



**CERRITOS
COLLEGE**



Student Services/Administration Building (SS/A) Concept Drawing
August 2022

2023-24 | ANNUAL REPORT
Cerritos Community College District
Citizens' Bond Oversight Committee

Citizens' Bond Oversight Committee

Annual Report – 2023-2024

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Citizens' Bond Oversight Committee

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Cerritos Community College District Citizens' Bond Oversight Committee Annual Report – Introduction

As outlined in Education Code Section 15278, the role of the Cerritos Community College District (CCCD) Citizens' Bond Oversight Committee is to "inform the public concerning the District's expenditure of revenues received from the sale of bonds authorized by the voters." Members are appointed for two years, with a three-term maximum. Members do not receive any compensation or benefits for their service. The committee meets a minimum of four times per year.

As mandated by Proposition 39, the CCCD Board of Trustees is required to appoint an independent citizens' oversight committee of at least seven people. Each member must represent one of the following constituencies: a local business, a senior group, a bona fide taxpayer's association, an enrolled student active in a student group, and an active member of a college supporting organization, such as the foundation or a community advisory group. No district employee or official, vendor, contractor, or consultant may serve on the committee. The Citizen's Bond Oversight Committee met no less than annually for 2023-2024.

The following members serve on the Citizens' Bond Oversight Committee:

Carmen Amarillas-Rivera, (Chair) Business Organization
Parimal Shah, (Vice Chair) Senior Citizens' Organization
Pat Patnaik, Community Member
Dr. Stephanie Rodriguez, Support Organization
Barbara Vangsness, Community Member
Jorge Diaz Ortega, Student
Vacant, Bona-Fide Taxpayers Association

Executive Summary

The charter of the Citizens' Bond Oversight Committee for the Cerritos Community College District is to inform the public concerning bond revenue expenditures and to actively "review and report" on the expenditure of these funds. Our committee comprises a cross section of the citizenry who have volunteered their time to represent various constituencies, and fulfill the responsibilities listed above.

During this year of existence, the committee has met on a regular basis; reviewing expenditures, touring campus renovations, asking questions, and expressing concerns and recommendations. This Annual Report of the Citizens' Bond Oversight Committee for the Cerritos Community College District documents the results of these activities and serves to fulfill the basic tenets of the charter.

Within this report are the independent financial and performance audits for the fiscal year ending June 30, 2024, performed by the audit firm of EideBailly LLP. The committee examined and reviewed the audits on January 27, 2025, the results of which are contained herein.

A summary of Measure G Bond Expenditures for the Fiscal Year ending June 30, 2024:

Building & Site Improvements	\$ 10,360,312
Bond Management	\$ 160,445
Classrooms & Modernization	\$ 12,370,769
Total Expenditures	\$ 22,891,526

Statement of Compliance

This Annual Report is submitted to the Board of Trustees by the Citizens' Bond Oversight Committee for the Cerritos Community College District.

This Committee advises that, to the best of its knowledge, the Cerritos Community College District complies with the requirements in Article XIII A, Section 1(b) (3) of the California Constitution. In particular, bond revenue has been expended only for the purposes so described in Measure G and no funds were used for any teacher or administrative salaries or other operating expenses as prohibited by Article XIII A, Section (b) (s) (a) of the California Constitution.

Respectfully submitted:
Carmen Amarillas-Rivera, Chair
Citizens' Bond Oversight Committee
Date: August 25, 2025

Citizens' Bond Oversight Committee Roster 2023-2024

Member	Representing	Beginning Term	Second Term	Final Term
Stephanie Rodriguez	Support Organization	May 2020 – May 2022	May 2022 – May 2024	May 2024 – May 2026
Vacant	Bona-Fide Taxpayers Association			
Pat Patnaik	Community Member	January 2018 – January 2020	January 2020- January 2022	January 2022- January 2024
Carmen Amarillas-Rivera	Business Organization	January 2018 – January 2020	January 2020 – January 2022	January 2022 – January 2024
Parimal Shah	Senior Citizens' Organization	March 2017 – March 2019	March 2019 – March 2021	March 2021 – March 2023
Barbara Vangsness	Community Member	January 2024- January 2027	January 2027- January 2030	
Jorge Diaz Ortega	Student	December 2022 - December 2024	December 2024 – December 2026	December 2026- December 2028

Terms are based on date of appointment approved by the Board of Trustees.

Expired terms: Members whose term have expired may continue to serve on the Committee until a successor has been appointed.

