



Financial and Performance Audits  
Measure J General Obligation Bond Construction Fund  
June 30, 2021

**North Orange County Community  
College District**

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund

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June 30, 2021

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**FINANCIAL AUDIT**

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Financial Audit  
Measure J General Obligation Bond Construction Fund  
June 30, 2021

# North Orange County Community College District



## Independent Auditor's Report

Board of Trustees and Citizens' Oversight Committee  
North Orange County Community College District  
Anaheim, California

### Report on the Financial Statements

We have audited the accompanying financial statements of the North Orange County Community College District's (the District), General Obligation Bond Construction Fund (Measure J), as of and for the year ended June 30, 2021, and the related notes to the financial statements, as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

**Opinion**

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the General Obligation Bond Construction Fund (Measure J) of the District as of June 30, 2021, and the results of its operations for the year then ended in conformity with accounting principles generally accepted in the United States of America.

**Emphasis of Matter**

As discussed in Note 1, the financial statements of the General Obligation Bond Construction Fund specific to Measure J are intended to present the financial position and the changes in financial position attributable to the transactions of that Fund. They do not purport to, and do not, present fairly the financial position of the District as of June 30, 2021, and the changes in 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.

**Other Matters**

The unaudited supplementary information listed in the table of contents is presented for purposes of additional analysis and is not a required part of the financial statements. Such information has not been subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated December 16, 2021 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, grant agreements, and other matters. The purpose of that report is to solely 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.



Rancho Cucamonga, California  
December 16, 2021

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund

Balance Sheet  
June 30, 2021

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|                                    |                             |
|------------------------------------|-----------------------------|
| Assets                             |                             |
| Investments                        | \$ 89,284,655               |
| Accounts receivable                | 44,026                      |
| Due from other funds               | <u>83,059</u>               |
| Total assets                       | <u><u>\$ 89,411,740</u></u> |
| Liabilities and Fund Balance       |                             |
| Liabilities                        |                             |
| Accounts payable                   | \$ 9,730,985                |
| Due to other funds                 | <u>9,513</u>                |
| Total liabilities                  | <u>9,740,498</u>            |
| Fund Balance                       |                             |
| Restricted for capital projects    | <u>79,671,242</u>           |
| Total liabilities and fund balance | <u><u>\$ 89,411,740</u></u> |

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Statement of Revenues, Expenditures, and Changes in Fund Balance  
Year Ended June 30, 2021

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|                                          |                             |
|------------------------------------------|-----------------------------|
| Revenues                                 |                             |
| Interest income                          | <u>\$ 1,336,377</u>         |
| Expenditures                             |                             |
| Supplies and materials                   | 25,974                      |
| Services and other expenditures          | 830,709                     |
| Capital outlay                           | <u>88,270,753</u>           |
| Total expenditures                       | <u>89,127,436</u>           |
| Deficiency of Revenues over Expenditures | <u>(87,791,059)</u>         |
| Fund Balance, Beginning                  | <u>167,462,301</u>          |
| Fund Balance, End                        | <u><u>\$ 79,671,242</u></u> |

**Note 1 - Summary of Significant Accounting Policies**

The accounting policies of the North Orange County Community College District's (the District) General Obligation Bond Construction Fund (Measure J) conform to accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board (GASB) and the American Institute of Certified Public Accountants (AICPA). The North Orange County Community College District's (the District) General Obligation Bond Construction Fund (Measure J) accounts for financial transactions in accordance with the policies and procedures of the California Community Colleges Budget and Accounting Manual.

**Financial Reporting**

The financial statements include only the General Obligation Bond Construction Fund (Measure J) of the District. This Fund was established to account for the receipt of proceeds of general obligation bond issuances and the expenditures of the proceeds under the General Obligation Bond Election of November 4, 2014. These financial statements are not intended to present fairly the financial position and results of operations of the District in compliance with accounting principles generally accepted in the United States of America.

**Fund Accounting**

The operations of the General Obligation Bond Construction Fund (Measure J) are accounted for in a separate set of self-balancing accounts that comprise its assets, liabilities, fund balance, revenues, and expenditures. Resources are allocated to, and accounted for, in the fund based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

**Basis of Accounting**

The General Obligation Bond Construction Fund (Measure J) is accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet. The statement of revenues, expenditures, and changes in fund balance reports on the sources (revenues and other financing sources) and uses (expenditures and other financing uses) of current financial resources.

