charges	36,826	59,622	80,131	98,350
Total expenditures	<u>39,488,241</u>	<u>48,406,018</u>	<u>38,026,467</u>	<u>38,029,566</u>
Excess of revenues over (under) expenditures	6,263,602	(4,668,785)	5,720,713	2,890,129
OTHER FINANCING SOURCES (USES):				
Transfers in	9,020,684	8,189,632	7,466,801	7,991,193
Transfers out	(12,152,986)	(8,481,902)	(9,556,558)	(8,098,884)
Total other financing sources (uses)	<u>(3,132,302)</u>	<u>(292,270)</u>	<u>(2,089,757)</u>	<u>(107,691)</u>
Net change in fund balances before extraordinary items	3,131,300	(4,961,055)	3,630,956	2,782,438
SPECIAL ITEM:				
Market value adjustment - land held for resale	-	-	-	(6,308,460)
Total special item	-	-	-	(6,308,460)
EXTRAORDINARY ITEMS:				
Gain (loss) on dissolution of Redevelopment Agency	-	-	-	-
Gain on approval of repayment agreement	-	-	-	25,323,775
Loss on disallowance of interfund advance	-	-	-	-
Loss on disallowance of interest on advance to former Redevelopment Agency	-	-	-	-
Loss on re-entered loan settlement agreement	-	(12,493,860)	-	-
Total extraordinary items	-	<u>(12,493,860)</u>	-	<u>25,323,775</u>
Net change in fund balances	<u>\$ 3,131,300</u>	<u>\$ (17,454,915)</u>	<u>\$ 3,630,956</u>	<u>\$ 28,106,213</u>
Debt service as a percentage of noncapital expenditures	<u>1.3%</u>	<u>1.3%</u>	<u>1.3%</u>	<u>1.4%</u>

Note: 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>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 9,776,665	\$ 11,925,042	\$ 11,622,044	\$ 12,246,638	\$ 10,239,282	\$ 12,902,765
11,846,003	10,827,665	11,361,494	11,464,617	10,018,391	11,641,688
1,980,228	1,926,322	2,098,309	1,760,047	1,514,374	1,669,648
1,693,524	1,671,897	1,653,857	1,642,607	1,560,278	1,629,896
5,588,391	5,460,148	5,358,382	5,256,780	5,371,489	5,569,323
381,992	380,256	293,642	288,787	294,903	340,498
270,593	336,389	316,412	388,880	476,556	470,079
659,310	478,573	507,151	2,451,602	2,918,527	8,030,609
3,886,307	3,438,718	4,741,322	3,645,199	4,088,178	3,106,936
4,244,710	4,125,461	4,045,603	3,757,760	3,503,706	4,065,621
695,557	1,226,084	1,067,188	921,880	694,195	548,311
<u>41,023,280</u>	<u>41,796,555</u>	<u>43,065,404</u>	<u>43,824,797</u>	<u>40,679,879</u>	<u>49,975,374</u>
3,802,168	3,570,736	3,515,586	3,338,194	3,564,623	3,335,181
1,776,411	1,646,044	2,947,396	3,984,213	3,138,050	7,858,472
14,073,067	13,868,047	13,099,957	13,933,379	14,117,599	14,042,030
9,789,620	9,183,658	11,010,797	9,697,155	10,831,715	10,761,938
4,452,120	4,206,914	4,112,982	3,954,218	3,967,218	4,088,082
5,079,667	2,328,613	5,851,169	3,509,432	2,485,507	4,929,680
360,000	340,000	325,000	305,000	295,000	280,000
115,266	130,749	842,457	2,056,631	2,348,606	5,943,489
<u>39,448,319</u>	<u>35,274,761</u>	<u>41,705,344</u>	<u>40,778,222</u>	<u>40,748,318</u>	<u>51,238,872</u>
1,574,961	6,521,794	1,360,060	3,046,575	(68,439)	(1,263,498)
5,725,391	25,579,555	13,613,644	31,429,086	78,285,952	8,980,012
(5,793,257)	(25,622,970)	(13,771,829)	(34,012,555)	(78,027,466)	(9,033,880)
<u>(67,866)</u>	<u>(43,415)</u>	<u>(158,185)</u>	<u>(2,583,469)</u>	<u>258,486</u>	<u>(53,868)</u>
1,507,095	6,478,379	1,201,875			
-	-	19,125,525			
-	-	-			
-	-	(23,920,000)			
-	(1,196,000)	-			
-	-	-			
<u>-</u>	<u>(1,196,000)</u>	<u>(4,794,475)</u>			
<u>\$ 1,507,095</u>	<u>\$ 5,282,379</u>	<u>\$ 1,201,875</u>	<u>\$ 463,106</u>	<u>\$ 190,047</u>	<u>\$ (1,317,366)</u>
<u>1.4%</u>	<u>1.4%</u>	<u>3.3%</u>	<u>6.3%</u>	<u>6.9%</u>	<u>13.4%</u>

