WILKINSON HADLEY KING & CO. LLP
CPAs AND ADVISORS

Chula Vista Elementary School District

Measure M Building Fund
General Obligation Bond

Financial Statements & Supplementary Information

June 30, 2025

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Chula Vista Elementary School District
Measure M Building Fund (21-37)
Table of Contents
June 30, 2025

INTRODUCTION & CITIZENS' OVERSIGHT COMMITTEE MEMBER LISTING 1

INDEPENDENT AUDITOR'S REPORT 2

MANAGEMENT'S DISCUSSION AND ANALYSIS 5

FINANCIAL STATEMENTS 7

Balance Sheet 7

Statement of Revenues, Expenditures, and Changes in Fund Balance 8

Notes to the Financial Statements 9

OTHER INFORMATION 22

General Obligation Bonds Project List 22

OTHER INDEPENDENT AUDITORS' REPORTS 24

Independent Auditor's 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* 24

Independent Auditor's Report on Performance 26

AUDITOR'S RESULTS, FINDINGS & RECOMMENDATIONS 31

Schedule of Auditor's Results 31

Schedule of Findings and Questioned Costs 32

Views of Responsible Officials 33

Schedule of Prior Year Audit Findings 34

Chula Vista Elementary School District
Measure M Building Fund (21-37)
Introduction & Citizens' Oversight Committee Member Listing

On March 3, 2020 the Chula Vista Elementary School District was successful under Measure M in obtaining District voters to issue up to $300,000,000 in General Obligation Bonds pursuant to a 55% vote in a bond election. The General Obligation Bonds are considered Proposition 39 bonds. The passage of Proposition 39 in November 2000 amended the California Constitution to include accountability measures. Specifically, the District must conduct an annual, independent performance audit to ensure that funds have been expended only on the specific projects listed as well as an annual, independent financial audit of the proceeds from the sale of the bonds until all of the proceeds have been expended.

Upon passage of Proposition 39, an accompanying piece of legislation, AB 1908 was also enacted, which amended the Education Code to establish additional procedures which must be followed if a District seeks approval of a bond measure pursuant to the 55% majority authorized in Proposition 39 including formation, composition and purpose of the Independent Citizens' Oversight Committee, and authorization for injunctive relief against improper expenditure of bond revenues.

The Chula Vista Elementary School District Measure M Independent Citizens' Oversight Committee as of June 30, 2025 was comprised of the following members:

Name	Position	Representative	Term Expiration
Heather Rubio	Chair	Business Community Representative	September 2027
Elysa (Jade) Bautista	Vice-Chair	Taxpayer Association Representative	September 2027
Diane Deugan	Member	Parent Representative on SSC	September 2027
Minnie A. Tandy	Member	Senior Citizens' Organization Representative	September 2027
Elizabeth Uribe	Member	Parent Representative of PTA	September 2027
James Moffat	Member	Parent Representative	September 2027
Jonathan Salsman	Member	Community-At-Large Representative	September 2027
Leticia Munguia	Member	Community-At-Large Representative	September 2027

WILKINSON HADLEY KING & CO. LLP
CPAs AND ADVISORS

BRIAN K. HADLEY, CPA
AUBREY W. MANN, CPA
KEVIN A. SPROUL, CPA

Independent Auditor's Report

To the Citizens' Oversight Committee
Chula Vista Elementary School District
Measure M Building Fund (21-37)
San Diego, California

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the Chula Vista Elementary School District's Measure M Building Fund (the Bond Fund), which comprise the balance sheet as of June 30, 2025, and the related statement of revenues, expenditures, and changes in fund balance for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the assets, liabilities, and fund balance of the Bond Fund as of June 30, 2025, and the revenues it received and expenditures it paid for the year then ended, in accordance with the financial reporting provisions of Proposition 39 described in Note A.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Chula Vista Elementary School District, including the Measure M Citizens' Oversight Committee, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Emphasis of Matter – Basis of Accounting

We draw attention to Note A of the financial statements, which describes the basis of accounting. The financial statements are prepared by the Chula Vista Elementary School District using the modified accrual basis of accounting for the fund, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to meet the financial reporting requirements under Proposition 39. Additionally, the financial statements present only the Bond Fund which is specific to Measure M and is not intended to present fairly the financial position and results of operations of the Chula Vista Elementary School District as a whole. As a result, the financial statements may not be suitable for another purpose. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions for fund accounting under the modified accrual basis of accounting, as described in Note A. Management is also responsible for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Bond Fund's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit 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 Bond Fund's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Bond Fund's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 17, 2026, on our consideration of the Bond Fund'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 internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Bond Fund's 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 Bond Fund's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

In accordance with the requirements of Proposition 39, as incorporated in California Constitution Article 13A, we have also issued our performance audit report dated March 17, 2026, on our consideration of the Bond Fund's compliance with the requirements of Proposition 39 with regards to the Measure M Building Fund (Fund 21-37). That report is an integral part of our audit of the Measure M Building Fund for the fiscal year ended June 30, 2025 and should be considered in assessing the results of our financial audit.

Other Information

Management is responsible for the other information included in the introductory section of this report and in the other section of this report. The other information comprises the introductory section and general obligation bonds project list but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Restriction on Use

This report is intended solely for the information and use of management, the Citizens' Oversight Committee, the Board of Education, and others within the Chula Vista Elementary School District, and is not intended to be and should not be used by anyone other than these specified parties.



El Cajon, California
March 17, 2026

CHULA VISTA ELEMENTARY SCHOOL DISTRICT
MEASURE M BUILDING FUND (21-37)
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2025
(Unaudited)

This section of the Chula Vista Elementary School District's (CVESD) Measure M Building Fund annual financial and performance report presents the discussion and analysis of the Measure M bond program during the fiscal year that ended June 30, 2025. This Management Discussion and Analysis (MD&A) should be read in conjunction with the District's financial statements that immediately follow this section.