**Budgets and Budgetary Accounting**

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for all governmental funds. The District's governing board adopts an operating budget in accordance with State law. A public hearing must be conducted to receive comments prior to adoption. The District's governing board satisfied these requirements. The Board revises this budget during the year to give consideration to unanticipated revenues and expenditures primarily resulting from events unknown at the time of budget adoption. The District employs budget control by minor object and by individual appropriation accounts. Expenditures cannot legally exceed appropriations by major object account.



### **Encumbrances**

The District utilizes an encumbrance accounting system under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation. Encumbrances are liquidated when the commitments are paid and all outstanding encumbrances lapse at June 30.

### **Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates, and those estimates may be material.

### **Fund Balance**

As of June 30, 2021, the fund balance is classified as follows:

Restricted - amounts that can be spent only for specific purposes because of constitutional provisions or enabling legislation, or because of constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

## **Note 2 - Investments**

### **Policies and Practices**

The District is authorized under California Government Code to make direct investments in local agency bonds, notes, or warrants within the State; U.S. Treasury instruments; registered State warrants or treasury notes; securities of the U.S. Government, or its agencies; bankers acceptances; commercial paper; certificates of deposit placed with commercial banks and/or savings and loan companies; repurchase or reverse repurchase agreements; medium term corporate notes; shares of beneficial interest issued by diversified management companies, certificates of participation, obligations with first priority security; and collateralized mortgage obligations.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund

Notes to Financial Statements

June 30, 2021

**Investment in County Treasury**

In accordance with the Budget and Accounting Manual, the District maintains substantially all of its cash in the County Treasury as part of the common investment pool. The District is considered to be an involuntary participant in an external investment pool. The fair value of the District's investment in the pool is reported in the accompanying financial statements at 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 that portfolio). The balance available for withdrawal is based on the accounting records maintained by the County Treasurer, which are recorded on the amortized cost basis.

**General Authorizations**

Limitations as they relate to interest rate risk, credit risk, and concentration of credit risk are indicated in the schedules below:

| 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 (LAIF)     | N/A                        | None                            | None                             |
| Joint Powers Authority Pools            | N/A                        | None                            | None                             |

**Interest Rate Risk**

Interest rate risk is the risk that changes in market 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 District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The District manages its exposure to interest rate risk by investing in the Orange County Educational Investment Pool. The District maintains a General Obligation Bond Construction Fund (Measure J) investment of \$89,284,655 with the Orange County Educational Investment Pool, with an average maturity of 375 days.

North Orange County Community College District  
 Measure J General Obligation Bond Construction Fund  
 Notes to Financial Statements  
 June 30, 2021

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**Credit Risk**

Credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. The District's investment in the Orange County Educational Investment Pool is rated AAAm by Standard & Poor's Rating Service.

**Note 3 - Accounts Receivable**

Receivables at June 30, 2021, consisted of accrued interest for a total of \$44,206.

**Note 4 - Due from Other Funds**

Amounts due from other funds at June 30, 2021, consisted of \$83,059 due from the General Fund for capital outlay costs paid for by Measure J, but incurred by the General fund.

**Note 5 - Due to Other Funds**

Amounts due to other funds at June 30, 2021, consisted of \$9,513 due to the General Fund for capital outlay costs incurred by Measure J, but paid for by the General fund.

**Note 6 - Bonded Debt**

**Description of Debt**

General obligation bonds were approved by a local election in November 2014. The total amount approved by the voters was \$574,000,000 to be used to finance the acquisition, construction, modernization and equipping of District sites and facilities. At June 30, 2021, \$169,370,000 was outstanding. Interest rates on the bonds range from 2.00% to 4.00%. The debt is being paid by the District's Bond Interest and Redemption Fund.

