

The background of the page features a white central area with blue geometric shapes in the corners. A large blue triangle is in the top right corner, and another blue triangle is in the bottom left corner, meeting at a diagonal line that runs from the top left towards the bottom right.

# **SAN MARCOS UNIFIED SCHOOL DISTRICT**

**SCHOOL FACILITIES PROGRAM  
CLOSE-OUT PERFORMANCE AUDIT**

**DOUBLE PEAK SCHOOL  
PROJECT No. 50/73791-00-015**

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
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PROJECT NO. 50/73791-00-015**

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**INDEPENDENT AUDITOR'S REPORT ON PERFORMANCE**

Governing Board  
San Marcos Unified School District  
San Marcos, California

We were engaged to conduct a close-out performance audit of the San Marcos Unified School District's (the District) School Facilities Program Project No. 50/73791-00-015.

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 Education Code Section 41024 for a Local Education Agency (LEA) agency that receives any funds, commencing April 1, 2017, pursuant to the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 (commencing with Section 17070.10) of Part 10 of Division 1 of Title 1 of the Education Code) and the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting – Appendix B*, 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 Education Code Section 41024 for an LEA agency that receives any funds, commencing April 1, 2017, pursuant to the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 (commencing with Section 17070.10) of Part 10 of Division 1 of Title 1 of the Education Code) and the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting – Appendix B*, issued by the California Education Audit Appeals Panel, but not for the purpose of expressing an opinion of the effectiveness of the District's internal controls. Accordingly, we do not express an opinion on the effectiveness of the District's internal controls. 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 School Facilities Program funds in accordance with Education Code Section 41024 for an LEA agency that receives any funds, commencing April 1, 2017, pursuant to the Leroy F. Greene School Facilities Act of 1998 (Chapter 12.5 (commencing with Section 17070.10) of Part 10 of Division 1 of Title 1 of the Education Code) and the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting – Appendix B*, issued by the California Education Audit Appeals Panel, with the exception of Finding #1 which is described in the accompanying Schedule of School Facility Program Summary of Audit Findings.

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.



San Diego, California  
December 16, 2021

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**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
OBJECTIVES, SCOPE AND METHODOLOGY  
PROJECT NO. 50/73791-00-015**

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On November 8, 2016, California voters approved Proposition 51, the California Public School Facility Bonds Initiative, which authorizes \$9 billion in general obligation bonds to fund construction and improvement of K-12 and community college facilities. The measure designates \$7 billion for K-12 projects falling under four types of projects (new construction, modernization, career technical education facilities, and charter school facilities), and \$2 billion for any facility project for community colleges.

**AUDIT OBJECTIVE**

Determine whether funds identified by the District on its detailed list of expenditures have been expended in accordance with the requirements of the Leroy F. Greene School Facilities Act of 1998 associated regulations, grant agreements and the *2020-21 Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting – Appendix B*.

**AUDIT SCOPE**

Our performance audit will be carried out in accordance with standards generally accepted in the United States of America and *Government Auditing Standards*. The scope of our performance audit includes all expenditures reported on the final form SAB 50-06 and Detailed Listing of Project Expenditures (DLOPE).

**AUDIT METHODOLOGY**

We obtained the Detailed Listing of Project Expenditures (DLOPE) for the close-out audit and the District's corresponding general ledger for the Non-Financial Hardship Project Number 50/73791-00-015. We performed the following procedures:

- Verify the District has maintained over the course of the project a general ledger that reflects expenditures at a project-specific level that includes fund, resource, project year, goal, function, and object codes for all expenditures for the project. Verify the final Detailed Listing of Project Expenditures (DLOPE) grand total for the project reconciles back to the district's general ledger grand total for the project.
- Verify any statutorily required District matching funds have been deposited in the County School Facility Fund or expended by the District from the matching funding source prior to the "Notice of Completion" by inspecting the SAB's project approval document for the applicable project and supporting accounting records provided by the District.
- Determine whether expenditures have been expended in accordance with the laws and regulations governing the SFP and were made within an eligible time frame by selecting a representative sample of project expenditures reported on the final form SAB 50-06 and DLOPE in order to agree and trace expenditures to supporting documentation.
- For construction contracts sampled, including change order amounts, inspect documentation substantiating compliance with provisions of the Public Contract Code concerning competitive bidding.
- Inspect supporting documentation for any transfers of SFP funds out of Fund 35 (School Facility Fund) to other LEA funds and determine if they are allowable.

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
OBJECTIVES, SCOPE AND METHODOLOGY, continued  
PROJECT NO. 50/73791-00-015**

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**AUDIT METHODOLOGY (continued)**

- Agree and trace any interest reported on the final Form SAB 50-06 to amounts recorded in the general ledger and other interest documentation.
- Identify if the project received a separate grant for site purchase and agree and trace the reported amount for the site purchase back to source documents such as the final escrow amount or court orders in condemnation.
- Verify the LEA has established and funded a "Restricted Maintenance Account" for the exclusive purpose of providing ongoing and major maintenance of school buildings and has developed an ongoing major maintenance plan.

