



**CERRITOS  
COLLEGE**



Performing Arts Center – February, 2022

**2020-21 | ANNUAL REPORT**  
**Cerritos Community College District**  
**Citizens' Bond Oversight Committee**

# Citizens' Bond Oversight Committee

## Annual Report – 2020-2021

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

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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 at least yearly for 2020-2021.

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

Carmen Amarillas-Rivera, (Chair) Community Member  
Parimal Shah, (Vice Chair) Business Member  
Pat Patnaik, Community Member  
Richard Fisler, Business Organization Member  
Paul Martinez, Support Organization  
Stephanie Rodriguez, Bona-Fide Taxpayers Association Member  
Omar Gutierrez, Student Member

## Executive Summary

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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, 2021, performed by the audit firm of EideBailly LLP. The committee examined and reviewed the audits on January 24, 2022, the results of which are contained herein.

A summary of Measure G Bond Expenditures for the Fiscal Year ending June 30, 2021:

Building & Site Improvements	\$	4,350,971
Bond Management	\$	834,982
Classrooms & Modernization	\$	36,773,928
Energy & Water Efficiency Improvements	\$	930,841
Health & Safety Improvements	\$	89,796
<b>Total Expenditures</b>	<b>\$</b>	<b>42,980,518</b>

## Statement of Compliance

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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: January 30, 2023

## Citizens' Bond Oversight Committee Roster 2020-2021

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Member	Representing	Beginning Term	Second Term	Final Term
Stephanie Rodriguez	Bona-Fide Taxpayers Association	May 2020 – May 2022	May 2022 – May 2024	May 2024 – May 2026
Richard Fisler	Business Organization	January 2018 – January 2020	January 2020 – January 2022	January 2022 – January 2024
Pat Patnaik	Community Member	January 2018 – January 2020	January 2020- January 2022	January 2022- January 2024
Carmen Amarillas-Rivera	Community Member	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
Paul Martinez	Support Organization	August 2013 – August 2015	January 2018 – January 2020	January 2020 – January 2022
Omar Gutierrez	Student	December 2019 - December 2021	December 2021 – December 2023	December 2023- December 2025

**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 Eighteen Commentary

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July 1, 2020 through June 30, 2021

## Measure G Bond Overview

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, the voters in the Cerritos Community College District approved Measure CC, a \$210 million General Obligation Bond for Cerritos College. One of the key elements of Measure CC was the establishment of a Bond Oversight Committee, composed of seven (7) interested community members appointed by the District's Board of Trustees. The committee represents a 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, providing funding for the continuing renovation of the nearly 60-year-old campus. In preparation of the final spending of Measure CC monies and the initial spending of Measure G monies, 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.

In November 2014, the District issued its first Measure G General Obligation Bond Series 2014A in the amount of \$100 million. Concurrently, the District saved taxpayers \$10,995,122.91 by refinancing previously issued Measure CC bonds. In November 2017, the District issued its second Measure G General Obligation Series 2018B in the amount of \$75 million. In May 2019, the District issued its third Measure G General Obligation Bond Series 2019C in the amount of \$100 million.

The new Performing Arts Center continues to progress in construction with occupancy of the instructional portions of the building expected three months early for the start of Fall 2021 semester. The remaining performance spaces of the building are scheduled to complete by the end of the 2021 calendar year. This 84,000 square foot building will house a 425-seat theater, performing arts instructional and support space, as well as music instructional and performance space, a 200-seat black box theater, a 100-seat lecture hall that doubles as a recital space, concessions and offices. The project is estimated to be completed three months early in the summer of 2021, with the total project cost estimated to be \$105 million.

Once the Performing Arts Center is built and operational, the Burnight Theatre, Public Affairs, and Bookstore will be demolished to make way for the new Student Services and Administration Buildings. This new building will house both Student Services and Administrative Offices, a Board of Trustees meeting room, and a campus bookstore. The architects have completed the design of these spaces after many intentional meetings with staff reviewing concepts, designs and receiving user feedback. The soil

## Year Eighteen Commentary

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improvements for the future buildings (to alleviate the need for deep pile foundation construction typical of the buildings on Campus) is expected to take place in the second half of the 2022 calendar year. The Student Services building, the Administration building, site improvements, and a new campus main entrance is planned to be constructed by a possible future bond measure.

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. The design has been in plan check review at the Division of the State Architect since February 2021 and is expected to be approved in late 2021. This project is expected to break ground in the summer 2022, with occupancy in 2024.