FINANCIAL HIGHLIGHTS

- In March 2020, local voters approved Measure M, a $300 million general obligation bond to provide funds to finance the renovation, construction, acquisition, furnishing and equipping of classrooms, schools, sites, and facilities of the District. In August 2020, the District issued $50,000,000 Series A, General Obligation Bond. In July 2023, the District issued $62,500,000 Series B, General Obligation Bond.

- Proceeds from the Series A issuances were deposited into the Bond Building Fund (21-37) and were used to provide funding for the installation of Districtwide solar energy systems and the renovation of Heating and Ventilation Air Conditioning at various school sites.

- Proceeds from the Series B issuances were deposited into the Bond Building Fund (21-37) and will be used to provide funding for projects such as the renovation of Heating and Ventilation Air Conditioning at various school sites and other District modernization projects.

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of three parts – management discussion and analysis (this section), the financial statements, and the performance audit required by state law.

The District accounts for Measure M bond activity in the District's Building Fund. The Building Fund is a governmental fund type accounted for on a modified accrual basis of accounting.

FINANCIAL ANALYSIS OF MEASURE M BUILDING FUND

Balance Sheet
The District's Measure M Building Fund balance as of June 30, 2025 was $69,193,292. The $69,594,871 in the cash in county treasury represents cash held at the San Diego County Treasurer for purposes associated only with the bond authorization approved by the voters.

	2025	2024	Inc/(Dec)
Cash In County Treasury	69,594,871	70,261,915	(1%)
Current Assets	745,126	(566,293)	232%
Total Assets	**70,339,997**	**69,695,622**	**1%**
Total Liabilities	**1,146,705**	**3,018,053**	**(62%)**
Total Fund Balance	**69,193,292**	**66,677,569**	**4%**

Fund Balance (or Change in Fund Balance)

The District's total Measure M Building Fund revenue is $3,905,040. The total revenue comprised mainly of interest income and Gain on Investments. The total expenditure of $1,389,317 represents only Measure M authorized expenditures.

	2025	2024	Inc/(Dec)
Revenues	3,905,040	1,720,271	127%
Expenditures	1,389,317	11,164,795	(88%)
Excess of Expenditures over Revenues	2,515,723	(9,444,524)	127%
Other Financing Sources (Uses)	-	62,500,000	(100%)
Change in Fund Balance	**2,515,723**	**53,055,476**	(95%)
Beginning Fund Balance	**66,677,569**	**13,622,093**	389%
Ending Fund Balance	**69,193,292**	**66,677,569**	4%

FACTORS BEARING ON THE DISTRICT BOND PROGRAM'S FUTURE

At the time these financial statements were prepared and audited, the District was aware of the existing circumstances that could affect its financial health in the future:

- Possible increases in building costs could impact the ability of projects on the project list to be completed.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide citizens, taxpayers, customers, investors, and creditors with a general overview of the District's finances and to determine the District's accountability for the money it receives. Additional financial information can be obtained by contacting the following:

Office of the Assistant Superintendent of Business Services
Chula Vista Elementary School District
84 East "J" Street
Chula Vista, CA 91910

Financial Statements

Chula Vista Elementary School District
Measure M Building Fund (21-37)
Balance Sheet
June 30, 2025

ASSETS		
Current Assets		
Cash in county treasury	$	69,594,871
Accounts receivable		745,126
Total Current Assets		70,339,997
TOTAL ASSETS	$	70,339,997
LIABILITIES AND FUND BALANCE		
Current Liabilities		
Accounts payable	$	1,146,705
Total Liabilities		1,146,705
Fund Balance		
Restricted for capital projects		69,193,292
Total Fund Balance		69,193,292
TOTAL LIABILITIES AND FUND BALANCE	$	70,339,997

The accompanying notes to the financial statements are an integral part of this statement.

Chula Vista Elementary School District
Measure M Building Fund (21-37)
Statement of Revenues, Expenditures, and Changes in Fund Balance
For the Year Ended June 30, 2025

REVENUES		
Interest income	$	2,812,689
FMV adjustment		1,092,351
TOTAL REVENUES		3,905,040
EXPENDITURES		
Current operating expenses:		
Other construction services		585,671
Capital outlay:		
Building construction		116,246
Architect fees		485,370
Other reimbursables		146,442
Plan check fees		32,117
Inspections		21,780
Construction management		1,691
TOTAL EXPENDITURES		1,389,317
NET CHANGE IN FUND BALANCE		2,515,723
FUND BALANCE, BEGINNING OF YEAR		66,677,569
FUND BALANCE, END OF YEAR	$	69,193,292

The accompanying notes to the financial statements are an integral part of this statement.

A. Summary of Significant Accounting Policies

Chula Vista Elementary School District Measure M Building Fund (21-37), hereinafter referred to as the "Bond Fund", accounts for its financial transactions in accordance with the policies and procedures of the California Department of Education's *California School Accounting Manual*. The accounting policies of the District conform to accounting principles generally accepted in the United States of America (GAAP) as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA).

1. Reporting Entity

The Bond Fund was formed to account for renovation of schools for Chula Vista Elementary School District (District), through expenditures of general obligation bonds issued under Measure M, authorized by registered voters on March 3, 2020.

The Bond Fund operates under a locally selected Citizens' Oversight Committee comprised of seven members formed in accordance with the Local School Construction Bonds Act of 2000, at Section 15264 *et seq.* of the Education Code, Proposition 39. The reporting entity consists only of the Bond Fund of the District. These financial statements are intended to present only the financial position and results of operations of the Bond Fund in conformity with accounting principles generally accepted in the United States of America, and accordingly do not present the financial position and results of operations of the District.

