

# ENCINITAS UNION SCHOOL DISTRICT

## MEASURE Z

## CITIZENS' BOND OVERSIGHT COMMITTEE

APRIL 30, 2026



Paul Ecke Central Proposed Entrance

DLR GROUP Encinitas Union School District



Park Dale Lane Playground



Park Dale Lane Kitchen

# **EUSD CBOC MEMBERS**



**Tim Baird**

**Allyson Handley**

**Jason Booher**

**Derek Preston**

**Vincent Christakos**

**Lara Schulte**

**Jillian Cocayne**

# What is the purpose of a Bond Oversight Committee?

The purpose of this committee is to inform the public concerning the expenditure of bond revenues. To fulfill this responsibility, the oversight committee is expressly required “to actively review and report on the proper expenditure of taxpayers’ money for school construction” and to “verify that the funds are being spent only for authorized purposes.” The oversight committee must promptly alert the public to any waste or improper expenditure of bond revenue. (Education Code Section 15278 b)

# What are the major rules and requirements for a Bond Oversight Committee?

The primary requirements are as follows:

1. Prepare and publish an Annual Report
2. Hold meetings at least once a year.
3. While the open meeting requirement does not explicitly reference the Ralph M. Brown (Open Meeting) Act, most school districts and CBOCs have interpreted the need to establish that CBOC public meetings should be noticed and held by Brown Act provisions. CABOC agrees with this position.
4. Consist of a minimum of seven members with five requirements as follows:
  - One member active in a business organization representing the business community located within the district.
  - One member active in a senior citizens’ organization.
  - One member active in a bona fide taxpayer’s organization.
  - One member who is the parent or guardian of a child enrolled in the district: and
  - (For Community College: student currently enrolled and active in a community college group.)
  - One member who is both a parent or guardian of a child enrolled in the district and active in a parent-teacher organization.
  - (For Community College: member active in the support and organization of a community college or community colleges of the district.)
  - The remaining two members are “at large” community positions.
- 5. Receive and review Annual Performance and Financial Audits.
- 6. Provide an Annual Compliance Opinion.

## **What can be funded with bond proceeds and what is not permitted?**

California Constitution, Article XIII A, Section 1 (b) (3), states the funding must be for “the construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of real property for school facilities.” Bond Funds cannot be used for operating expenses such as teacher or general administrative salaries but can be used for the administration of the school construction process, including planning, design, engineering, and project management and control.

## **What does a Citizens’ Bond Oversight Committee do?**

The committee is the eyes and ears of the community to hold the school district accountable for the spending of bond funds authorized by the voters. It is an independent committee that sets its own agenda within the rules and regulations provided in its by-laws.

It reviews reports and information provided by the district. For the committee to be most effective, it must ask questions and receive complete and transparent responses from the school district. The committee reports to the public its findings including both positive observations about the efficiency and effectiveness of the district as well as areas for improvement.

# MEASURE Z

The Encinitas Union School District Board of Trustees placed Measure Z, a \$158.3 million general obligation bond measure, on the November 5, 2024 election ballot.

Now approved by voters, funds will be used to make crucial renovations and modernizations at all EUSD schools.

## Board Priorities for Facility and Maintenance Updates Include:

- At all campuses replace leaky roofs, plumbing, sewage needs, drainage, HVAC systems etc.
- Basic modernizations to classrooms across the district
- Removal of portable classrooms and replace with permanent structures where enrollment warrants
- Address older schools (PEC, OK, and Capri) needs
- Address undersized classrooms across the district
- Update restrooms (students and staff)
- Improve outdoor learning spaces and increase shade
- Replace all wood chips to rubberized surfaces and add tracks
- Complete site kitchens
- Flora Vista Preschool building rebuild
- Expand the Child Nutrition Services facility to meet increased demands