A schedule of changes in long-term liabilities related to the general obligation bonds for the year ended June 30, 2021, is shown below:

|                                | Balance<br>July 1, 2020 | Additions   | Deductions             | Balance<br>June 30, 2021 | Due in<br>One Year   |
|--------------------------------|-------------------------|-------------|------------------------|--------------------------|----------------------|
| Bonds Payable                  |                         |             |                        |                          |                      |
| 2016A General obligation bonds | 37,095,000              | -           | (585,000)              | 36,510,000               | 665,000              |
| 2019B General obligation bonds | 150,000,000             | -           | (17,140,000)           | 132,860,000              | 17,735,000           |
| Unamortized premium            | 16,076,933              | -           | (709,731)              | 15,367,202               | -                    |
| Total bonds payable            | <u>\$ 203,171,933</u>   | <u>\$ -</u> | <u>\$ (18,434,731)</u> | <u>\$ 184,737,202</u>    | <u>\$ 18,400,000</u> |

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Notes to Financial Statements  
June 30, 2021

**General Obligation Bonds**

| Issue Date | Maturity Date | Interest Rate | Original Issue | Bonds Outstanding July 1, 2020 | Issued      | Redeemed               | Bonds Outstanding June 30, 2021 |
|------------|---------------|---------------|----------------|--------------------------------|-------------|------------------------|---------------------------------|
| 2016       | 2041          | 2.00%-4.00%   | \$ 100,000,000 | 37,095,000                     | -           | (585,000)              | 36,510,000                      |
| 2019       | 2045          | 2.63%-4.00%   | \$ 150,000,000 | 150,000,000                    | -           | (17,140,000)           | 132,860,000                     |
|            |               |               |                | <u>\$ 187,095,000</u>          | <u>\$ -</u> | <u>\$ (17,725,000)</u> | <u>\$ 169,370,000</u>           |

**Debt Service Requirements**

The 2016A General Obligation Bonds mature through 2041 as follows:

| Fiscal Year | Principal            | Interest to Maturity | Total                |
|-------------|----------------------|----------------------|----------------------|
| 2022        | \$ 665,000           | \$ 1,224,713         | \$ 1,889,713         |
| 2023        | 745,000              | 1,199,838            | 1,944,838            |
| 2024        | 840,000              | 1,168,138            | 2,008,138            |
| 2025        | 935,000              | 1,132,638            | 2,067,638            |
| 2026        | 1,040,000            | 1,093,138            | 2,133,138            |
| 2027-2031   | 6,975,000            | 4,776,538            | 11,751,538           |
| 2032-2036   | 10,390,000           | 3,362,691            | 13,752,691           |
| 2037-2041   | 14,920,000           | 1,190,750            | 16,110,750           |
| Total       | <u>\$ 36,510,000</u> | <u>\$ 15,148,444</u> | <u>\$ 51,658,444</u> |

The 2019B General Obligation Bonds mature through 2045 as follows:

| Fiscal Year | Principal             | Interest to Maturity | Total                 |
|-------------|-----------------------|----------------------|-----------------------|
| 2022        | \$ 17,735,000         | \$ 4,535,688         | \$ 22,270,688         |
| 2023        | 14,870,000            | 3,883,588            | 18,753,588            |
| 2024        | 1,195,000             | 3,562,288            | 4,757,288             |
| 2025        | 1,400,000             | 3,510,388            | 4,910,388             |
| 2026        | 1,615,000             | 3,450,088            | 5,065,088             |
| 2027-2031   | 11,835,000            | 16,013,038           | 27,848,038            |
| 2032-2036   | 19,605,000            | 13,018,059           | 32,623,059            |
| 2037-2041   | 28,830,000            | 9,424,013            | 38,254,013            |
| 2042-2045   | 35,775,000            | 2,996,100            | 38,771,100            |
| Total       | <u>\$ 132,860,000</u> | <u>\$ 60,393,250</u> | <u>\$ 193,253,250</u> |

**Note 7 - Commitments and Contingencies**

As of June 30, 2021, the General Obligation Bond Construction Fund (Measure J) had approximately \$18.9 million in commitments with respect to unfinished projects.

**Litigation**

The District is not currently a party to any legal proceedings related to the General Obligation Bond Construction Fund (Measure J).



Independent Auditor's Report  
June 30, 2021

**North Orange County Community  
College District**



**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***

Board of Trustees and Citizens’ Oversight Committee  
North Orange County Community College District General Obligation Bond  
Anaheim, 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 North Orange County Community College District (the District), General Obligation Bond Construction Fund (Measure J), as of and for the year ended June 30, 2021, and the related notes to the financial statements, and have issued our report thereon dated December 16, 2021.