2. Basis of Accounting – Measurement Focus

Bond Fund. The Bond Fund is reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Bond Fund considers all revenues reported in the fund to be available if the revenues are collected within sixty days after year-end. Revenues from local sources consist primarily of interest earned. Investment earnings are recorded as earned, since they are both measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds from general long-term debt and acquisitions under capital leases are reported as other financing sources.

When the Bond Fund incurs an expenditure or expense for which both restricted and unrestricted resources may be used, it is the Bond Fund's policy to use restricted resources first, then unrestricted resources.

3. Encumbrances

   Encumbrance accounting is used in the Bond Fund to reserve portions of applicable appropriations for which commitments have been made. Encumbrances are recorded for purchase orders, contracts, and other commitments when they are written. Encumbrances are liquidated when the commitments are paid or at year end, whichever is sooner.

4. Budgets and Budgetary Accounting

   Annual budgets are adopted on a basis consistent with generally accepted accounting principles for the Bond Fund. By state law, the District's governing board must adopt a final budget no later than July 1st. A public hearing must be conducted to receive comments prior to adoption. The District's governing board has satisfied these requirements.

   These budgets are revised by the District's governing board and district superintendent during the year to give consideration to unanticipated income and expenditures.

   Formal budgetary integration was used as a management control device during the year for all budgeted funds. The District employs budget control by minor object and by individual appropriation accounts.

5. Revenues and Expenses

   a. Revenues – Exchange and Non-Exchange

      On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current year or expected to be collected soon enough thereafter, to be used to pay liabilities of the current fiscal year. Generally, available is defined as collectible within 60 days. However, to achieve comparability of reporting among California districts and so as to not distort normal revenue patterns, with specific respect to reimbursement grants and corrections to State-aid apportionments, the California Department of Education has defined available for districts as collectible within one year. The following revenue sources are considered to be both measurable and available at fiscal year-end: State apportionments, property taxes, interest, certain grants, and other local sources.

      Non-exchange transactions are transactions in which the District receives value without directly giving equal value in return, including property taxes, certain grants, entitlements, and donations. Revenue from property taxes is recognized in the fiscal year in which the taxes are received. Revenue from certain grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include time and purpose restrictions. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

b. Expenditures

The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable, and typically paid within 90 days. Principal and interest on long-term obligations, which has not matured, are recognized when paid in the bond fund as expenditures. Allocations of costs, such as depreciation and amortization, are not recognized in the Bond Fund.

6. Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, Fund Balance and Net Position

a. Deposits and Investments

Cash balances held in banks and in revolving funds are insured to $250,000 by the Federal Depository Insurance Corporation (FDIC). The Bond Fund does not have any cash held in banks or revolving fund. Highly liquid investments are considered to be cash equivalents if they have a maturity of three months or less when purchased.

In accordance with Education Code §41001, the Bond Fund maintains substantially all its cash in the San Diego County Treasury. The county pools these funds with those of other districts in the county and invests the cash. These pooled funds are carried at cost, which approximates market value. Interest earned is deposited quarterly into participating funds.Any investment losses are proportionately shared by all funds in the pool.

The county is authorized to deposit cash and invest excess funds by California Government Code §53648 et seq. The funds maintained by the county are either secured by federal depository insurance or are collateralized.

Information regarding the amount of dollars invested in derivatives with San Diego County Treasury was not available.

b. Interfund Activity

Interfund activity results from loans, services provided, reimbursements or transfers between funds of the District. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures or expenses. Reimbursements occur when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers.

c. Fund Balances – Governmental Funds

Fund balances of the Bond Fund are classified as follows:

Nonspendable Fund Balance represents amounts that cannot be spent because they are either not in spendable form (such as inventory or prepaid items) or legally required to remain intact (such as revolving cash accounts or principal of a permanent fund).

Restricted Fund Balance represents amounts that are subject to externally imposed and legally enforceable constraints. Such constraints may be imposed by creditors, grantors, contributors, or laws or regulations, or may be imposed by law through constitutional provisions or enabling legislation.

Committed Fund Balance represents amounts that can only be used for a specific purpose because of a formal action by the District's governing board. Committed amounts cannot be used for any other purpose unless the governing board removes those constraints by taking the same type of formal action. Committed fund balance amounts may be used for other purposes with appropriate due process by the governing board. Commitments are typically done through adoption and amendment of the budget or resolution. Committed fund balance amounts differ from restricted balances in that the constraints on their use do not come from outside parties, constitutional provisions, or enabling legislation.

Assigned Fund Balance represents amounts which the District intends to use for a specific purpose, but that do not meet the criteria to be classified as restricted or committed. Intent may be stipulated by the governing board or by an official or body to which the governing board delegates the authority. Specific amounts that are not restricted or committed in a special revenue, capital projects, debt service, or permanent fund are assigned for purposes in accordance with the nature of their fund type or the fund's primary purpose. Assignments within the general fund convey that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the District itself.

Unassigned Fund Balance represents amounts which are unconstrained in that they may be spent for any purpose. Only the general fund reports a positive unassigned fund balance. Other governmental funds might report a negative balance in this classification because of overspending for specific purposes for which amounts had been restricted, committed or assigned.

When an expenditure is incurred for a purpose for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

7. Use of Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the amounts reported in the financial statements and accompanying notes. Actual results may differ from those estimates.

8. Fair Value Measurements

The Bond Fund categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles as defined by Governmental Accounting Standards Board (GASB) Statement No. 72. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The hierarchy is detailed as follows:

Level 1 Inputs:	Quoted prices (unadjusted) in active markets for identical assets or liabilities that a government can access at the measurement date.
Level 2 Inputs:	Inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.
Level 3 Inputs:	Unobservable inputs to an asset or liability.