CITY OF CYPRESS

ASSESSED VALUE AND ESTIMATED 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
2018	\$ 6,755,533	\$ 595	\$ 292,957	\$ 7,049,085	1.0000
2017	\$ 6,452,310	\$ 792	\$ 297,917	\$ 6,751,019	1.0000
2016	\$ 6,180,488	\$ 792	\$ 282,370	\$ 6,463,650	1.0000
2015	\$ 5,831,344	\$ 1,371	\$ 271,503	\$ 6,104,218	1.0000
2014	\$ 5,581,655	\$ 1,371	\$ 271,782	\$ 5,854,808	1.0000
2013	\$ 5,389,098	\$ 1,371	\$ 275,885	\$ 5,666,354	1.0000
2012	\$ 5,314,822	\$ 1,371	\$ 243,997	\$ 5,560,190	1.0000
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

Source: Orange County Assessor's Office

Note: In 1978, the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based on the assessed value of the property being taxes. Each year, the assessed value of property may be increased by an inflation factor (up to 2%). However, property is re-assessed to its current value when a change of ownership occurs. Other factors that may cause re-assessment include new construction, tenant improvements and appeals of value by the owner.

The assessed value data shown above represents the only data currently available with respect to the actual market value of taxable property and are subject to the limitations described above.

* 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
2018	1.0000	-	1.0000	0.0822	0.0035
2017	1.0000	-	1.0000	0.0950	0.0035
2016	1.0000	-	1.0000	0.1045	0.0035
2015	1.0000	-	1.0000	0.0642	0.0035
2014	1.0000	-	1.0000	0.0700	0.0035
2013	1.0000	-	1.0000	0.0731	0.0035
2012	1.0000	-	1.0000	0.0593	0.0037
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

Source: Orange County Assessor's Office

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	2018			2009		
	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percentage of Total City Taxable Assessed Value
Warland Investments	\$ 256,892,715	1	3.80%	\$ 213,273,077	1	3.86%
Mitsubishi Motor Sales	80,813,964	2	1.20%	74,751,247	2	1.35%
G & IX Cypress Campus LP	73,400,000	3	1.09%	--		--
Cypress Corporate Center	67,104,737	4	0.99%	67,521,567	4	1.22%
Cypress Distribution Center Inc	63,902,844	5	0.95%	--		--
Inland American Cypress Katella	42,249,814	6	0.63%	--		--
Los Alamitos Racecourse	40,017,383	7	0.59%	36,840,448	8	0.67%
Yamaha Motor Corp USA Inc	37,830,055	8	0.56%	36,113,553	9	0.65%
C33 LLC	35,208,861	9	0.52%	--		--
IHP Los Alamitos Owner LLC	34,168,076	10	0.51%	--		--
RREEF America REIT II	--		--	71,919,765	3	1.30%
CRP-2 Holdings Cypress	--		--	60,142,238	5	1.09%
United Healthcare Service	--		--	54,084,090	6	0.98%
Pacificare Inc	--		--	47,567,088	7	0.86%
USA Build LLC	--		--	32,300,000	10	0.58%
Total	\$ 731,588,449		10.84%	\$ 694,513,073		12.56%