Year Twenty-One Commentary

July 1, 2023 through June 30, 2024

The Citizens' Bond Oversight Committee for the Cerritos Community College District (the District) is pleased to present this Annual Report as required by Proposition 39, the legislative authority of Measure CC and Measure G. It is the Committee's responsibility to represent the voters and to oversee the expenditures of bond funds to assure that bond proceeds are expended for the purposes set forth in the ballot measures.

On March 2, 2004, Measure CC, a \$210 million General Obligation Bond for Cerritos College, was approved by the voters in the Cerritos Community College District. One of the significant components of Measure CC was the establishment of a Bond Oversight Committee consisting of seven (7) community members appointed by the District's Board of Trustees. The committee represents a diverse cross section of the Cerritos Community College District.

Eight years later, on November 6, 2012, the voters in the Cerritos Community College District approved Measure G, a \$350 million General Obligation Bond for Cerritos College, aimed at funding the ongoing renovation of the nearly 60-year-old campus. To facilitate the final expenditures of Measure CC funds and the initial disbursement of Measure G funds, the District's Board of Trustees approved Resolution No. 13-05 on February 6, 2013, adopting Amended and Restated Bylaws that combined Measure CC and Measure G oversight responsibilities into the existing Citizens' Bond Oversight Committee.

Another ten years later, on November 8, 2022, the voters in the Cerritos Community College District approved a new Measure CC, a \$425 million General Obligation Bond for Cerritos College. The purpose of this bond is to provide funding for the ongoing renovation of the campus, which is now nearly 70 years old. As before, the District's Board of Trustees approved Resolution No. 23-0412B on April 12, 2023, adopting Amended and Restated Bylaws that combined the new Measure CC and Measure G oversight responsibilities into the existing Citizens' Bond Oversight Committee.

In November 2014, the District issued its first series of Measure G General Obligation Bonds, known as Series 2014A, amounting to \$100 million. Concurrently, the District refinanced previously issued Measure CC bonds, resulting in savings of \$10,995,122.91 for taxpayers. Subsequently, in November 2017, the District issued its second series of Measure G General Obligation Bonds, referred to as Series 2018B, totaling \$75 million. Additionally, in May 2019, the District issued its third series of Measure G General Obligation Bonds, known as Series 2019C, amounting to \$100 million. Lastly, in October 2021, the District issued its fourth and final series of Measure G General Obligation Bonds, Series 2021D, with a value of \$75 million.

Since the completion of the Performing Arts Center in 2022, the Burnight Theatre, Public Affairs, and Bookstore were demolished to make way for the new Student Services and Administration Building. This new building will house all student support services, including but limited to financial aid, enrollment services, counseling, and basic needs just to name a few, administrative offices, a board of trustees meeting room, and a campus bookstore.

Year Twenty-One Commentary

The design of the Student Services and Administration Building was approved by the Division of State Architect (DSA) in March 2023. Construction began in January 2024 and is currently progressing on schedule with an estimated completion date of December, 2026. The Student Services and Administration building, site improvements, and a new campus main entrance will be constructed using the remaining funds from Measure G and with new bond Measure CC.

In July 2019, state funding was approved for disbursement for the Health Sciences Modernization project. The total amount of the project is approximately \$41 million, with \$12 million from the state and the balance funded with Measure G funds. Following the approval of the design by the Division of State Architect in October 2021, the State Chancellor's Office provided their approval in June 2022. Subsequently, in November 2022, the contract award for the project was also approved. The project officially commenced in December 2022 and is nearly completed, with a move in date of August 2025.

In March 2024, planning commenced for three upcoming General Obligation (GO) Bond projects: the Stadium and Field House, the Child Development Expansion, and the Cerritos College Police Building.