9. New Accounting Pronouncements

The District has adopted accounting policies compliant with new pronouncements issued by the Government Accounting Standards Board (GASB) that are effective for the fiscal year ended June 30, 2025. Those newly implemented pronouncements are as follows:

Description	Date Issued
GASB Statement No. 99 *Omnibus 2022* (Portions related to financial guarantees and derivative instruments)	Apr-22
GASB Statement No. 100 *Accounting Changes and Error Corrections* (Amendment of GASB Statement No. 62)	Jun-22
GASB Statement No. 101 *Compensated Absences*	Jun-22
GASB Statement No. 102 *Certain Risk Disclosures*	Dec-23
GASB Implementation Guide No. 2023-1 *Implementation Guidance Update 2023*	Jun-23
GASB Implementation Guide No. 2025-1 *Implementation Guidance Update 2025* (Question 4.16 ONLY)	Jun-25

The District has implemented the policies necessary to comply with these pronouncements and implementation guides. The implementation of these items did not result in a change to financial presentation for the Measure M Building Fund (Fund 21-37).

B. Compliance and Accountability

1. Finance Related Legal and Contractual Provisions

In accordance with GASB Statement No. 38, "Certain Financial Statement Note Disclosures", violations of finance-related legal and contractual provisions, if any are reported below, along with actions taken to address such violations:

Violation	Action Taken
None Reported	Not Applicable

2. Deficit Fund Balance or Fund Net Position of Individual Funds

The following funds are funds having deficit fund balances or fund net position at year end, if any, along with remarks which address such deficits:

Fund Name	Deficit Amount	Remarks
None	Not Applicable	Not Applicable

C. Fair Value Measurements

The Bond Fund's investments at June 30, 2025, categorized within the fair value hierarchy established by generally accepted accounting principles, were as follows:

		Fair Value Measurement Using		
	Amount	Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
External investment pools measured at fair value				
San Diego County Treasury	$ 69,594,871	$ -	$ 69,594,871	$ -
Total investments by fair value level	$ 69,594,871	$ -	$ 69,594,871	$ -

The Bond Fund is considered to be an involuntary participant in an external investment pool as the Bond Fund is required to deposit all receipts and collections of monies with their County Treasurer (Education Code §41001). The fair value of the Bond Fund's investments in the pool is reported in the accounting financial statements as amounts based upon the District's pro-rata share of the fair value provided by the County Treasurer for the entire portfolio (in relation to the amortized cost of the portfolio). The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which is recorded on the amortized cost basis.

The San Diego County Treasury is not registered with the Securities and Exchange Commission (SEC) as an investment company; however, the San Diego County Treasury acts in accordance with investment policies monitored by a Treasury Oversight Committee consisting of members appointed by participants in the investment pool and up to five members of the public having expertise, or an academic background in, public finance. In addition, the San Diego County Treasury is audited annually by an independent auditor.

D. Cash and Investments

1. Cash in County Treasury

In accordance with Education Code §41001, the Bond Fund maintains substantially all of its cash in the San Diego County Treasury as part of the common investment pool ($69,561,692 as of June 30, 2025). The fair value of the Bond Fund's portion of this pool as of that date, as provided by the pool sponsor, was $69,594,871. Assumptions made in determining the fair value of the pooled investment portfolios are available from the County Treasurer.

2. Investments Authorized by the California Government Code and the District's Investment Policy

The table below identifies the investment types that are authorized for the Bond Fund by the California Government Code (or the Bond Fund's investment policy, where more restrictive). The table also identifies certain provisions of the California Government Code (or the Bond Fund's investment policy where more restrictive) that address interest rate risk, credit risk, and concentration of credit risk. This table does not address investments of debt proceeds held by bond trustee that are governed by the provisions of debt agreements of the Bond Fund, rather than the general provisions of the California Government Code or the District's investment policy.

Authorized Investment Type	Maximum Remaining Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
Local Agency Bonds, Notes, Warrants	5 Years	None	None
Registered State Bonds, Notes, Warrants	5 Years	None	None
U.S. Treasury Obligations	5 Years	None	None
U.S. Agency Securities	5 Years	None	None
Banker's Acceptance	180 Days	40%	30%
Commercial Paper	270 Days	25%	10%
Negotiable Certificates of Deposit	5 Years	30%	None
Repurchase Agreements	1 Year	None	None
Reverse Repurchase Agreements	92 Days	20% of Base	None
Medium-Term Corporate notes	5 Years	30%	None
Mutual Funds	N/A	20%	10%
Money Market Mutual Funds	N/A	20%	10%
Mortgage Pass-Through Securities	5 Years	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund	N/A	None	None
Joint Powers Authority Pools	N/A	None	None

3. Analysis of Specific Deposit and Investment Risks

GASB Statement No. 40 requires a determination as to whether the Bond Fund was exposed to the following specific investment risks at year end and if so, the reporting of certain related disclosures:

a. Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The county treasury is restricted by Government Code §53635 pursuant to §53601 to invest only in time deposits, U.S. government securities, state registered warrants, notes or bonds, State Treasurer's investment pool, bankers' acceptances, commercial paper, negotiable certificates of deposit, and repurchase or reverse repurchase agreements. The ratings of securities by nationally recognized rating agencies are designed to give an indication of risk.

At June 30, 2025, credit risk for the Bond Fund's investments was as follows:

Investment Type	Rating	Rating Agency	Amount
County Treasurer's Investment Pool	Unrated	Not Applicable	$ 69,594,871

b. Custodial Credit Risk

Deposits are exposed to custodial credit risk if they are not covered by depository insurance and the deposits are uncollateralized, collateralized with securities held by the pledging financial institution, or collateralized with securities held by the pledging financial institution's trust department or agent but not in the Bond Fund's name. The California Government Code and the Bond Fund's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits, other than the following provision for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits.