Source: California Municipal Statistics, Inc. 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		Delinquent Tax Collections	Total Collections to Date	
		Amount	Percentage of Levy		Amount	Percentage of Levy
2018	\$ 18,670,282	\$ 18,516,004	99.17%	\$ 89,692	\$ 18,605,696	99.65%
2017	\$ 17,883,255	\$ 17,742,578	99.21%	\$ 100,982	\$ 17,843,560	99.78%
2016	\$ 17,146,468	\$ 16,994,275	99.11%	\$ 144,980	\$ 17,139,255	99.96%
2015	\$ 16,102,137	\$ 15,896,810	98.72%	\$ 159,324	\$ 16,056,134	99.71%
2014	\$ 15,425,028	\$ 15,239,350	98.80%	\$ 299,068	\$ 15,538,418	100.74%
2013	\$ 14,687,798	\$ 14,475,122	98.55%	\$ 202,617	\$ 14,677,739	99.93%
2012	\$ 14,424,137	\$ 14,107,672	97.81%	\$ 245,320	\$ 14,352,992	99.51%
2011	\$ 14,254,417	\$ 13,911,476	97.59%	\$ 287,770	\$ 14,199,246	99.61%
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%

Source: County of Orange Auditor-Controller

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

These amounts consist of "prior year" taxes (excluding penalties and interest) remitted in the subsequent fiscal year from Fiscal Year 2004-05 forward; the Orange County Auditor Controller's Office aggregates these payments and does not provide detail on allocations to particular years. Penalties and interest were not recorded separately prior to Fiscal Year 2004-05.

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

	Governmental Activities		
Fiscal Year Ended June 30,	Lease Revenue Bonds	Percentage of Personal Income *	Per Capita **
2018	\$ 475,000	0.03%	\$ 10
2017	\$ 920,000	0.06%	\$ 19
2016	\$ 1,340,000	0.08%	\$ 27
2015	\$ 1,740,000	0.11%	\$ 36
2014	\$ 2,120,000	0.14%	\$ 43
2013	\$ 2,480,000	0.16%	\$ 51
2012	\$ 2,820,000	0.18%	\$ 58
2011	\$ 3,145,000	0.21%	\$ 63
2010	\$ 3,450,000	0.21%	\$ 70
2009	\$ 3,745,000	0.23%	\$ 76

Notes: 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

Direct and Overlapping Tax and Assessment Debt:	Debt Outstanding	Estimated Percentage Applicable (1)	Sharing of Overlapping Debt
Metropolitan Water District	\$ 60,600,000	0.257%	\$ 155,742
North Orange County Joint Community College District	206,054,001	5.669%	11,681,201
Garden Grove Unified School District	328,540,160	3.595%	11,811,019
Los Alamitos USD School Facilities Improvement District No. 1	103,895,277	2.207%	2,292,968
Anaheim Union High School District	200,528,955	14.070%	28,214,424
Centralia School District	34,254,855	2.457%	841,642
Cypress School District	40,322,342	85.796%	34,594,957
Savanna School District	41,576,583	12.814%	5,327,623
City of Cypress 1915 Act Bonds	775,000	100.000%	775,000
Total Direct and Overlapping Tax and Assessment Debt			\$ 95,694,576
<u>Direct and Overlapping General Fund Debt:</u>			
Orange County General Fund Obligations	\$ 210,347,000	1.264%	\$ 2,658,786
Orange County Pension Obligations	383,564,389	1.264%	4,848,254
Orange County Board of Education Certificates of Participation	13,990,000	1.264%	176,834
North O.C. Regional Occupational Program Certificates of Participation	9,610,000	5.073%	487,515
Anaheim Union High School District Certificates of Participation	38,605,000	14.070%	5,431,724
Los Alamitos Unified School District Certificates of Participation	41,431,230	1.988%	823,653
Cypress School District Certificates of Participation	6,575,000	85.796%	5,641,087
City of Cypress General Fund Obligations	475,000	100.000%	475,000
Total Gross Direct and Overlapping Tax and Assessment Debt			\$ 20,542,853
Overlapping Tax Increment Debt (Successor Agency):	8,130,000	7.619%	619,425
Total Direct Debt			\$ 475,000
Total Overlapping Debt			\$ 116,381,854
Combined Total Debt			\$ 116,856,854 (2)

Source: California Municipal Statistics, Inc.

(1) The percentage of overlapping debt applicable to the City is estimated using taxable assessed property value. Applicable percentages were estimated by determining the portion of the overlapping District's assessed value that is within the boundaries of the City divided by the District's total taxable assessed value.