# FINANCIAL PLAN

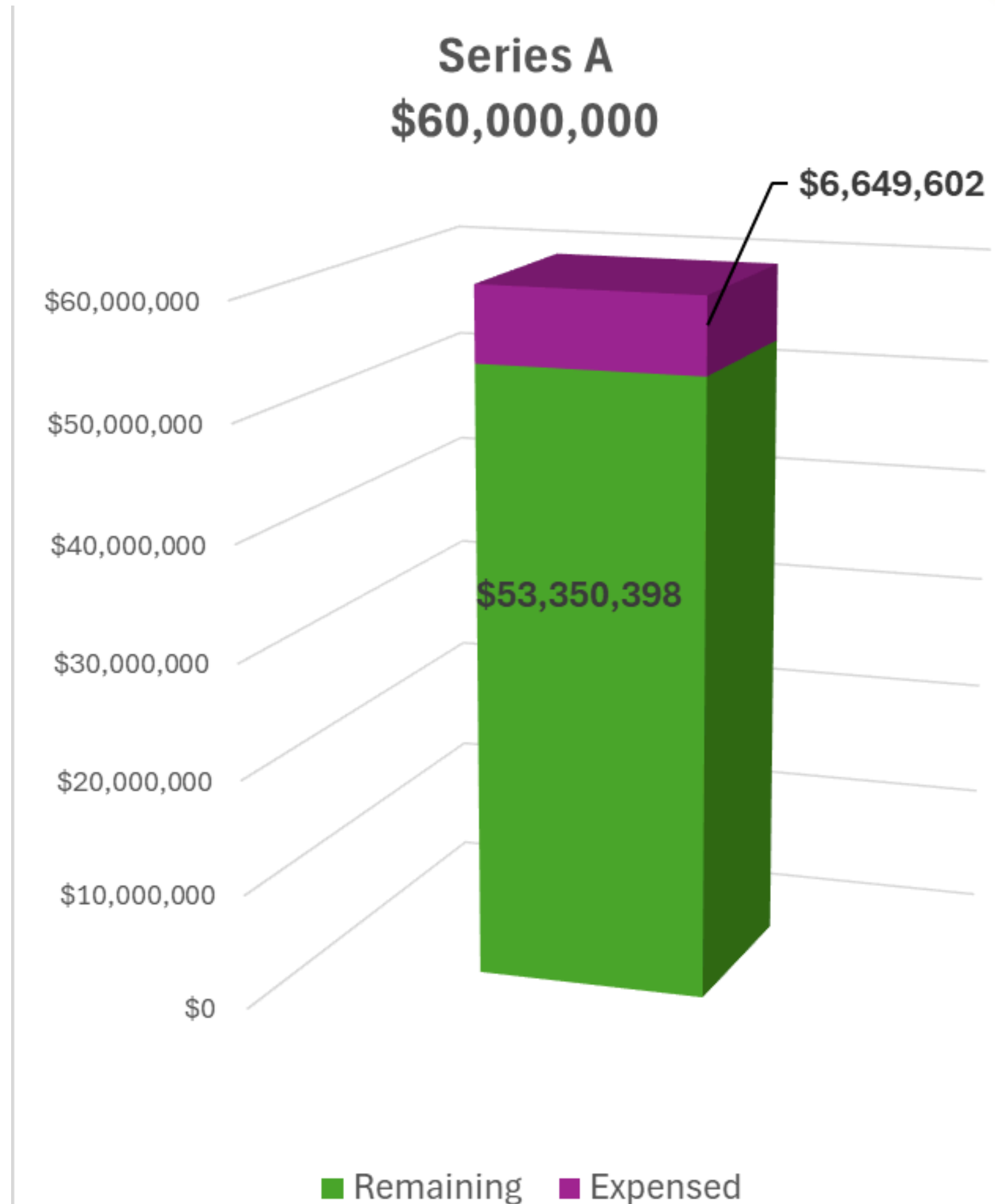
## \$158,300,000

| Series<br>A      | Series<br>B                     | Series<br>C              |
|------------------|---------------------------------|--------------------------|
| \$60,000,000     | \$50,000,000                    | \$48,300,000             |
|                  |                                 |                          |
| Sold<br>May 2025 | Anticipated Sale<br>Spring 2027 | Anticipated Sale<br>2030 |



# Series A Total Expensed

Through March 31, 2026



# MEASURE Z CURRENT PROJECTS

## FLORA VISTA



## Progress Status

- **Roofing**- Complete tear down to decking with plywood replaced if necessary, *now complete*
- **Playground** modernization upper grades, *now complete*

New playground with poured in place rubberized surfacing

The playground now has shade components implemented

# MEASURE Z CURRENT PROJECTS

## PARK DALE LANE



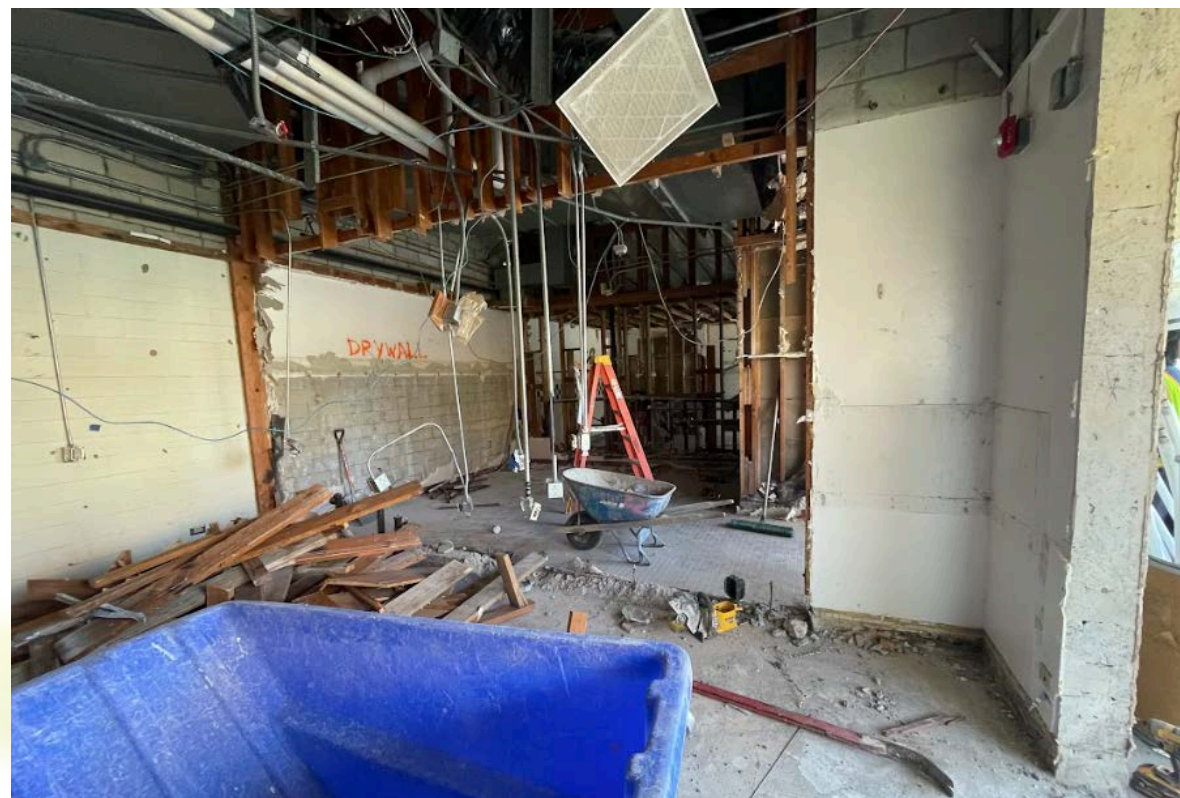
### Progress Status

- (2) Playgrounds modernization upper and lower grades, *now complete*
- Playgrounds now have poured in place rubberized surfacing
- Both playgrounds now have shade components implemented



# MEASURE Z CURRENT PROJECTS

## PARK DALE LANE



## Progress Status

- *Kitchen and Bathroom Modernization*
- *Started* phases I & II kitchen, including enclosed salad bar and serving line where student bathrooms were previously located
- Creating new building footprint to accommodate new student bathrooms, as well as adding staff bathrooms

# MEASURE Z CURRENT PROJECTS

## PAUL ECKE CENTRAL



The Paul Ecke Central School will undergo a complete rebuild including the shutdown, demolition and rebuild to take place during the 2026-2027 school year.