**Emphasis of Matter**

As discussed in Note 1, the financial statements of the General Obligation Bond Construction Fund specific to Measure J are intended to present the financial position and the changes in financial position attributable to the transactions of that Fund. They do not purport to, and do not, present fairly the financial position of the District as of June 30, 2021, and the changes in 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.

**Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District’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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District’s internal control. Accordingly, we do not express an opinion on the effectiveness of the District’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 combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the District’s General Obligation Bond Construction Fund (Measure J) financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's General Obligation Bond Construction Fund (Measure J) financial statements are free of 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 District'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 District's General Obligation Bond Construction Fund (Measure J) internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Rancho Cucamonga, California  
December 16, 2021



North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Schedule of 2020-2021 Assessed Valuation and 2019-2020 Secured Tax Charge and Delinquency  
(Unaudited)  
Year Ended June 30, 2021

| 2020-2021 Assessed Valuation |                      |                |                  |                    |
|------------------------------|----------------------|----------------|------------------|--------------------|
|                              | <u>Local Secured</u> | <u>Utility</u> | <u>Unsecured</u> | <u>Total</u>       |
| Orange County Portion        |                      |                |                  |                    |
| 2019-20                      | \$ 136,869,903,185   | \$ 121,631,831 | \$ 5,390,968,954 | \$ 142,382,503,970 |
| 2020-21                      | 141,383,170,576      | 141,362,579    | 5,918,473,328    | 147,443,006,483    |
| Los Angeles County Portion   |                      |                |                  |                    |
| 2019-20                      | \$ 3,316,757,583     | \$ 22,128      | \$ 11,320,405    | \$ 3,328,100,116   |
| 2020-21                      | 3,407,930,309        | 22,128         | 11,126,898       | 3,419,079,335      |
| Total District               |                      |                |                  |                    |
| 2019-20                      | \$ 140,186,660,768   | \$ 121,653,959 | \$ 5,402,289,359 | \$ 145,710,604,086 |
| 2020-21                      | 144,791,100,885      | 141,384,707    | 5,929,600,226    | 150,862,085,818    |

| Secured Tax Charge and Delinquency<br>(Orange County Portion Only) |                                   |                              |                           |
|--------------------------------------------------------------------|-----------------------------------|------------------------------|---------------------------|
|                                                                    | <u>Secured<br/>Tax Charge (1)</u> | <u>Amt. Del.<br/>June 30</u> | <u>% Del.<br/>June 30</u> |
| 2019-20                                                            | \$ 73,266,780                     | \$ 616,857                   | 0.84%                     |
| 2020-21                                                            | 76,725,206                        | 519,272                      | 0.68%                     |

| Secured Tax Charge and Delinquency<br>(Orange County Portion Only) |                                   |                              |                           |
|--------------------------------------------------------------------|-----------------------------------|------------------------------|---------------------------|
|                                                                    | <u>Secured<br/>Tax Charge (2)</u> | <u>Amt. Del.<br/>June 30</u> | <u>% Del.<br/>June 30</u> |
| 2019-20                                                            | \$ 32,462,732                     | \$ 219,197                   | 0.68%                     |
| 2020-21                                                            | 45,505,188                        | 262,032                      | 0.58%                     |

(1) 1% General Fund apportionment. Excludes supplemental roll.

(2) District's general obligation debt service levy. Excludes supplemental roll.

Source: California Municipal Statistics, Inc.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Schedule of Twenty Largest 2020-2021 Local Secured Taxpayers (Unaudited)  
Year Ended June 30, 2021