(2) Excludes tax and revenue anticipation notes, enterprise revenue, mortgage revenue 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
(In thousands)

	Fiscal Year			
	<u>2017</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
LEGAL DEBT MARGIN CALCULATION:				
Assessed valuation	\$ 7,049,085	\$ 6,751,019	\$ 6,463,650	\$ 6,104,218
Conversion percentage	25%	25%	25%	25%
Adjusted assessed valuation	\$ 1,762,271	\$ 1,687,755	\$ 1,615,913	\$ 1,526,055
Debt limit percentage	15%	15%	15%	15%
Debt limit	<u>264,341</u>	<u>253,163</u>	<u>242,387</u>	<u>228,908</u>
Total Net Debt Applicable to Limit	-	-	-	-
Legal debt margin	<u>\$ 264,341</u>	<u>\$ 253,163</u>	<u>\$ 242,387</u>	<u>\$ 228,908</u>
Total Net Debt Applicable to Limit as a percentage of Debt Limit	0.00%	0.00%	0.00%	0.00%

Note: The Government Code of the State of California provides for a legal debt limit of 15 percent of gross assessed valuation. However, this provision was enacted when assess valuation was based upon 25 percent of market value. Effective with the 1981-82 fiscal year, each parcel is now assessed at 100 percent of market value (as of the most recent change in ownership for that parcel). The computations shown above reflect a conversion of assessed valuation data for each fiscal year from the current full valuation perspective to the 25 percent level that was in effect at the time the legal debt margin was enacted.

<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 5,854,808	\$ 5,666,354	\$ 5,560,190	\$ 5,514,794	\$ 5,529,005	\$ 5,604,677
25%	25%	25%	25%	25%	25%
\$ 1,463,702	\$ 1,416,589	\$ 1,390,048	\$ 1,378,699	\$ 1,382,251	\$ 1,401,169
15%	15%	15%	15%	15%	15%
<u>219,555</u>	<u>212,488</u>	<u>208,507</u>	<u>206,805</u>	<u>207,338</u>	<u>210,175</u>
-	-	-	-	-	-
<u>\$ 219,555</u>	<u>\$ 212,488</u>	<u>\$ 208,507</u>	<u>\$ 206,805</u>	<u>\$ 207,338</u>	<u>\$ 210,175</u>
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

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

Fiscal Year Ended June 30,	Population	Personal Income (thousands of dollars)	Per Capita Personal Income	Median Age	School Enrollment **	Unemployment Rate
2018	49,978	\$ 1,713,796	\$ 34,291	41.9 *	3,957	3.4%
2017	49,655	\$ 1,645,120	\$ 33,131	41.7 *	3,969	2.4%
2016	49,535	\$ 1,642,473	\$ 33,019	41.1 *	3,942	3.0%
2015	48,874	\$ 1,568,904	\$ 32,101	40.6 *	3,990	3.8%
2014	48,886	\$ 1,553,597	\$ 31,780	40.4 *	3,916	5.3%
2013	48,547	\$ 1,562,340	\$ 32,182	39.9 *	3,879	6.0%
2012	48,273	\$ 1,530,013	\$ 31,695	39.8 *	3,916	9.2%
2011	49,981	\$ 1,470,941	\$ 29,430	39.3	3,950	10.1%
2010	49,586	\$ 1,614,918	\$ 32,568	38.7	4,007	9.5%
2009	49,281	\$ 1,656,955	\$ 33,623	39.7	4,082	5.6%

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

* 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
CURRENT YEAR AND NINE YEARS AGO
Schedule 13

Employer	2018			2009		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
UnitedHealth Group	1,998	1	8.29%	2,565	1	9.26%
Siemens	668	2	2.77%	200	8	0.72%
Cypress College	602	3	2.50%	880	2	3.18%
Hybrid Promotions LLC	407	4	1.69%	--		--
C & D Zodiac	359	5	1.49%	--		--
Yamaha Motors Corp	350	6	1.45%	408	5	1.47%
Primary Color Systems	330	7	1.37%	--		--
Los Alamitos Race Course	315	8	1.31%	--		--
Trident University Intl	254	9	1.05%	--		--
Costco - Cypress	250	10	1.04%	355	6	1.28%
Continental Graphics Corp	--		--	475	3	1.71%
Mitsubishi Motor Sales	--		--	430	4	1.55%
Jacobs Engineering	--		--	350	7	1.26%
Target	--		--	195	9	0.70%
Home Depot	--		--	178	10	0.64%
Total	5,533		22.96%	6,036		21.77%