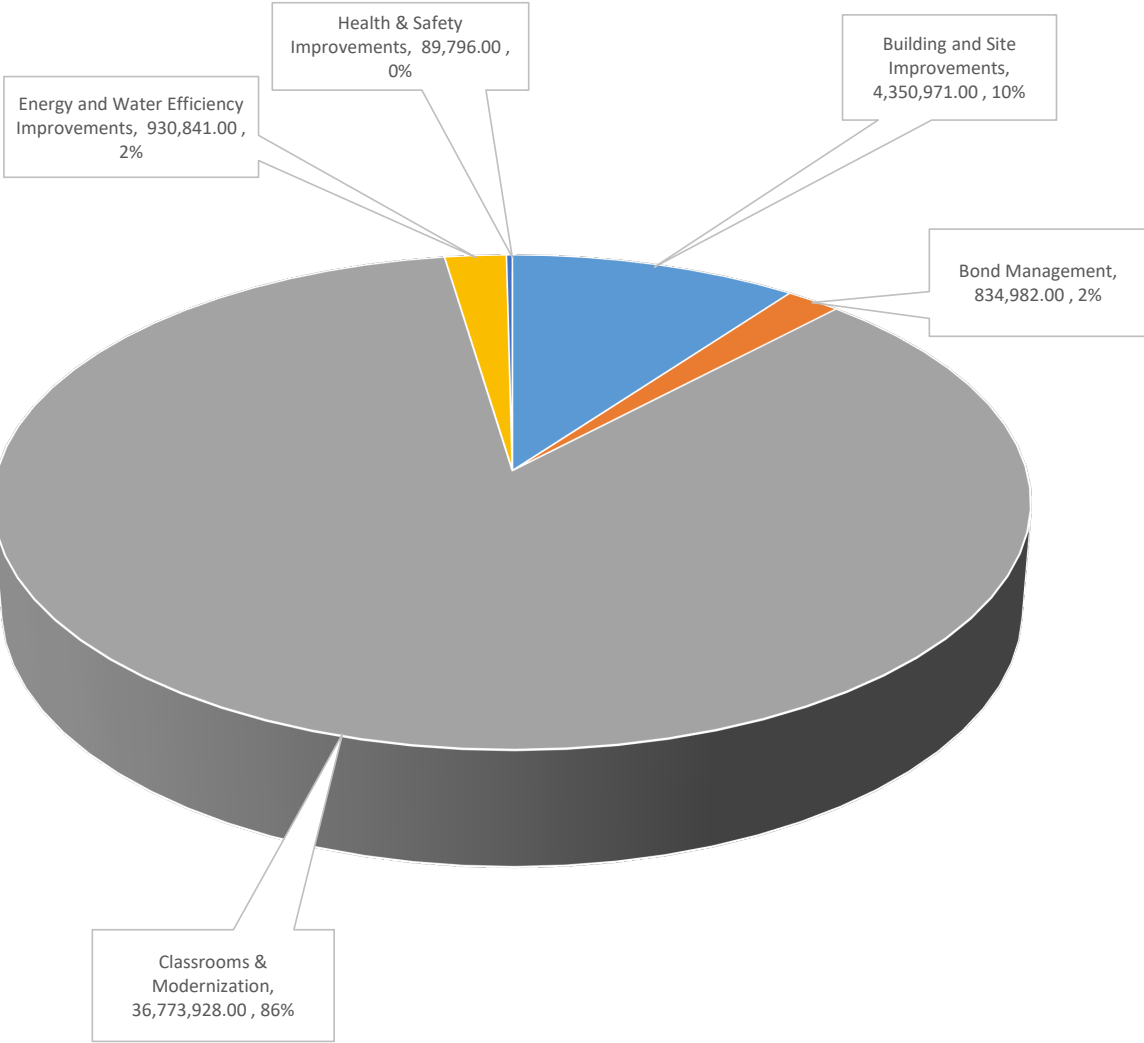
These are some of the many positive changes that enables Cerritos College to continue to provide top tier educational opportunities for the citizens in our communities. Information on past and future meetings and the ongoing bond projects can be found at Cerritos College's website (<https://www.cerritos.edu/bond/>). This website provides detailed information about the current Facilities Master Plan and the projects in progress. We welcome all members of the public to attend our meetings.

### **Challenges:**

A continuing challenge is limited bond proceeds available to build out the updated Facilities Master Plan therefore, it is important to leverage bond proceeds with state capital outlay, along with the district looking into a potential bond measure in 2022.