We are currently in the design phase with the DLR Group Architect firm with a Lease-Lease Back construction delivery method to be managed by the Balfour Beatty construction firm.

Demolition will begin June 2026

Estimated Budget: \$75,000,000- \$80,000,000

### Progress Status

- Architectural concepts now DSA approved for Increment 1
  - All construction trade bids submitted, subcontractors now under contract
- 
- Asbestos & lead paint testing
  - Topography survey
  - Geotechnical borings
  - Environmental Impact Report going to the board in May for certification

Paul Ecke Central School - Increment 1 & 2 GMP

|                                                           |                     |
|-----------------------------------------------------------|---------------------|
| BP #01.71 - Survey                                        | \$170,000           |
| BP #02.40 - Demolition & Abatement                        | \$1,782,000         |
| BP #03.30 - Concrete                                      | \$6,054,000         |
| BP #05.12 - Structural Steel & Misc. Metals               | \$2,007,000         |
| BP #06.10 - Rough Carpentry                               | \$3,752,874         |
| BP #06.17 - Mass Timber                                   | \$2,901,482         |
| BP #06.40 - Casework                                      | \$557,810           |
| BP #07.50 - Sheet Metal & Roofing                         | \$3,175,200         |
| BP #08.10 - Doors, Frames & Hardware                      | \$800,529           |
| BP #08.40 - Glazing                                       | \$1,585,000         |
| BP #09.29 - Drywall, Insulation, Plaster, Ceilings        | \$6,687,547         |
| BP #09.30 - Tile                                          | \$535,124           |
| BP #09.60 - Flooring                                      | \$243,915           |
| BP #09.90 - Painting                                      | \$647,500           |
| BP #10.00 - Miscellaneous Specialties                     | \$1,204,117         |
| BP #11.40 - Food Service Equipment                        | \$170,160           |
| BP #21.00 - Fire Suppression                              | \$713,000           |
| BP #22.00 - Plumbing & Site Utilities                     | \$5,900,000         |
| BP #23.00 - HVAC                                          | \$2,735,000         |
| BP #26.00 - Electrical & Low Voltage                      | \$8,856,591         |
| BP #31.20 - Earthwork & SWPPP                             | \$1,461,917         |
| BP #32.00 - Asphalt Paving                                | \$795,899           |
| BP #32.80 - Landscape & Irrigation                        | \$1,441,995         |
|                                                           | <hr/>               |
| Subtotal                                                  | \$54,178,660        |
| General Conditions                                        | \$2,828,912         |
| Balfour Beatty Bonds / Insurance / Builder's Risk (3.75%) | \$2,531,989         |
|                                                           | <hr/>               |
| Subtotal                                                  | \$59,539,561        |
| Balfour Beatty Fee (3.50%)                                | \$2,083,885         |
| Owner Contingency (3%)                                    | \$1,786,187         |
| Contractor Contingency (3%)                               | \$1,786,187         |
| Mass Timber Design Contingency                            | \$153,884           |
| DSA Contingency                                           | \$850,000           |
| Building 500 Allowance                                    | \$100,000           |
| Soil Remediation Allowance                                | \$25,000            |
| Signage Allowance                                         | \$150,000           |
| Off-Site Work Allowance                                   | \$0                 |
| Playground Equipment Install & Shade Structures Allowance | \$550,000           |
| Appliance Allowance                                       | \$20,000            |
| Decorative Metal Fence Panel Allowance                    | \$475,000           |
|                                                           | <hr/>               |
| Subtotal (Fee, Contingencies & Allowances)                | \$7,980,143         |
| <b>GRAND TOTAL - INCREMENT 1 &amp; 2</b>                  | <b>\$67,519,704</b> |