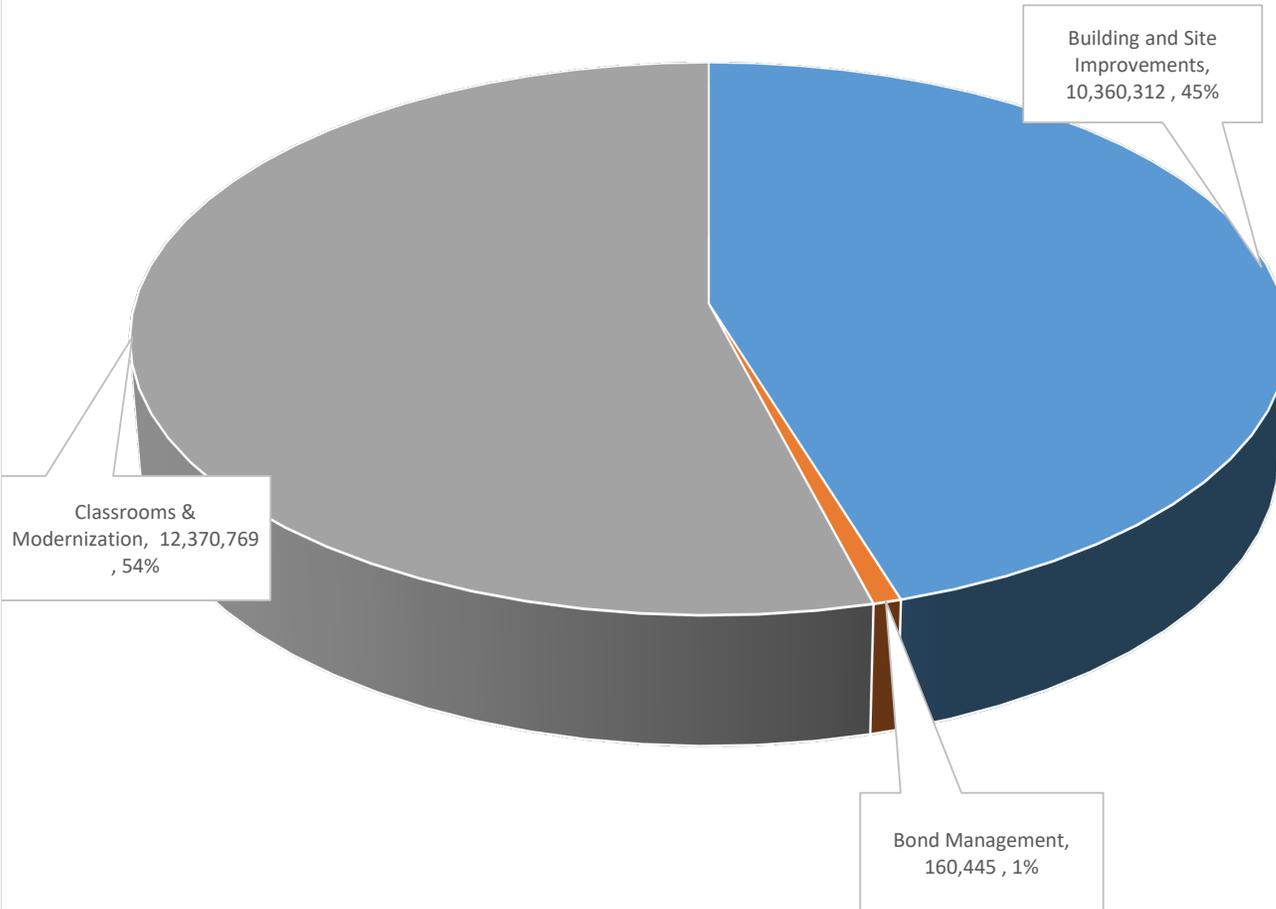
These developments represent just a few of the many positive changes that allow Cerritos College to maintain its commitment to offering top-tier educational opportunities for our community members. For more information on past and future meetings, as well as ongoing bond projects, we encourage you to visit Cerritos College's website at <https://www.cerritos.edu/bond/>. The website provides comprehensive details about the current Facilities Master Plan and the projects currently underway. We welcome all members of the public to attend our meetings and stay engaged in the campus' progress.

Challenges:

The passage of Measure CC in November 2022 provided funding to enhance and expand the existing Facilities Master Plan. As campus needs have evolved since the original 2019 plan, the Board of Trustees approved the Students First Framework (SFF) to guide the college's direction over the next decade. The SFF will anchor our annual planning process and inform strategies that promote student success and social mobility. It will also shape updates to the Facilities Master Plan, IT Master Plan, Enrollment Management Plan, and other key initiatives. Through this forward-thinking approach, Cerritos College remains committed to meeting challenges and delivering outstanding educational opportunities.

In addition, to maximize the impact of bond proceeds amid rising construction and material costs – including the effects of increased tariffs on building materials - the district will continue to pursue state capital outlay funds. This strategic approach helps offset growing expenses and ensures that local bond dollars are used efficiently to meet evolving campus needs and priorities.