Measure G Bond Fund Expenditures  
As of June 30, 2021



Cerritos Community College District  
Measure G Bond Fund  
Year 2012 - 2021

	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
Beginning Balance	-	-	(1,908,964)	(6,853,621)	74,375,150
Restatement	-	-	-	-	-
Adjusted Beginning Balance	-	-	(1,908,964)	(6,853,621)	74,375,150
Revenues					
8860 Interest	-	-	-	340,149	497,586
8940 Proceeds	-	-	-	100,000,000	-
8980 Transfers In	-	-	-	-	-
	-	-	-	100,340,149	497,586
Expenditures					
1000 Certificated	-	-	-	-	-
2000 Classified	-	-	-	-	-
3000 Benefits	-	-	-	-	-
4000 Supplies/Materials	-	-	1,663	2,822	1,757
5000 Other Operating	-	-	-	478,189	26,613
6000 Capital Outlay	-	1,908,964	4,942,994	18,630,367	30,947,974
7000 Debt Service Principal	-	-	-	-	-
7000 Debt Service Interest	-	-	-	-	-
	-	1,908,964	4,944,657	19,111,378	30,976,344
7000 Other uses	-	-	-	-	-
Unadjusted Ending Fund Balance	-	(1,908,964)	(6,853,621)	74,375,150	43,896,392
Ending Fund Balance (Audited)	-	(1,908,964)	(6,853,621)	74,375,150	43,896,392

Cerritos Community College District  
Measure G Bond Fund  
Year 2012 - 2021

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Beginning Balance	43,896,392	12,252,658	46,205,622	108,335,139	58,916,847
Restatement					
Adjusted Beginning Balance	<u>43,896,392</u>	<u>12,252,658</u>	<u>46,205,622</u>	<u>108,335,139</u>	<u>58,916,847</u>
Revenues					
8860 Interest	360,366	501,225	673,862	1,610,972	118,748
8940 Proceeds	-	75,000,000	100,314,700	-	-
8980 Transfers In	-	-	-	-	-
	<u>360,366</u>	<u>75,501,225</u>	<u>100,988,562</u>	<u>1,610,972</u>	<u>118,748</u>
Expenditures					
1000 Certificated	-	-	-	-	-
2000 Classified	-	-	-	-	-
3000 Benefits	-	-	-	-	-
4000 Supplies/Materials	2,819	1,132	680	103	-
5000 Other Operating	31,135	324,025	1,120,553	225,168	35,596
6000 Capital Outlay	31,970,146	41,223,104	37,737,812	50,803,993	42,944,922
7000 Debt Service Principal	-	-	-	-	-
7000 Debt Service Interest	-	-	-	-	-
	<u>32,004,100</u>	<u>41,548,261</u>	<u>38,859,045</u>	<u>51,029,264</u>	<u>42,980,518</u>
7000 Other uses	-	-	-	-	-
Unadjusted Ending Fund Balance	<u>12,252,658</u>	<u>46,205,622</u>	<u>108,335,139</u>	<u>58,916,847</u>	<u>16,055,077</u>
Ending Fund Balance (Audited)	<u><u>12,252,658</u></u>	<u><u>46,205,622</u></u>	<u><u>108,335,139</u></u>	<u><u>58,916,847</u></u>	<u><u>16,055,077</u></u>

## Continuing Disclosure Certificate

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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; and \$52,655,000 in 2020 General Obligation Refunding Bonds (Federally Taxable).

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, 2020 through June 30, 2021.

*(A) State funding received by the District for the last completed fiscal year (2020-2021)*

**Combined General Fund unrestricted and restricted - \$109,552,890.**

*(B) Enrollment for the District for the last completed fiscal year (2020-2021)*

**Full Time Equivalent Students – 16,151**

*(C) Outstanding District indebtedness*

**The District had \$411,745,657 in general obligation bonds outstanding as of June 30, 2021.**

*(D) Assessed valuation for real property in the District for the last completed fiscal year (2020-2021)*

**Assessed Valuation - \$52,516,661,322**

*(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

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*(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 Vice President of Business Services/Assistant Superintendent.**

## Appendix

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### **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](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](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](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](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](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](https://www.cerritos.edu/bond/Resolution_2014A.pdf)

### **Resolution Authorizing 2012 General Obligation Bonds, Series 2018B**

[https://www.cerritos.edu/bond/Resolution\\_2018B.pdf](https://www.cerritos.edu/bond/Resolution_2018B.pdf)

### **Resolution Authorizing 2012 General Obligation Bonds, Series 2019C**

[https://www.cerritos.edu/bond/Resolution\\_2019C.pdf](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](#)



Performing Arts Center Ribbon Cutting July, 2022.

### **Elected Board Members**

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



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