Costs to be Deferred to  
End of Construction

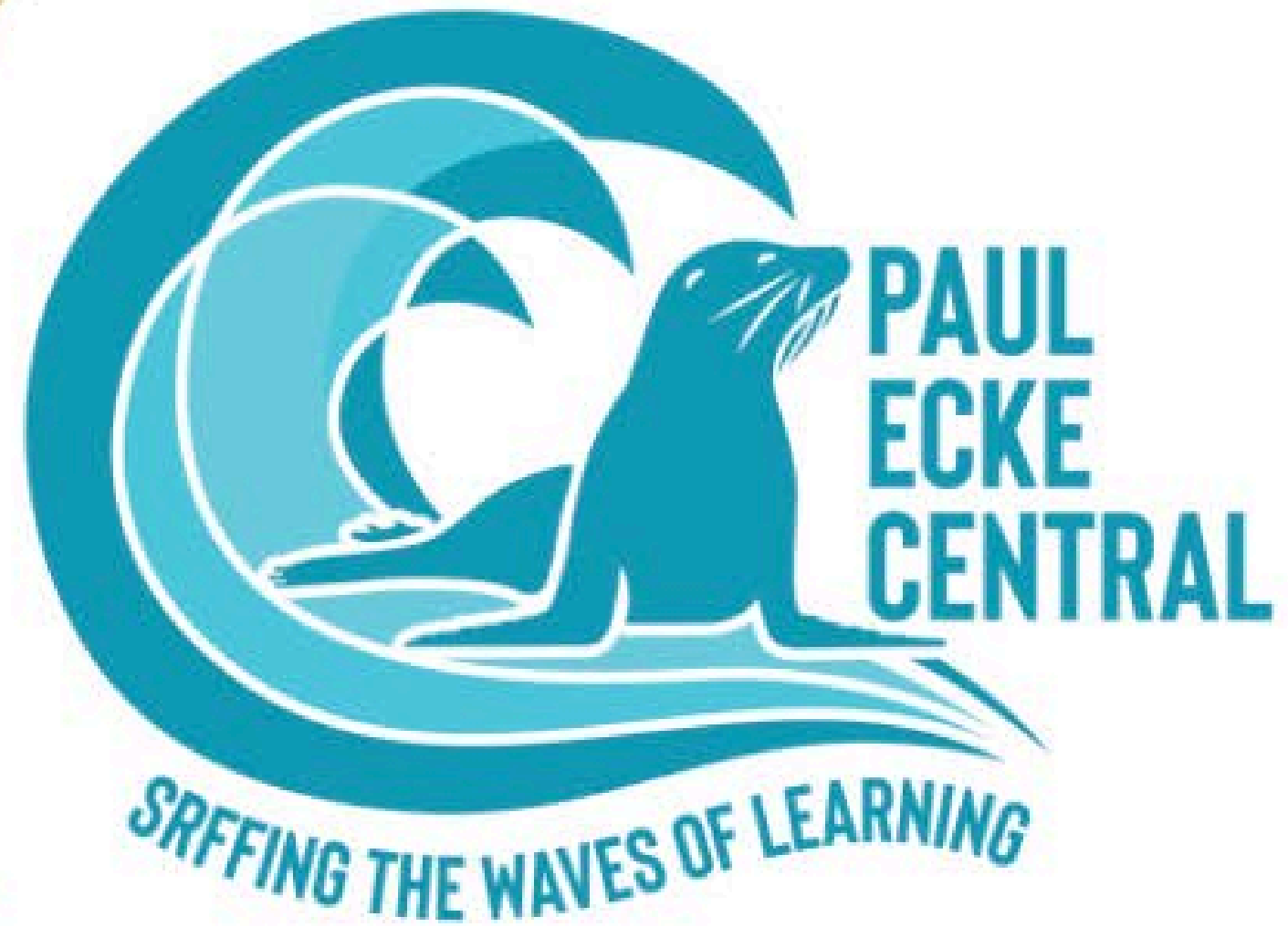
Lease Lease Back  
Gauranteed Maximum  
Construction Price  
\$67,519,704

This does not include:

- \*Architect fees
- \*Additional Construction Managment fees
- \*Furniture
- \*Environmental surveys/Inspections/Testing
- \*Playgrounds

Anticipated Total Cost  
\$75-80M

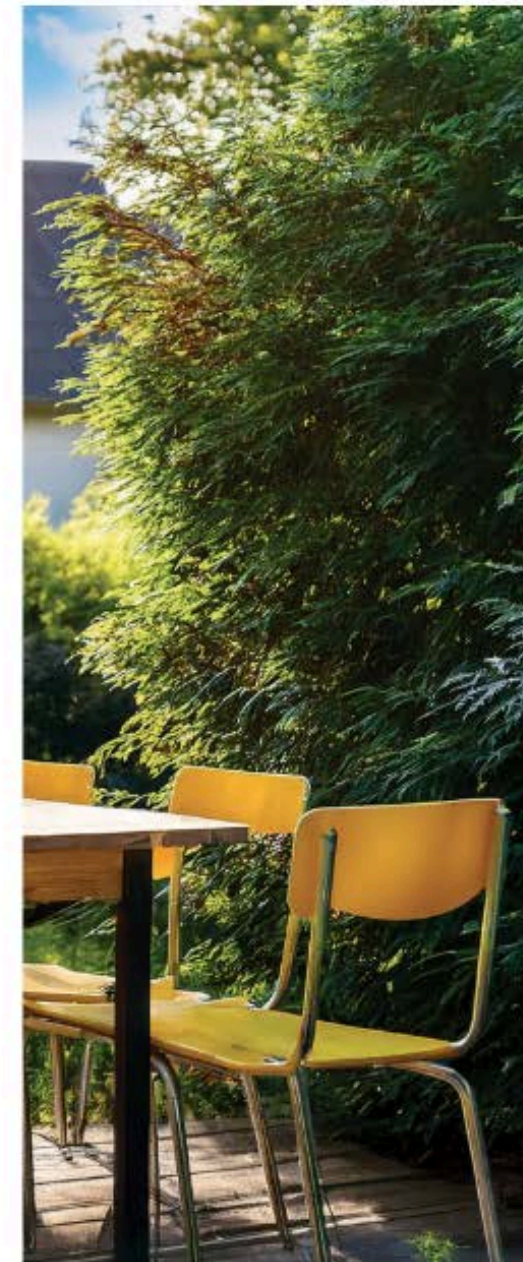
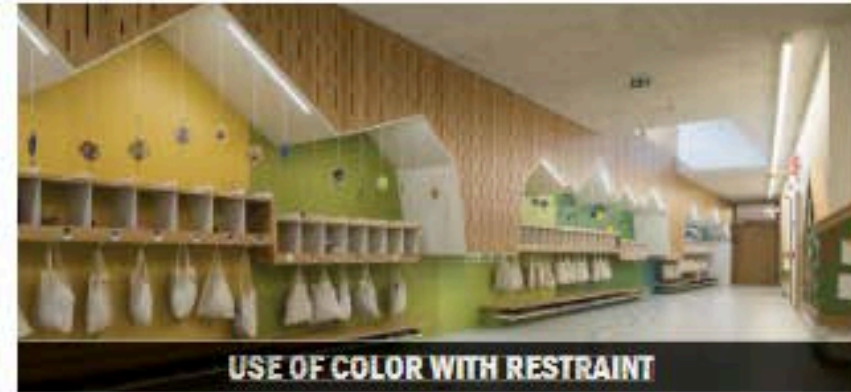
\*Utility usage (water and electricity) costs are not included in the GMP as we feel it is most cost efficient for the District to pay for this direct.