Measure G Bond Fund Expenditures
As of June 30, 2024



Cerritos Community College District
Measure G Bond Fund
Year 2013 - 2024

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Beginning Balance	-	(1,908,964)	(6,853,621)	74,375,150	43,896,392	12,252,658
Adjusted Beginning Balance	-	(1,908,964)	(6,853,621)	74,375,150	43,896,392	12,252,658
Revenues						
8860 Interest	-	-	340,149	497,586	360,366	501,225
8861 Change in fair value	-	-	-	-	-	-
8940 Proceeds	-	-	100,000,000	-	-	75,000,000
	-	-	100,340,149	497,586	360,366	75,501,225
Expenditures						
1000 Certificated	-	-	-	-	-	-
2000 Classified	-	-	-	-	-	-
3000 Benefits	-	-	-	-	-	-
4000 Supplies/Materials	-	1,663	2,822	1,757	2,819	1,132
5000 Other Operating	-	-	478,189	26,613	31,135	324,025
6000 Capital Outlay	1,908,964	4,942,994	18,630,367	30,947,974	31,970,146	41,223,104
	1,908,964	4,944,657	19,111,378	30,976,344	32,004,100	41,548,261
7000 Other uses	-	-	-	-	-	-
Unadjusted Ending Fund Balance	(1,908,964)	(6,853,621)	74,375,150	43,896,392	12,252,658	46,205,622
Ending Fund Balance (Audited)	(1,908,964)	(6,853,621)	74,375,150	43,896,392	12,252,658	46,205,622

Cerritos Community College District
Measure G Bond Fund
Year 2013 - 2024

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Beginning Balance	46,205,622	108,335,139	58,916,847	16,055,077	67,645,812	45,125,411
Adjusted Beginning Balance	46,205,622	108,335,139	58,916,847	16,055,077	67,645,812	45,125,411
Revenues						
8860 Interest	673,862	1,610,972	118,748	355,107	1,824,198	1,487,741
8861 Change in fair value	-	-	-	(2,942,424)	556,732	1,249,380
8940 Proceeds	100,314,700	-	-	75,000,000	-	-
	<u>100,988,562</u>	<u>1,610,972</u>	<u>118,748</u>	<u>72,412,683</u>	<u>2,380,930</u>	<u>2,737,121</u>
Expenditures						
1000 Certificated	-	-	-	-	-	-
2000 Classified	-	-	-	-	-	-
3000 Benefits	-	-	-	-	-	-
4000 Supplies/Materials	680	103	-	-	-	-
5000 Other Operating	1,120,553	225,168	35,596	264,352	45,169	77,770
6000 Capital Outlay	37,737,812	50,803,993	42,944,922	20,557,596	24,856,162	22,813,756
	<u>38,859,045</u>	<u>51,029,264</u>	<u>42,980,518</u>	<u>20,821,948</u>	<u>24,901,331</u>	<u>22,891,526</u>
7000 Other uses	-	-	-	-	-	-
Unadjusted Ending Fund Balance	<u>108,335,139</u>	<u>58,916,847</u>	<u>16,055,077</u>	<u>67,645,812</u>	<u>45,125,411</u>	<u>24,971,006</u>
Ending Fund Balance (Audited)	<u><u>108,335,139</u></u>	<u><u>58,916,847</u></u>	<u><u>16,055,077</u></u>	<u><u>67,645,812</u></u>	<u><u>45,125,411</u></u>	<u><u>24,971,006</u></u>

Continuing Disclosure Certificate

The Continuing Disclosure Certificate is executed and delivered by the Cerritos Community College District in connection with issuance of \$37,325,000 General Obligation Bonds, Election of 2004, Series 2004A; \$38,845,000 General Obligation Bonds, Election of 2004, Series 2006B; \$55,000,000 General Obligation Bonds, Election 2004, Series 2009C; \$55,000,000 General Obligation Bonds, Election 2004, Series 2009C; \$82,825,515 General Obligation Bonds, Election 2004, Series 2012D; \$25,135,993 in General Obligation Refunding Bonds issued in 2005; \$80,395,000 in General Obligation Refunding Bonds Series A issued in 2014; \$17,975,000 in General Obligation Refunding Bonds Series B issued in 2014; \$100,000,000 in General Obligation Bonds, Election of 2012, Series 2014A; \$75,000,000 in General Obligation Bonds, Election of 2012, Series 2018A; \$100,000,000 in General Obligation Bonds, Election of 2012, Series 2019C; \$52,655,000 in 2020 General Obligation Refunding Bonds (Federally Taxable), and \$75,000,000 in General Obligation Bonds, Election of 2012, Series 2021D; \$100,000,000 in General Obligation Bonds, Election of 2020, Series 2024A; and \$123,755,000 in General Obligation Refunding Bonds issued in 2024.