| Property Owner                   | Land Use   | 2020-2021<br>Assessed<br>Valuation (2) | % of<br>Total (1) |
|----------------------------------|------------|----------------------------------------|-------------------|
| 1. Walt Disney World Co.         | Theme Park | \$ 5,226,362,663                       | 3.61%             |
| 2. Knott's Berry Farm            | Theme Park | 374,387,651                            | 0.26%             |
| 3. Prologis                      | Industrial | 344,032,296                            | 0.24%             |
| 4. Warland Investment Company    | Industrial | 275,560,265                            | 0.19%             |
| 5. Mauerhan Trust                | Commercial | 262,485,740                            | 0.18%             |
| 6. Retail Property Trust         | Commercial | 245,195,105                            | 0.17%             |
| 7. HHC HA Investments II Inc.    | Commercial | 222,574,984                            | 0.15%             |
| 8. RAR2 - 200 North Puente LLC   | Industrial | 207,239,476                            | 0.14%             |
| 9. GLC Fullerton LLC             | Industrial | 204,150,024                            | 0.14%             |
| 10. Anaheim Concourse ILP LLC    | Commercial | 201,808,433                            | 0.14%             |
| 11. Rreef America REIT II Corp.  | Industrial | 198,640,595                            | 0.14%             |
| 12. C3J L P                      | Commercial | 194,728,062                            | 0.13%             |
| 13. Olen Pointe Brea Corp.       | Apartments | 178,839,622                            | 0.12%             |
| 14. Irvine Company LLC           | Apartments | 177,140,421                            | 0.12%             |
| 15. Jefferson at Stadium Park    | Apartments | 173,390,100                            | 0.12%             |
| 16. The Sources at Beach LLC     | Commercial | 173,138,226                            | 0.12%             |
| 17. Comref So Ca Industrial      | Industrial | 161,296,005                            | 0.11%             |
| 18. FJS INC                      | Commercial | 146,946,412                            | 0.10%             |
| 19. Centerpoint Properties Trust | Commercial | 139,968,551                            | 0.10%             |
| 20. Aspect Acquisition LLC       | Apartments | 137,704,389                            | 0.10%             |
|                                  |            | <u>\$ 9,245,589,020</u>                | <u>6.38%</u>      |

(1) 2020-2021 Local Secured Assessed Valuation: \$ 144,791,100,885

(2) Source: California Municipal Statistics, Inc.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Financial Statement Findings  
June 30, 2021

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None reported.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Summary Schedule of Prior Audit Findings  
June 30, 2021

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There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.



Performance Audit  
Measure J General Obligation Bond Construction Fund  
June 30, 2021

# North Orange County Community College District



## Independent Auditor's Report on Performance

Board of Trustees and Citizens' Oversight Committee  
North Orange County Community College District  
Anaheim, California

We were engaged to conduct a performance audit of the North Orange County Community College District (the District) General Obligation Bond Construction Fund (Measure J) fund for the year ended June 30, 2021.

We conducted this performance audit in accordance with generally accepted government auditing standards. Those standards require that we plan and perform the audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides a reasonable basis for our findings and 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. 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 expended General Obligation Bond Construction Fund (Measure J) funds 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.

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.

A handwritten signature in black ink that reads "Eide Bailly LLP".

Rancho Cucamonga, California  
December 16, 2021

### **Authority for Issuance and Purpose**

The Measure J General Obligation Bonds (the Bonds) were issued pursuant to the Constitution and laws of the State of California (the State), including the provisions of Chapters 1 and 1.5 of Part 10 of the California *Education Code*, and other applicable provisions of law. The District received authorization from an election held on November 4, 2014, to issue bonds of the District in an aggregate principal amount not to exceed \$574,000,000 to finance the acquisition, construction, modernization, and equipping of District sites and facilities. The Measure required approval by at least 55% of the votes cast by eligible voters within the District.

In June 2016, the District issued Election of 2014 General Obligation Bonds, Series 2016A in the amount of \$100,000,000. The Series 2016A Bonds were authorized to be issued by a resolution adopted by the Board of Trustees on May 10, 2016. The Bonds represent the first series of the bonds sold within the Authorization.

In May 2019, the District issued Election of 2014 General Obligation Bonds, Series 2019B in the amount of \$150,000,000. The Series 2019B Bonds were authorized to be issued by a resolution adopted by the Board of Trustees on April 23, 2019. The Bonds represent the second series of the bonds sold within the Authorization.