# Design Update - 11.20.2025



# Concepts Workshop



DLRGROUP

## School in a Garden

### **Rooted in Leucadia.**

Natural, informal, layered and textured spaces

### **Indoor-outdoor learning.**

Classrooms that open to gardens

### **Student-centered & inclusive.**

Space to move, explore, belong

### **Community-inspired.**

Eclectic, local, creative, collective, heritage-honoring

### **Wellness & growth-focused.**

Daylight, nature, social-emotional support

### **Aligned with EUSD Strategic Plan.**

Joyful, real-world, connected learning





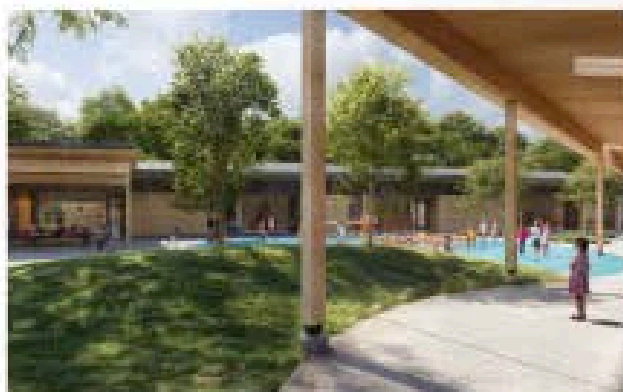
1 Entry



D Barn



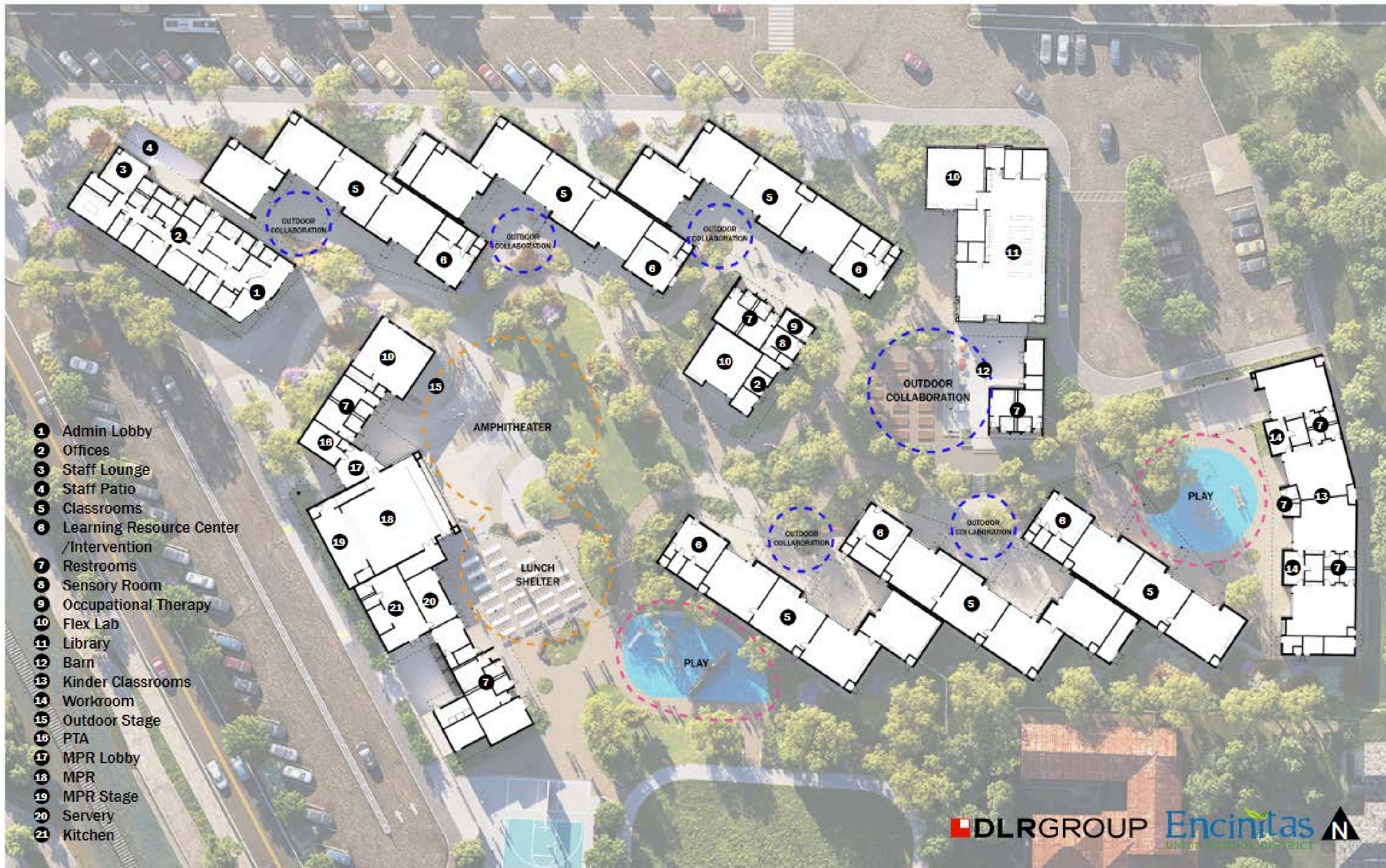
10 Instructional Garden



11 Adventure Play

- A Admin
- B Classrooms
- C Library
- D Barn
- E Kinder
- F Flex Lab
- G MPR
- 1 Entry
- 2 Drop-Off
- 3 Parking
- 4 Community Plaza
- 5 Staff Lounge
- 6 Lawn Garden
- 7 Amphitheater
- 8 Lunch Shelter
- 9 Outdoor Collaboration
- 10 Instructional Garden
- 11 Adventure Play
- 12 Quiet Garden
- 13 Pollinator Garden
- 14 Water-Wise Garden
- 15 Early California Garden
- 16 Rain Garden
- 17 Hard Court
- 18 Field





Main Entry



The Barn



Outdoor Collaboration



Classroom

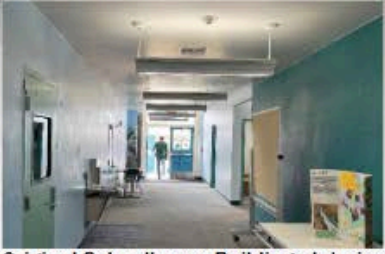




Library



Original Schoolhouse Building - Exterior



Original Schoolhouse Building - Interior

Adaptive Reuse of the 1927 Old Schoolhouse

**DLR**GROUP

**DLR**GROUP

**Encinitas**  
UNION SCHOOL DISTRICT



MPR & Amphitheater

Outdoor Stage  
Amphitheater  
MPR  
Lunch Shelter

**DLR**GROUP **Encinitas**



**Paul Ecke Central Elementary School**  
**ENCINITAS UNION SCHOOL DISTRICT**  
***School in a Garden***

# PEC Construction Schedule

|                                                                | Jun<br>26                                                                         | Jul<br>26                                                                          | Aug<br>26                                                                            | Sep<br>26 | Oct<br>26 | Nov<br>26                                                                             | Dec<br>26 | Jan<br>27 | Feb<br>27 | Mar<br>27 | Apr<br>27 | May<br>27                                                                             | Jun<br>27 | Jul<br>27 |
|----------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-----------|-----------|---------------------------------------------------------------------------------------|-----------|-----------|-----------|-----------|-----------|---------------------------------------------------------------------------------------|-----------|-----------|
| <b>Site Development</b><br><i>Demo, grading</i>                |  |                                                                                    |                                                                                      |           |           |                                                                                       |           |           |           |           |           |                                                                                       |           |           |
| <b>Utility/ Underground</b><br><i>Electrical, sewer, storm</i> |                                                                                   |  |                                                                                      |           |           |                                                                                       |           |           |           |           |           |                                                                                       |           |           |
| <b>Building(s) Construction</b>                                |                                                                                   |                                                                                    |  |           |           |                                                                                       |           |           |           |           |           |                                                                                       |           |           |
| <b>Site Finishes</b><br><i>Landscape, concrete</i>             |                                                                                   |                                                                                    |                                                                                      |           |           |  |           |           |           |           |           |                                                                                       |           |           |
| <b>Testing/ Closeout</b>                                       |                                                                                   |                                                                                    |                                                                                      |           |           |                                                                                       |           |           |           |           |           |  |           |           |