Source: City Planning Department and State of California Employment Development Department

CITY OF CYPRESS
FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES
BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
Schedule 14

Function/Program	Fiscal Years as of June 30									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
General Government										
Administrative	5.3	6.0	6.0	6.0	8.9	8.9	9.9	9.9	9.9	9.9
Finance	14.2	15.0	15.0	15.0	13.0	13.0	13.0	13.0	13.0	13.0
Community Development	6.5	7.5	7.5	8.0	8.0	9.0	10.0	11.0	11.0	13.0
Police										
Officers	57.0	57.0	57.0	57.0	55.0	55.0	55.0	58.0	58.0	58.0
Civilians	22.8	23.4	24.4	24.4	23.9	23.4	23.4	22.9	22.9	25.7
Public Works										
Engineering	10.5	10.1	10.1	10.0	10.0	10.0	11.0	10.5	10.5	12.5
Maintenance	26.4	27.0	27.0	28.6	27.7	30.7	32.7	32.7	33.7	41.8
Parks and Recreation	28.2	28.4	28.4	28.8	28.8	28.8	28.5	28.4	29.4	31.9
Total	<u>170.9</u>	<u>174.4</u>	<u>175.4</u>	<u>177.8</u>	<u>175.3</u>	<u>178.8</u>	<u>183.5</u>	<u>186.4</u>	<u>188.4</u>	<u>205.8</u>

Source: City of Cypress adopted budget.

CITY OF CYPRESS
OPERATING INDICATORS BY FUNCTION/PROGRAM
LAST TEN FISCAL YEARS
Schedule 15

Function/Program	Fiscal Years as of June 30									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Police										
Physical arrests	1,091	1,130	856	856	913	1,237	1,123	1,069	920	1,035
Parking violations	5,287	3,660	4,587	4,818	3,752	5,999	3,738	5,718	7,590	7,827
Traffic violations	4,260	3,290	2,878	1,830	2,626	3,445	2,860	4,023	5,263	5,474
Public Works - Maintenance										
Potholes repaired	13	109	53	56	72	213	200	57	21	35
Parks and Recreation										
Athletic field permits issued	7,197	8,383	7,975	8,786	9,175	10,541	9,731	8,531	9,200	9,599
Class participants	13,823	10,739	12,110	11,796	13,233	13,308	13,380	13,298	12,735	13,471
Facility rentals	1,127	1,225	1,334	1,255	1,460	1,559	1,255	1,247	1,038	1,387

Source: Various City Departments

CITY OF CYPRESS

CAPITAL ASSETS STATISTICS BY FUNCTION/PROGRAM

LAST TEN FISCAL YEARS

Schedule 16

Function/Program	Fiscal Years as of June 30									
	2018	2017	2016	2015	2014	2013	2012	2011	2010	2009
Police										
Stations	1	1	1	1	1	1	1	1	1	1
Patrol units	19	19	19	19	19	19	19	19	19	19
Public Works - Maintenance										
Streets (miles)	111	111	111	111	111	111	111	111	111	122
Streetlights	302	303	303	303	303	303	303	303	303	300
Traffic signals	61	60	60	57	57	57	57	56	55	55
Parks and Recreation										
Acreage	93	85	82	82	82	82	82	82	82	82
Playgrounds	19	19	18	18	18	18	18	18	18	18
Baseball/softball diamonds	8	8	8	8	8	8	8	8	8	8
Soccer/football fields	1	1	1	1	1	1	1	1	1	1
Community centers	1	1	1	1	1	1	1	1	1	1
Senior centers	1	1	1	1	1	1	1	1	1	1

Source: Various City Departments

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE
WITH *GOVERNMENT AUDITING STANDARDS*

To the Honorable Mayor and Members of the City Council
City of Cypress, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Cypress, California (the City), as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated December 19, 2018.

Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.



CPAs AND ADVISORS

To the Honorable Mayor and Members of the City Council
City of Cypress, California

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Lance, Soll & Lughard, LLP

Brea, California
December 19, 2018