Investment securities are exposed to custodial credit risk if the securities are uninsured, are not registered in the name of the government, and are held by either the counterparty or the counterparty's trust department or agent but not in the Bond Fund's name.

At June 30, 2025, the Bond Fund was not exposed to custodial credit risk.

c. Concentration of Credit Risk

This risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer. The investment policy of the Bond Fund contains no limitations on the amount that can be invested in any one issuer beyond the amount stipulated by the California Government Code. Investments in any one issuer that represent five percent or more of the total investments are either an external investment pool and are therefore exempt. As such, the Bond Fund was not exposed to concentration of credit risk.

d. Interest Rate Risk

This is the risk that changes in interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The Bond Fund maintains pooled investments with the San Diego County Treasury with a fair value of $69,594,871. The average weighted maturity for this pool was 562 days at June 30, 2025.

e. Foreign Currency Risk

This is the risk that exchange rates will adversely affect the fair value of an investment. At year end, the Bond Fund was not exposed to foreign currency risk.

4. Investment Accounting Policy

The Bond Fund is required by GASB Statement No. 31 to disclose its policy for determining which investments, if any, are reported at amortized cost. The Bond Fund's general policy is to report money market investments and short-term participating interest-earning investment contracts at amortized cost and to report nonparticipating interest-earning investment contracts using a cost-based measure. However, if the fair value of an investment is significantly affected by the impairment of the credit standing of the issuer or by other factors, it is reported at fair value. All other investments are reported at fair value unless a legal contract exists which guarantees a higher value. The term "short-term" refers to investments which have a remaining term of one year or less at time of purchase. The term "nonparticipating" means that the investment's value does not vary with market interest rate changes. Nonnegotiable certificates of deposit are examples of nonparticipating interest-earning investment contracts.

The Bond Fund's investments in external investment pools are reported at an amount determined by the fair value per share of the pool's underlying portfolio, unless the pool is a 2a7-like, in which case they are reported at share value. A 2a7-like pool is one which is not registered with the Securities and Exchange Commission (SEC) as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a7 of the Investment Company Act of 1940.

E. Accounts Receivable

There are no significant receivables which are not scheduled for collection within one year of year end. Accounts receivable balances as of June 30, 2025 consisted of:

Interest receivable	$ 745,126

F. Accounts Payable

Accounts payable balances as of June 30, 2025 consisted of:

	Accounts Payable
Vendor payables	$ 1,146,705
Total Accounts Payable	$ 1,146,705

G. Short Term Debt Activity

The Bond Fund accounts for short-term debts for maintenance purposes through the General Fund. The proceeds from loans are shown in the financial statements as other financing sources. The Bond Fund did not issue any short-term debt during the fiscal year ended June 30, 2025.

H. General Obligation Bonds

On August 13, 2020 the District issued 2020 Election, Series A General Obligation Bonds (the Bonds) to finance the renovation, construction, acquisition, furnishing and equipping of classrooms, schools, sites and facilities of the District, and to pay the costs of issuing the bonds. The Bonds are general obligation bonds of the District payable solely from *ad valorem* property taxes levied on taxable property within the District. The Board of Supervisors of the County of San Diego is empowered and is obligated to levy *ad valorem* taxes, without limitation of rate or amount, upon property within the District subject to taxation by the District (except certain personal property which is taxable at limited rates) for the payment of interest and on principal of the Bonds when due. Interest at a rate of 2.00% is payable semiannually on February 1 and August 1 of each year, commencing February 1, 2021. Principal amounts mature annually on August 1 commencing August 1, 2021 with final maturity on August 1, 2027.

On July 13, 2023 the District issued 2020 Election, Series B General Obligation Bonds (the Bonds) to finance the renovation, construction, acquisition, furnishing and equipping of classrooms, schools, sites and facilities of the District, and to pay the costs of issuing the bonds. The Bonds are general obligation bonds of the District payable solely from *ad valorem* property taxes levied on taxable property within the District. The Board of Supervisors of the County of San Diego is empowered and is obligated to levy *ad valorem* taxes, without limitation of rate or amount, upon property within the District subject to taxation by the District (except certain personal property which is taxable at limited rates) for the payment of interest and on principal of the Bonds when due. Interest at a rate of 5.00% is payable semiannually on February 1 and August 1 of each year, commencing February 1, 2021. Principal amounts mature annually on August 1 commencing August 1, 2023 with final maturity on August 1, 2046.

Of amounts authorized by voters, $187,500,000 remains available for future issuance.

General obligation bonds at June 30, 2025 consisted of the following:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
2020 Election Series A					
Principal	$ 20,655,000	$ -	$ 4,585,000	$ 16,070,000	$ 4,955,000
Premium	1,110,746	-	246,564	864,182	266,461
2020 Election Series B					
Principal	62,500,000	-	7,135,000	55,365,000	7,290,000
Premium	7,838,120	-	894,800	6,943,320	914,238
Total General Obligation Bonds	$ 92,103,866	$ -	$ 12,861,364	$ 79,242,502	$ 13,425,699

	Date of Issue	Interest Rate	Maturity Date	Amount of Original Issue
2020 Election Series A	08/13/20	2.00%	08/01/27	$ 50,000,000
2020 Election Series B	07/13/23	5.00%	08/01/38	62,500,000
Total General Obligation Bonds				$ 112,500,000

The annual requirements to amortize the bonds outstanding at June 30, 2025 are as follows:

Year Ended June 30,	Principal	Interest	Total
2026	$ 12,245,000	$ 2,857,850	$ 15,102,850
2027	12,170,000	2,402,050	14,572,050
2028	6,070,000	2,112,775	8,182,775
2029	2,150,000	1,993,750	4,143,750
2030	2,405,000	1,879,875	4,284,875
2031-2035	16,490,000	7,198,750	23,688,750
2036-2040	19,905,000	2,098,125	22,003,125
Total	$ 71,435,000	$ 20,543,175	$ 91,978,175

Premium/Discount

Bond premium arises when the market rate of interest is higher than the stated interest rate on the bond. Bond discount arises when the market rate of interest is lower than the stated interest rate on the bond. Generally Accepted Accounting Principles (GAAP) require that the premium increase the face value of the bond and the discount decrease the face value of the bond. The premium and discount are then amortized over the life of the bond using the economic interest method.