**CONCLUSION**

The results of our tests indicated that, in all significant respects, the San Marcos Unified School District has properly accounted for the expenditures related to Non-Financial Hardship Project No. 50/73791-00-015 and that such expenditures were made for authorized purposes. However, we noted one exception (Finding #1) which is described in the accompanying Schedule of School Facility Program Summary of Audit Findings.

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
HARD CONSTRUCTION COST RATIO  
PROJECT NO. 50/73791-00-015**

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	<b>Amount</b>	<b>Percentage</b>
Total Grant Amount	\$ 32,348,319.00	100.00%
60% of Total Grant	\$ 19,408,991.40	60.00%
Reported Hard Costs & Percentage	\$ 55,353,179.00	171.12%
Audited Hard Costs & Percentage	\$ 55,353,179.00	171.12%
Difference	\$ -	0.00%

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
SCHEDULE OF SCHOOL FACILITY PROGRAM SUMMARY OF FINAL PROJECT FUNDING  
PROJECT NO. 50/73791-00-015**

<b>“SCHEDULE OF SCHOOL FACILITY PROGRAM (SFP) SUMMARY OF FINAL PROJECT FUNDING (For Non-Financial Hardship Closeout Audits and Financial Hardship Closeout Audit)</b>				
District: SAN MARCOS UNIFIED SCHOOL DISTRICT				
Project Number: 50/73791-00-015				
School Name: DOUBLE PEAK SCHOOL				
		Non- Hardship	Hardship	Dept.
A.	State Share: Grants Received (do not include site purchase, relocation assistance, hazardous waste removal, or DTSC grants in this figure)	\$ 32,348,319.00	\$ 0.00	
B.	Plus District Contribution	\$ 32,348,319.00	\$ 0.00	
C.	Plus Financial Hardship Apportionment	N/A	\$ 0.00	
D.	District Share (B + C = D)	\$ 32,348,319.00	\$ 0.00	
E.	Plus Audited Interest Earned on State Funds	\$ 0.00	\$ 0.00	
F.	<b>Total Project Financing</b> (A + D + E = F)	\$ 64,696,638.00	\$ 0.00	
G.	Reported Expenditures to Office of Public School Construction (do not include expenditures related to site purchase, relocation assistance, hazardous waste removal, or DTSC grants in this figure)	\$ 74,977,125.31	\$ 0.00	
H.	Amount Overspent (if reported expenditures more than project financing) (G - F = H)	\$ 10,280,487.31	\$ 0.00	
I.	<b>Amount of Audited Savings</b> (if reported expenditures less than project financing) (F - G = I; also Audited Savings amount on SFP Project Savings Schedule)	\$ 0.00	\$ 0.00	<b>OPSC</b>
J.	<b>Ineligible Expenditures</b> – Audit Findings from SFP Summary of Audit Findings	\$ 0.00	\$ 0.00	<b>CDE</b>
K.	<b>Financial Hardship Grant Adjustment</b> - Expenditures Prior to Fund Release that exceeded District Contribution – Audit Finding from SFP Summary of Audit Findings	N/A	N/A	<b>OPSC</b>
L.	<b>Site Grant Adjustments</b> – from Schedule of Site Grant Adjustments Summary	-\$ 1,274,446.00	\$ 0.00	<b>OPSC</b>
M.	<b>Total Amount to be returned to the State (Non-Financial Hardship For Audit Findings and Site Grant Adjustments )</b> (J + K + L= M)	-\$ 1,274,446.00	\$ 0.00	
N.	<b>Total Amount to be returned to the State - Financial Hardship District</b> (I + J+K+L = N)	N/A	N/A	

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
SCHEDULE OF SCHOOL FACILITY PROGRAM DETERMINATION OF PROJECT SAVINGS  
PROJECT NO. 50/73791-00-015**