### **Authority for the Audit**

On November 7, 2000, California voters approved Proposition 39, the Smaller Classes, Safer Schools and Financial Accountability Act. Proposition 39 amended portions of the California Constitution to provide for the issuance of general obligation bonds by school district, community college districts, or county offices of education for the following: “construction, reconstruction, rehabilitation, or replacement of school facilities, including the furnishing and equipping of school facilities, or the acquisition or lease of rental property for school facilities”, upon approval by 55% of the electorate. In addition to reduction of the approval threshold from two-thirds to 55%, Proposition 39 and the enacting legislation (AB 1908 and AB 2659) requires the following accountability measures as codified in *Education Code* Sections 15278-15282:

1. Requires that the proceeds from the sale of the bonds be used only for the purposes specified in Article XIII A, Section 1(b)(3)(C) of the California Constitution, and not for any other purpose, including teacher and administrator salaries and other district operating expenses.
2. The district must list the specific facilities projects to be funded in the ballot measure, and must certify that the Governing Board has evaluated safety and information technology needs in developing the project list.
3. Requires the district to appoint a citizens’ oversight committee.
4. Requires the district to conduct an annual independent financial audit and performance audit in accordance with the *Government Auditing Standards* issued by the Comptroller General of the United States of the bond proceeds until after all of the proceeds have been expended.
5. Requires the district to conduct an annual independent performance audit to ensure that the funds have been expended only on the specific projects listed.

### **Objective of the Audit**

The objective of our audit is to meet the compliance requirement to perform a “performance audit” as referred to in Proposition 39 and outlined in Subparagraph (C) of paragraph (3) of subdivision (b) of Section 1 of Article XIII A of the California Constitution. Our audit was conducted in accordance with generally accepted standards for performance audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to provide conclusions to our audit objectives.

### **Scope of the Audit**

The scope of our performance audit covered the period of July 1, 2020 through June 30, 2021. The population of expenditures tested included all object and project codes associated with the bond projects. The propriety of expenditures for capital projects and maintenance projects funded through other State or local funding sources, other than proceeds of the Bonds, were not included within the scope of the audit. Expenditures incurred subsequent to June 30, 2021, were not reviewed or included within the scope of our audit or in this report.

### **Methodology**

We obtained the general ledger and the project expenditure reports prepared by the District for the fiscal year ended June 30, 2021, for the General Obligation Bond Construction Fund (Measure J). Within the fiscal year audited, we obtained the actual invoices, purchase orders, and other supporting documentation for a sample of expenditures to ensure compliance with the requirements of Article XIII A, Section 1(b)(3)(C) of the California Constitution and Measure J as to the approved bond projects list. We performed the following procedures:

1. We identified expenditures and projects charged to the general obligation bond proceeds by obtaining the general ledger and project listing.
2. We selected a sample of expenditures using the following criteria:
  - a. We considered all expenditures recorded in all object codes, including transfers out.
  - b. We considered all expenditures recorded in all projects that were funded from July 1, 2020 through June 30, 2021 from Measure J bond proceeds.
  - c. We selected a sample of expenditures using professional judgement, based on risk assessment and consideration of coverage of all object codes and projects for period starting July 1, 2020 and ending June 30, 2021.
3. Our sample included transactions totaling \$70,947,789. This represents 80% of the total expenditures of \$89,127,436.
4. We reviewed the actual invoices and other supporting documentation to determine that:
  - a. Expenditures were supported by invoices with evidence of proper approval and documentation of receipting goods or services.



North Orange County Community College District  
Measure J General Obligation Bond Construction Fund

June 30, 2021

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- b. Expenditures were supported by proper bid documentation, as applicable.
  - c. Expenditures were expended in accordance with voter-approved bond project list.
  - d. Bond proceeds were not used for salaries of school administrators or other operating expenses of the District.
5. We determined that the District has met the compliance requirement of Measure J if the following conditions were met:
- a. Supporting documents for expenditures were aligned with the voter-approved bond project list.
  - b. Supporting documents for expenditures were not used for salaries of school administrators or other operating expenses of the District.

**Conclusion**

The results of our tests indicated that, in all significant respects, the District has properly accounted for the expenditures held in the General Obligation Bond Construction Fund (Measure J) and that such expenditures were made for authorized Bond projects.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Schedule of Findings and Questioned Costs  
June 30, 2021

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None reported.

North Orange County Community College District  
Measure J General Obligation Bond Construction Fund  
Summary Schedule of Prior Audit Findings  
June 30, 2021

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There were no audit findings reported in the prior year's Schedule of Findings and Questioned Costs.