Effective interest on general obligation bonds issued at a premium/discount are as follows:

	2020 Election Series A	2020 Election Series B
Total Interest Payments	$ 3,410,767	$ 24,710,250
Less Bond Premium	(2,688,808)	(7,838,120)
Net Interest Payments	721,959	16,872,130
Par Amount of Bonds	50,000,000	62,500,000
Periods	7	15
Effective Interest Rate	0.21%	1.80%

I. Commitments and Contingencies

1. Litigation

The District is involved in litigation arising from the normal course of business. In the opinion of management and legal counsel, the disposition of all litigation pending is not expected to have a material adverse effect on the overall financial position of the Bond Fund as of June 30, 2025.

2. Construction Commitments

As of June 30, 2025, the Bond Fund had the following construction commitments:

	Remaining Commitment	Expected Date of Completion*
Construction in Process:		
HVAC and Roof Replacement	$ 4,900,000	July 2026
Valle Lindo Modernization	39,000,000	July 2028

*Expected date of completion is subject to change.

J. Upcoming Accounting Guidance

The Governmental Accounting Standards Board (GASB) issues pronouncements and additional guidance for governmental agencies to establish consistent accounting across all governments in the United States. The following table represents items that have been issued by GASB that will become effective in future periods:

Description	Date Issued	Year Effective
GASB Statement No. 103 *Financial Reporting Model Improvements*	Apr-24	2025-26
GASB Statement No. 104 *Disclosure of Certain Capital Assets*	Sep-24	2025-26
GASB Implementation Guide No. 2025-1 *Implementation Guidance Update 2025* (Except Question 4.16)	Jun-25	2025-26

The effects of the upcoming guidance and pronouncements on the Bond Fund's financial statements has not yet been determined.

Other Information

Chula Vista Elementary School District
Measure M Building Fund (21-37)

General Obligation Bonds Project List
Year Ended June 30, 2025

Bond proceeds are required to be expended to modernize, replace, renovate, construct, acquire, equip, furnish and otherwise improve the facilities of the Chula Vista Elementary School District. Bond proceeds will be expended to modernize, replace, renovate, construct, acquire, equip, furnish and otherwise improve the facilities of the District located at the following locations:

Arroyo Vista Charter School	Anne & William Hedenkamp Elementary School
Castle Park Elementary School	Burton C. Tiffany Elementary School
Chula Vista Learning Community Charter School	Chula Vista Hills Elementary School
Corky McMillin Elementary School	Clear View Elementary School
District Transportation Center	Discovery Charter School
Education Service and Support Center	Eastlake Elementary School
Enrique S. Camarena Elementary School	Ella B Allen Elementary School
Greg Rogers Elementary School	Fred H. Rohr Elementary School
Harborside Elementary School	Halecrest Elementary School
Heritage Elementary School	Helen Goes Cook Elementary School
Hilltop Drive Elementary School	J. Calvin Lauderbach Elementary School
John J. Montgomery Elementary School	Joseph Casillas Elementary School
Juarez-Lincoln Elementary School	Karl H. Kellogg Elementary School
Liberty Elementary School	Lilian J. Rice Elementary School
Loma Verde Elementary School	Los Altos Elementary School
Mae L. Feaster Charter School	Myrtle S. Finney Elementary School
Olympic View Elementary School	Otay Elementary School
Palomar Elementary School	Parkview Elementary School
Robert L. Mueller Charter School	Rosebank Elementary School
Saburo Muraoka Elementary School	Salt Creek Elementary School
Silver Wing Elementary School	Sunnyside Elementary School
Thurgood Marshall Elementary School	Valle Lindo Elementary School
Valley Vista Elementary School	Veterans Elementary School
Vista Square Elementary School	Wolf Canyon Elementary School

The projects to be financed at each of the school facilities and sites listed above fall into four categories including safety and security, infrastructure, technology and enhanced energy efficiency as further described below:

- Safety and security improvements including new fire alarm systems, security camera and door hardware improvements, along with perimeter fencing and access gate improvements.
- Renovation, repair and construction of classrooms and facilities including new flooring, lighting, windows, roofs, plumbing and electrical systems, kitchen facilities and equipment and restrooms.
- Site improvements including resurfacing of existing exterior hard courts, parking area improvements, and concrete walkway repairs and improvements to meet Americans for Disability Act access requirements.
- Energy efficiency measures include, but are not limited to, new LED lighting, HVAC replacement, and window replacement to improve classroom environments while lowering operating costs.
- Renovation and replacement of modular classroom space for current and future program needs.
- Construction of preschool facilities.
- Acquisition of additional land for Harborside Elementary School.
- Construction of teacher and staff rental housing.

- Added space for program support for RSP; school psychologists, counselors and therapists, including dedicated offices, conference rooms, and other administration support areas.
- Equipment and related technology improvements to increase data streaming and storage capacity.
- Replacement of play apparatus and rubberized play surfaces.
- Replacement of existing and installation of new shade structures.