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<b>“SCHEDULE OF SCHOOL FACILITY PROGRAM (SFP) DETERMINATION OF PROJECT SAVINGS” (LEA to report with SAB 50-06 for each SFP project)</b>				
District: SAN MARCOS UNIFIED SCHOOL DISTRICT				
Project Number: 50/73791-00-015				
School Name: DOUBLE PEAK SCHOOL				
		<b>Reported</b>	<b>Audited</b>	<b>Difference</b>
A.	State Share: Grant Amount (do not include site acquisition, relocation assistance, hazardous waste removal, or DTSC grants in this figure)	\$ 32,348,319.00	\$ 32,348,319.00	\$ 0.00
B.	Plus District Contribution	\$ 32,348,319.00	\$ 32,348,319.00	\$ 0.00
C.	Plus Financial Hardship Apportionment	\$ 0.00	\$ 0.00	\$ 0.00
D.	District Share: (B + C)	\$ 32,348,319.00	\$ 32,348,319.00	\$ 0.00
E.	Plus Interest Earned on State Funds	\$ 0.00	\$ 0.00	\$ 0.00
F.	<b>Amounts Financed</b> (A+D+E=F)	\$ 64,696,638.00	\$ 64,696,638.00	\$ 0.00
G.	Reported Expenditures to Office of Public School Construction (do not include expenditures related to site acquisition, relocation assistance, hazardous waste removal, or DTSC grants in this figure):	\$ 74,977,125.31	\$ 74,977,125.31	\$ 0.00
H.	Amount Overspent (if reported expenditures more than amounts financed) (G-F=H)	\$ 10,280,487.31	\$ 10,280,487.31	\$ 0.00
I.	<b>Amount of Savings</b> (if reported expenditures less than amounts financed) (F-G=I)	\$ 0.00	\$ 0.00	\$ 0.00



**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
SCHEDULE OF SCHOOL FACILITY PROGRAM SITE GRANT ADJUSTMENTS SUMMARY  
PROJECT NO. 50/73791-00-015**

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District: SAN MARCOS UNIFIED SCHOOL DISTRICT							
Project Number: 50/73791-00-015							
School Name: DOUBLE PEAK SCHOOL							
		A	B	C	D	E	F
	Site Grant Types	Grant Amount (Approved by SAB)	Reported Expenditures	Audited Expenditures	Audited Difference (B- C=D)	Grant Adjustment (C-A=E)	Final Grant Amount (A+E=F)
1.	Site Purchase	\$9,636,000.00	\$9,470,337.50	\$8,350,337.50	\$1,120,000.00	-\$1,285,662.50	\$8,350,337.50
2.	Site Relocation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
3.	Site Hazardous Waste Removal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.	Dept. of Toxic Substance Control	\$17,280.00	\$28,496.06	\$28,496.06	\$0.00	\$11,216.06	\$28,496.06

**SAN MARCOS UNIFIED SCHOOL DISTRICT  
DOUBLE PEAK SCHOOL  
SCHEDULE OF SCHOOL FACILITY PROGRAM SUMMARY OF AUDIT FINDINGS AND VIEW OF  
RESPONSIBLE OFFICIALS  
PROJECT NO. 50/73791-00-015**

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District: SAN MARCOS UNIFIED SCHOOL DISTRICT					
Project Number: 50/73791-00-015					
School Name: DOUBLE PEAK SCHOOL					
Section	Procedure	Objective	Finding/Outcome	Site Related Action (OPSC Action)	All Other Ineligible Expenditures (CDE Action)
IIA	#14a	Agree and trace the reported amount for the site purchase back to source documents such as the final escrow amount or court orders in condemnation.	The District did not hold title to Site #3 (APN 221-121-04) at the completion of the project. The site acquisition costs related to Site #3 will need to be returned to the State. (Finding #1)	\$1,274,446	N/A

**Finding #1 – Site Purchase Grant**

**Finding:** The District did not hold title to Site #3 (APN 221-121-04) at the completion of the project. Since the District submitted the final 50-06 Expenditure Report, it cannot be changed per Education Code Section 41024. The site acquisition costs related to Site #3 will need to be returned to the State.

**The Views of Responsible Officials:** The San Marcos Unified School District (“District”) acknowledges that we do not hold title on Site #3 – APN 221-121-04 as stated on the 50-06. This was erroneously submitted as such at 100% complete. The District expected to have title on the property at this point; however, the current owner has not agreed to release full title at this time. As of May 6, 2021 when the 50-06 was submitted, the District has paid a total of \$780,000 towards the purchase of the property, which leaves a balance of \$340,000 that is still owed on Site #3. The District acknowledges submitting for site acquisition at 100% was an error, however the District has paid over and above the total amount of funding received from the State for this project.



**MALIA M. COHEN**  
**California State Controller**

January 24, 2023

Dr. Andrew Johnsen  
Superintendent  
255 Pico Ave., Ste. 250  
San Marcos, CA 92069-3712

Re: Certification Letter for San Marcos Unified School District, Double Peak School, New Construction 50/73791-00-015

The State Controller's Office (SCO) has completed its desk review of the referenced entity's audit report dated December 16<sup>th</sup>, 2021. As a result of the review, we certify that the audit report conforms to the reporting standards contained in the audit guide, *Guide for Annual Audits of K-12 Local Education Agencies and State Compliance Reporting*, Appendix B, prescribed in Title 5, California Code of Regulations, section 19810.

If you have any questions regarding this letter, please contact a member of my LEA staff by telephone at (916) 324-6442, or by email at [audsfp@sco.ca.gov](mailto:audsfp@sco.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "J. James", is positioned below the word "Sincerely,".

JOEL JAMES, Chief  
Financial Audits Bureau  
Division of Audits