Construction Dates: June 11<sup>th</sup> 2026 – June 25<sup>th</sup> 2027

**MEASURE Z**

**CUMULATIVE  
PROJECT EXPENDITURES  
BY SCHOOL SITE**

**(SINCE INCEPTION 4/1/2025- 3/31/2026)**

Measure Z Project Commitments/Encumbrances and Expenses

| Project Name                                                    | Project<br>Commitments/Encumbrances | Project Expenditures to<br>Date | Remaining Project<br>Commitments/Encumbrances |
|-----------------------------------------------------------------|-------------------------------------|---------------------------------|-----------------------------------------------|
| A                                                               | B                                   | C                               | D (B-C)                                       |
|                                                                 |                                     |                                 |                                               |
| General Obligation Bonds, Election of 2024, Series A            |                                     |                                 |                                               |
| Districtwide Bond Issuance Costs                                | \$ 387,000.00                       | \$ 387,000.00                   | \$ -                                          |
| COMBINED IMPROVEMENTS:                                          | \$ 387,000.00                       | \$ 387,000.00                   | \$ -                                          |
|                                                                 |                                     |                                 |                                               |
| General Obligation Bonds, Election of 2024, Series A Audit Fees |                                     |                                 |                                               |
| Audit Fees/ Christy White                                       | \$ 10,500.00                        | \$ 4,000.00                     | \$ 6,500.00                                   |
| COMBINED IMPROVEMENTS:                                          | \$ 10,500.00                        | \$ 4,000.00                     | \$ 6,500.00                                   |
|                                                                 |                                     |                                 |                                               |
| Flora Vista Elementary School - 130                             |                                     |                                 |                                               |
| Flora Vista - Playground/Modernization                          | \$ 483,586.53                       | \$ 483,586.53                   | \$ -                                          |
| Flora Vista - Roofing/Modernization                             | \$ 827,141.54                       | \$ 827,141.54                   | \$ -                                          |
| COMBINED IMPROVEMENTS:                                          | \$ 1,310,728.07                     | \$ 1,310,728.07                 | \$ -                                          |
|                                                                 |                                     |                                 |                                               |
| La Costa Heights Elementary School - 140                        |                                     |                                 |                                               |
| La Costa Heights - Roofing/Modernization                        | \$ 1,048,694.90                     | \$ 1,048,694.90                 | \$ -                                          |
| COMBINED IMPROVEMENTS:                                          | \$ 1,048,694.90                     | \$ 1,048,694.90                 | \$ -                                          |
|                                                                 |                                     |                                 |                                               |
| Mission Estancia Elementary School - 150                        |                                     |                                 |                                               |
| Mission Estancia - Paint/Modernization                          | \$ 87,416.00                        | \$ 87,416.00                    | \$ -                                          |
| COMBINED IMPROVEMENTS:                                          | \$ 87,416.00                        | \$ 87,416.00                    | \$ -                                          |