The projects to be financed at the District's Education Service and Support Center and its Transportation Yard include the following:

- Relocation of Transportation Department to the Maxwell Corporate Yard.
- Expansion of existing cooler/freezer storage along with overall facility improvements to Child Nutrition Services.
- Addition of a new data center and improvements to overall bandwidth throughout District.
- Updates to and refurbishment of the District's Education Service and Support Center to meet staffing space needs for program growth and enhancement.

Whenever specific items are included in the list above, they are presented to provide an example and are not intended to limit the generality of the broader description of authorized projects.

Other Independent Auditors' Reports

WILKINSON HADLEY KING & CO. LLP
CPAs AND ADVISORS

BRIAN K. HADLEY, CPA
AUBREY W. MANN, CPA
KEVIN A. SPROUL, CPA

Independent Auditor's 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 Citizens' Oversight Committee
Chula Vista Elementary School District
Measure M Building Fund (21-37)
San Diego, 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 Chula Vista Elementary School District Measure M Building Fund (Bond Fund), which comprise the Balance Sheet and Statement of Revenues, Expenditures, and Changes in Fund Balance as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise Chula Vista Elementary School District Measure M Building Fund's basic financial statements, and have issued our report thereon dated March 17, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered Chula Vista Elementary School District Measure M Building Fund's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Chula Vista Elementary School District Measure M Building Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of Chula Vista Elementary School District Measure M Building Fund'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 were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Chula Vista Elementary School District Measure M Building Fund'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 financial statements. 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*.

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 Bond Fund'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 Bond Fund's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



El Cajon, California
March 17, 2026

WILKINSON HADLEY KING & CO. LLP
CPAs AND ADVISORS

BRIAN K. HADLEY, CPA
AUBREY W. MANN, CPA
KEVIN A. SPROUL, CPA

Independent Auditor's Report on Performance

To the Citizens' Oversight Committee
Chula Vista Elementary School District
Measure M Building Fund (21-37)
San Diego, California

Performance Results

We were engaged to conduct a performance audit of the Chula Vista Elementary School District Measure M Building Fund (Fund 21-37), herein after referred to as the Bond Fund, for the year ended June 30, 2025. Our audit was limited to the objectives listed with the report which includes the District's compliance with the performance requirements as referred to in Proposition 39 and outlined in Article XIIIA, Section 1(b)(3)(C) of the California Constitution.

The results of our tests, delineated below, showed no instances of noncompliance with the requirements as set forth in Measure M, approved by voters on March 3, 2020 in accordance with Proposition 39 as outlined in Article XIIIA, Section 1(b)(3)(c) of the California Constitution.

Responsibilities of Management for Performance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Bond Fund.

Auditor's Responsibility for the Performance Audit

Our responsibility is to prepare a report that contains (1) the objectives, scope, and methodology of the audit; (2) the audit results, including findings, conclusions, and recommendations as appropriate; (3) summary reviews of responsible officials; and (4) if applicable, the nature of any confidential or sensitive information omitted.

We conducted this performance audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to performance audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and the *Appendix A of the 2024-25 Guide for Annual Audits of K-12 Local Education Agencies* (the Audit Guide). Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusions based on our audit objectives.

In planning and performing our performance audit, we obtained an understanding of the District's internal controls over the Bond Fund and related construction projects in order to determine if the internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39, but not for the purpose of expressing an opinion on the effectiveness of the Bond Fund's internal control. Accordingly, we do not express an opinion on the effectiveness of the Bond Fund's internal control.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our findings and conclusions based upon the audit objectives.

Our audit was designed to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above have occurred, whether due to fraud or error, and to express the findings and conclusions based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards,* and the Audit Guide will always detect material noncompliance when it exists.

The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the District's compliance with the requirements of Measure M as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Audit Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the District's compliance with the requirements referred to above and performing such other procedures as we considered necessary in the circumstances.

- Obtain an understanding of the District's internal control over the Bond Fund relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Audit Guide, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Objectives, Scope, & Methodology of the Audit

In connection with our performance audit, we performed an audit for compliance as required in the performance requirements set forth in Measure M as approved by registered voters for the fiscal year ended June 30, 2025. The objective of the audit of compliance applicable to the Bond Fund is to determine with reasonable assurance that:

- The proceeds from the sale of Measure M General Obligation Bonds were only used for the purposes set forth in the ballot measure and not for any other purpose, such as teacher and administrative salaries.

- The Governing Board of the Chula Vista Elementary School District (District), in establishing approved projects set forth in the ballot measure to modernize, replace, renovate, construct, acquire, equip, furnish and otherwise improve facilities of the District as noted in the bond project list.

Performance Audit Procedures Performed & Results:

1. **Internal Control Evaluation**

   Procedure Performed

   Inquiries were made of management regarding internal controls to:

   - Prevent fraud, waste, or abuse regarding project resources
   - Prevent material misstatement in the project funds
   - Ensure all expenditures are properly allocated
   - Ensure adequate separation of duties exists in the accounting of project funds. All purchase requisitions are reviewed for proper supporting documentation. The Facilities Director or appropriate District employee submits back up information to the business office to initiate a purchase requisition. The Project Manager, Assistant Superintendent, and Accounting Manager verifies that the requested purchase is an allowable project cost in accordance with the ballot measure.

   Results of Procedure Performed

   The results of our audit determined the internal control procedures as designed are sufficient to meet the financial and compliance objectives required by generally accepted accounting principles and applicable laws and regulations.

   Procedure Performed

   Tests of controls were performed based on identified controls from procedures above, utilizing samples of expenditures with a sample size sufficient for a high level of assurance, to determine if internal controls as designed are properly implemented and in place over the Bond Fund expenditures.