The Bonds are issued pursuant to the provisions of Article 4.5 of Chapter 3 of Part 1 of Division 2 of Title 5 of the Government Code of the State of California, Article XIII A of the California Constitution and pursuant to resolutions of the Board of Supervisors of Los Angeles County adopted in 2004 and 2012. The District Resolution and the County Resolution are heretofore referred to as the Resolution. The complete text for the Continuing Disclosure Certificate is available online at:

<http://cms.cerritos.edu/bond/bond-oversight-committee/continuingdisclosureannualreport.htm>

In compliance with Section 4, Number 2 of the Certificate of Disclosure, here are specific answers relating to the period of July 1, 2023 through June 30, 2024.

(A) State funding received by the District for the last completed fiscal year (2023-2024)

Combined General Fund unrestricted and restricted - \$152,992,342

(B) Enrollment for the District for the last completed fiscal year (2023-2024)

Full Time Equivalent Students – 15,756

(C) Outstanding District indebtedness

The District had \$459,893,763 in general obligation bonds outstanding as of June 30, 2024.

(D) Assessed valuation for real property in the District for the last completed fiscal year (2023-2024)

Assessed Valuation - \$61,539,285,583

(E) List of 10 largest taxpayers, together with their assessed valuation and their percentage of total assessed valuation for the District for the last completed fiscal year; to the extent such information is available from Los Angeles County.

On file in the County Assessor's office.

Continuing Disclosure Certificate

(F) Summary financial information on revenues, expenditures and fund balances for the District's general fund reflecting adopted budget for the fiscal year.

Information contained in annual reports from the District is available through the Office of the Executive Vice President of Business Services/Assistant Superintendent.

Appendix

Independent Auditor's Financial Audit

<https://www.cerritos.edu/bond/audit-reports/default.htm>

Independent Auditor's Performance Audit

<https://www.cerritos.edu/bond/audit-reports/default.htm>

Citizens' Bond Oversight Committee Agendas and Minutes

<https://www.cerritos.edu/bond/bond-oversight-committee/citizens-bond-oversight-committee-agendas-2019-2023.htm>

[CBOC Agendas and Minutes - BoardDocs](#)

Citizens' Bond Oversight Committee Bylaws

<https://www.cerritos.edu/bond/bond-oversight-committee/committee-bylaws.htm>

Original Resolution 03-18 and Exhibit A & B

https://www.cerritos.edu/uploads/Bond/GO_Bond_Resolution_No._03-18_Approved_11-19-03.pdf

Resolution Authorizing 2004 General Obligation Bonds, Series 2006B

https://www.cerritos.edu/bond/includes/docs/Resolution_2006B_ua.pdf

Resolution Authorizing 2004 General Obligation Bonds, Series 2009C

https://www.cerritos.edu/bond/includes/docs/Resolution_2009C_ua.pdf

Resolution Authorizing 2004 General Obligation Bonds, Series 2012D

https://www.cerritos.edu/bond/Resolution_2012D.pdf

Resolution Authorizing 2004 General Obligation Bonds, 2014 Refunding, Series A & B

https://www.cerritos.edu/bond/Resolution_2014_GO_Refunding_Bonds.pdf

Resolution Authorizing 2012 General Obligation Bonds, Series 2014A

https://www.cerritos.edu/bond/Resolution_2014A.pdf

Resolution Authorizing 2012 General Obligation Bonds, Series 2018B

https://www.cerritos.edu/bond/Resolution_2018B.pdf

Resolution Authorizing 2012 General Obligation Bonds, Series 2019C

https://www.cerritos.edu/bond/Resolution_2019C.pdf

Resolution Authorizing 2004 General Obligation Bonds, 2020 Refunding, Series 2012D

[Resolution #20-0415B](#)

Resolution Authorizing 2012 General Obligation Bonds, Series 2021D

[Resolution #21-1006A](#)

Appendix

**Resolution Authorizing the Issuance of Election 2022 General Obligation Bonds, Series
2024A**

[Resolution #24-0911A](#)

Resolution Authorizing the Issuance of 2024 General Obligation Refunding Bonds

[Resolution #24-0911C](#)



Student Services and Administration Building
Beam Signing Ceremony – July 17, 2024

Elected Board Members
(as of 2024)

Dr. Sandra Salazar, Board President
Mariana Pacheco, Board Vice President
Dr. Dawn Green, Board Clerk
James Cody Birkey, Trustee
Zurich Lewis, Trustee
Dr. Shin Liu, Trustee
Marisa Perez, Trustee
Cathy Le, Student Trustee



<https://www.cerritos.edu/bond/>