|                                                                                           |                         |                        |                        |
|-------------------------------------------------------------------------------------------|-------------------------|------------------------|------------------------|
| <b>Park Dale Lane Elementary School - 180</b>                                             |                         |                        |                        |
| Park Dale Lane - Upper&Lower Playground/Modernization                                     | \$ 896,135.33           | \$ 896,135.33          | \$ -                   |
| <b>COMBINED IMPROVEMENTS:</b>                                                             | <b>\$ 896,135.33</b>    | <b>\$ 896,135.33</b>   | <b>\$ -</b>            |
|                                                                                           |                         |                        |                        |
| <b>Park Dale Lane Elementary School - 180</b>                                             |                         |                        |                        |
| Park Dale Lane - Kitchen and Restroom Modernization                                       | \$ 155,210.60           | \$ 110,152.06          | \$ 45,058.54           |
| <b>COMBINED IMPROVEMENTS:</b>                                                             | <b>\$ 155,210.60</b>    | <b>\$ 110,152.06</b>   | <b>\$ 45,058.54</b>    |
|                                                                                           |                         |                        |                        |
| <b>Paul Ecke Central Elementary School - 190</b>                                          |                         |                        |                        |
| Paul Ecke Central - Site Rebuild/Modernization                                            | \$ 13,408,273.70        | \$ 3,701,611.82        | \$ 9,706,661.88        |
| <b>COMBINED IMPROVEMENTS:</b>                                                             | <b>\$ 13,408,273.70</b> | <b>\$ 3,701,611.82</b> | <b>\$ 9,706,661.88</b> |
|                                                                                           |                         |                        |                        |
| <b>GRAND TOTAL COMBINED IMPROVEMENTS \$ 16,407,823.27 \$ 6,649,602.85 \$ 9,758,220.42</b> |                         |                        |                        |

**MEASURE Z**

**PROJECT EXPENDITURES**  
**DETAIL**

**(FROM 10/1/25-3/31/26)**

## Expense Report - Vendor Summary

### Measure Z Expenses from 10/1/2025 through 3/31/26

#### General Obligation Bonds, Election of 2024, Series A

| Vendor                    | Expense            | Description           |
|---------------------------|--------------------|-----------------------|
| Christy White Accountancy | \$ 4,000.00        | 24-25 Bond Audit Fees |
|                           | <b>\$ 4,000.00</b> |                       |

#### Flora Vista Playground

| Vendor                   | Expense              | Description                                         |
|--------------------------|----------------------|-----------------------------------------------------|
| Dave Bang                | \$ 146,860.48        | Playground Equipment                                |
| Western State Builders   | \$ 114,880.61        | Demolition and Installation of Playground Equipment |
| Ruhnau Clarke Architects | \$ 5,611.00          | Architect Services                                  |
| CQAG                     | \$ 3,290.00          | Structural, Fire and Safety, and access review Fees |
| Jamey Clark              | \$ 1,550.00          | Playground Impact Attenuation Testing               |
| Earth Systems            | \$ 2,472.50          | On site Testing Services                            |
|                          | <b>\$ 274,664.59</b> |                                                     |

#### Flora Vista Roofing

| Vendor        | Expense             | Description             |
|---------------|---------------------|-------------------------|
| Boyce Roofing | \$ 46,733.41        | Installation of Roofing |
|               | <b>\$ 46,733.41</b> |                         |

#### La Costa Heights Roofing

| Vendor        | Expense             | Description             |
|---------------|---------------------|-------------------------|
| Boyce Roofing | \$ 50,397.65        | Installation of Roofing |
|               | <b>\$ 50,397.65</b> |                         |

| Park Dale Lane Upper/Lower Playground |                        |                                                     |
|---------------------------------------|------------------------|-----------------------------------------------------|
| Vendor                                | Expense                | Description                                         |
| Dave Bang                             | \$ 98,564.58           | Upper Playground Equipment                          |
| Dave Bang                             | \$ 121,325.25          | Lower Playground Equipment                          |
| Western State Builders                | \$ 190,148.28          | Demolition and Installation of Playground Equipment |
| Ruhnau Clarke Architects              | \$ 8,302.00            | Architect Services                                  |
| CQAG                                  | \$ 4,230.00            | Structural, Fire and Safety, and Access Review Fees |
| Jamey Clark                           | \$ 3,850.00            | Playground Impact Attenuation Testing               |
| Earth Systems                         | \$ 2,922.50            | On site Testing Services                            |
|                                       | <b>\$ 429,342.61</b>   |                                                     |
|                                       |                        |                                                     |
| Park Dale Lane Kitchen/Restrooms      |                        |                                                     |
| Vendor                                | Expense                | Description                                         |
| Division of State Architects          | \$ 10,225.60           | PDL Kitchen and Bath Review                         |
| Department of Environmental Health    | \$ 1,942.00            | Kitchen and Bath Health Dept Review                 |
| Ruhnau Clarke Architects              | \$ 97,984.46           | Architect Services                                  |
|                                       | <b>\$ 110,152.06</b>   |                                                     |
|                                       |                        |                                                     |
| Paul Ecke Central Site Rebuild        |                        |                                                     |
| Vendor                                | Expense                | Description                                         |
| Balfour Beatty Construction           | \$ 95,500.00           | Construction Management Services                    |
| Balfour Beatty Construction           | \$ 678,011.20          | Timber for Construction                             |
| DLR Group                             | \$ 1,211,250.00        | Architect Services                                  |
| Western Environmental                 | \$ 4,774.00            | Asbestos & Lead Paint Testing Services              |
| Placeworks                            | \$ 176,188.73          | Environmental Consulting Services                   |
| Department of Toxic Substances        | \$ 1,165.20            | Soil Testing                                        |
| California Geological Survey          | \$ 4,800.00            | Geologic Hazard Reports                             |
| Division of State Architects          | \$ 393,400.00          | PEC review                                          |
| SWS Engineering                       | \$ 4,431.60            | Topography Survey and Record of Survey              |
| Earth Systems Pacific                 | \$ 4,873.84            | Geotechnical Borings and Percolation Testing        |
|                                       | <b>\$ 2,574,394.57</b> |                                                     |
|                                       |                        |                                                     |
| <b>Grand Total</b>                    | <b>\$ 3,489,684.89</b> |                                                     |