   Results of Procedure Performed

   The results of our audit determined that the internal controls as designed were properly implemented during the 2024-25 fiscal year.

2. **Tests of Expenditures**

   Procedures Performed

   We tested expenditures to determine whether Measure M proceeds were spent solely on voter and board approved school facilities projects as set forth in the Bond Project List and language of the Measure M ballot measure. Our testing was performed using a sample size sufficient to meet a high level of assurance.

   Results of Procedures Performed

   Expenditures tested were found to be in compliance with the terms of the Measure M ballot measure as well as applicable state laws and regulations.

3. **Tests of Contracts and Bid Procedures**

Procedures Performed

We tested expenditures under Measure M to determine if the expenditure was part of a valid contract, that the contract was properly approved by the District's Governing Board, and that the contract was established in compliance with Public Contract Code provisions, including bid procedures. Our testing was performed using a sample size sufficient to meet a high level of assurance.

Results of Procedures Performed

Expenditures tested were found to have valid contracts which were issued through proper approval of the District's Governing Board in compliance with Public Contract Code, including bid procedures.

4. **Facilities Site Review**

Procedures Performed

We reviewed the Independent Citizens' Oversight Committee minutes and agendas along with other pertinent information on Measure M designated projects to determine whether the funds expended for the year ended June 30, 2025, were for valid facilities acquisition and construction purposes as stated in the Bond Project List. Additionally, we reviewed photographs of significant bond projects to determine projects were being completed as identified in the Bond Project List.

Results of Procedures Performed

Based on review of expenditure documentation, review of project photographs, and other pertinent information provided, it appears the construction work performed was consistent with the Bond Project List as well as the allowable projects as identified in Measure M ballot measures.

5. **Review of Citizens' Oversight Committee Compliance**

Procedures Performed

We reviewed the minutes of the Citizens' Oversight Committee meetings to verify compliance with Education Code Section 15278 which requires the Citizens' Oversight Committee to:

- Actively review and report on the proper expenditure of taxpayers' money for school construction.
- Advise the public as to whether the District is in compliance with paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- Ensure that bond revenues are expended only for purposes described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- Ensure that no funds are used for any teacher or administrative salaries or other school operating expenses.

Additionally, Education Code Section 15278 authorizes the Citizens' Oversight Committee to:

- Receive and review copies of the annual, independent performance audit.
- Inspect school facilities and grounds to ensure that bond revenues are expended in compliance with the requirements described in paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution.
- Receive and review copies of any deferred maintenance proposals or plans developed by the District.
- Review efforts by the District to maximize bond revenues by implementing cost saving measures.

Results of Procedures Performed

The Citizens' Oversight Committee appears to have complied with the requirements of Education Code Section 15278.

Procedure Performed

We reviewed composition of the Citizens' Oversight Committee to verify compliance with Education Code Section 15282 which requires the following:

- The Citizens' Oversight Committee shall consist of at least seven members who shall serve for a minimum term of two years without compensation and for no more than three consecutive terms.
- One member shall be active in a business organization representing the business community located within the school district boundaries.
- One member shall be active in a senior citizens' organization.
- One member shall be active in a bona fide taxpayers' organization.
- One member shall be the parent or guardian of a child enrolled in the school district.
- One member shall be both a parent or guardian of a child enrolled in the school district and active in a parent-teacher organization.
- An employee or official of the school district shall not be appointed to the citizens' oversight committee.
- A vendor, contractor, or consultant of the school district shall not be appointed to the citizens' oversight committee.

Results of Procedures Performed

The Citizens' Oversight Committee appears to have complied with the requirements of Education Code Section 15282.

Nature of any Confidential or Sensitive Information Omitted

There was no confidential or sensitive information omitted from this report.

Purpose of the Report

This report is intended solely for the information and use of the District's Governing Board, the Measure M Citizens' Oversight Committee, management, and others within the District and is not intended to be and should not be used by anyone other than these specified parties.



El Cajon, California
March 17, 2026

Auditor’s Results, Findings & Recommendations

Chula Vista Elementary School District
Measure M Building Fund (21-37)

Schedule of Auditor's Results
Year Ended June 30, 2025

FINANCIAL STATEMENTS

Type of auditor's report issued:	Unmodified	
Internal control over financial reporting:		
One or more material weakness(es) identified?	____ Yes	X No
One or more significant deficiencies identified that are not considered material weakness(es)?	____ Yes	X No
Noncompliance material to financial statements noted?	____ Yes	X No

PERFORMANCE AUDIT

Any audit findings disclosed that are reported as a result of performance audit and in accordance with *2024-25 Guide for for Annual Audits of California K-12 Local Education Agencies, Appendix A Local Construction Bond Audits?*	____ Yes	X No
Type of auditor's report issued on compliance for state programs:	Unmodified	

Chula Vista Elementary School District
Measure M Building Fund (21-37)

Schedule of Findings and Questioned Costs
Year Ended June 30, 2025

Findings represent significant deficiencies, material weaknesses, and/or instances of noncompliance related to the financial statements or performance audit that are required to be reported in accordance with *Government Auditing Standards,* or *Appendix A of the 2024-25 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting*.

A. Financial Statement Findings

None

B. Performance Audit Findings

None

Chula Vista Elementary School District
Measure M Building Fund (21-37)

Views of Responsible Officials
Year Ended June 30, 2025

The Chula Vista Elementary School District agrees with the results of the performance audit for the Measure M Bond Fund.

Chula Vista Elementary School District
Measure M Building Fund (21-37)

Schedule of Prior Year Audit Findings
Year Ended June 30, 2025

Finding/Recommendation	Status	Explanation if Not Implemented
There were no findings reported for fiscal year ended June 30, 2024.		