# WHAT'S ON THE HORIZON

\***Paul Ecke Central**- Demolition to start this June

## **PHASE II- STARTING SUMMER OF 2027:**

\***Park Dale Lane**- Continue projects of increasing/reconfigure classroom sizes, HVAC, flooring, paint, roof, bathrooms

\***Preschool**- Relocate to ECC-taking advantage of underutilized space, saving over \$6M

\***Ocean Knoll**- HVAC, roofing, bathrooms, drainage, playgrounds, kitchen, shade, paint, kinder re-configure and landscaping

\***Capri**- Replace entire lower level portables, HVAC, roofing, playgrounds, kitchen, flooring, fencing and Kinder area



# Encinitas Union School District

## Measure Z Bond Building Fund

### Financial & Performance AUDIT REPORT

For the Year Ended  
June 30, 2025

# Financial Audit Objectives

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A financial statement audit is the examination of an entity's financial statements and accompanying disclosures by an independent auditor. The result of this examination is a report by the auditor, attesting to the fairness of presentation of the financial statements and related disclosures. The auditor's report must accompany the financial statements when they are issued to the intended recipients.

**REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS**

Independent Auditors' Report

Measure Z Citizens' Oversight Committee and  
Governing Board  
Encinitas Union School District  
Encinitas, California

**Report on the Audit of the Financial Statements**

***Opinion***

We have audited the accompanying financial statements of the Measure Z Bond Building Fund of Encinitas Union School District (the "District"), as of and for the year ended June 30, 2025, and the related notes to the financial statements, as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Measure Z Bond Building Fund of Encinitas Union School District, as of June 30, 2025, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District 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***

As discussed in Note 1, the financial statements present only the Measure Z Bond Building Fund and do not purport to, and do not present fairly the financial position of the Encinitas Union School District, as of June 30, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. 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 the financial statements in accordance with accounting principles generally accepted in the United States of America, and 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.

#### ***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 opinions. 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 and *Government 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 judgement made by a reasonable user of the financial statements.

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

- Exercise professional judgement 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 District'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.

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.

#### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated February 24, 2026 on our consideration of the District'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 specific to the Measure Z Bond Building Fund. 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 District'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 District's internal control over financial reporting and compliance specific to the Measure Z Bond Building Fund.

#### ***Report of Other Legal and Regulatory Requirements***

In accordance with the requirements of Proposition 39, as incorporated in California Constitution Article 13A, we have issued our performance audit dated February 24, 2026 on our consideration of the District's compliance with the requirements of Proposition 39 as it directly relates to the Measure Z Bond Building Fund. That report is an integral part of our audit of the Measure Z Bond Building Fund of Encinitas Union School District, as of and for the year ended June 30, 2025, and should be considered in assessing the results of our financial audit.



San Diego, California  
February 24, 2026

# Performance Audit Objectives

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As outlined in Appendix A (Local School Construction Bonds) of the EAAP K-12 State Audit Guide, the primary objectives of this performance audit are:

- Ensure funds are properly expended for purposes outlined by the applicable ballot measure.
- Verify that funds used to pay salaries of district employees are allowable per Opinion 04-110 of the CA Attorney General.

“Performance audits entail an objective and systemic examination of evidence to provide an independent assessment of the performance and management of a program against objective criteria.”

- U.S. Government Accountability Office (GAO)

**REPORT ON PERFORMANCE**

Independent Auditors' Report

Measure Z Citizens' Oversight Committee and  
Governing Board  
Encinitas Union School District  
Encinitas, California

We were engaged to conduct a performance audit of the Measure Z Bond Building Fund of Encinitas Union School District (the "District") for the year ended June 30, 2025.

We conducted this performance audit in accordance with the standards applicable to performance audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our conclusion based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our conclusions based on our audit objectives.

Our audit was limited to the objectives listed within the report which includes determining the District's compliance with the performance requirements as referred to in Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution and Appendix A contained in the *2024-2025 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting* issued by the California Education Audit Appeals Panel. Management is responsible for the District's compliance with those requirements.

In planning and performing our performance audit, we obtained an understanding of the District's internal control in order to determine if the internal controls were adequate to help ensure the District's compliance with the requirements of Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution, but not for the purpose of expressing an opinion of the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

The results of our tests indicated that the District, in all significant respects, expended Measure Z Bond Building Fund only for the specific projects approved by the voters, in accordance with Proposition 39 and outlined in Article XIII A, Section 1(b)(3)(C) of the California Constitution. The procedures performed and the related results are further described in the accompanying audit procedures and results section.

This report is intended solely for the information and use of the District, and is not intended to be and should not be used by anyone other than this specified party.

*Christy White, Inc.*

San Diego, California  
February 24, 2026