CUESTA COLLEGE

2025 ANNUAL REPORT

Measure L Citizens' Bond Oversight Committee

San Luis Obispo Campus Center: The Administration (8000) Building was demolished to create space for the new 36,000 sf Campus Center. The new building includes student services departments, staff offices, a boardroom, café, and meeting, and support spaces. The project sitework consists of a new administration loop, an exterior promenade, reimagined parking lots, a new bus stop location, fresh landscaping, and dedicated pedestrian pathways. The entire project site is approximately five acres.

ABOVE: The front entrance of the San Luis Obispo Campus Center.

RIGHT: The back entrance of the San Luis Obispo Campus Center building and exterior hardscape area.

Citizens' Bond Oversight Committee Members

Dr. Gilbert Stork
Committee Chair
Senior Citizens' Community Member

Clint Weirick
Vice Chair
Community Member

Ranelle Baldwin
Community Member

Henry Rible
Community Member

Dr. Dan Chernow
Community Member

Andy Garcia-Mora
Student Representative

Robert "Grigger" Jones
Support Organization Member

Committee Meeting Dates:

April 11, 2025
October 17, 2025
April 10, 2026
October 2026

For more information about the Citizens' Bond Oversight Committee, past meetings agendas, reports to the community, annual audits, and policies and procedures go to:

http://www.cuesta.edu/aboutcc/planning/oversightcommittee/index.html

A Message from the CBOC Chair

The Measure L Citizens' Bond Oversight Committee is pleased to report significant progress on projects funded under the voter approved Measure L. The committee has the responsibility to verify to the best of its knowledge and belief that Measure L Bond revenues have been spent only for the purposes identified in Measure L.

The committee relies heavily upon the Independent Auditor's Report of financial statements, as well as a Performance Audit Report performed by certified public accountant firm, CWDL. The 2025 Fiscal Year-End financial statements for Measure L were given a clean, "no findings or questioned costs," recommendation, and the performance audit testing indicated the San Luis Obispo County Community College District has properly accounted for expenditures held in the Measure L Bond Fund and that such expenditures were made for authorized Bond projects.

This annual report lists many projects completed and underway using Bond funding as provided by the First Issuance of Measure L Bond funds of $75 Million in March 2015, the Second Issuance of $73 Million in January 2018, and the Third Issuance of $70 Million in February 2021. One final Bond Issuance occurred in February 2024. The projects have been essential to both the San Luis Obispo and North County Campuses and the results are outstanding.

The future looks bright for the San Luis Obispo County Community College District with facilities improved to provide a quality education and life experience for all students who choose to enroll at Cuesta College. The contribution of Cuesta College to the county is enormous and the Citizens' Bond Oversight Committee is proud to be part of this most beneficial program.

The San Luis Obispo County Community College District Measure L Citizens' Bond Oversight Committee wishes to report that, to the best of its knowledge and belief, the Cuesta Community College District is in full compliance with the responsibilities described in Article XIII A, Section 1(b)(3)(C) of the California Constitution.

Sincerely,

Dr. Gilbert H. Stork, Chair
Measure L Citizens' Oversight Committee

A Message from the President

Thank you for your continued support of Measure L and your interest in the Citizens' Bond Oversight Committee (CBOC) 2025 Annual Report. This annual report provides a summary of how Measure L funds are being spent and details the progress Cuesta College has made with regard to its promise to the citizens of San Luis Obispo County.

Over the past year the District has been successful in completing several projects funded by the third issuance of Measure L. Audiovisual (AV) upgrades have continued on both campuses, with new equipment added to classrooms and meeting spaces, including state-of-the-art whiteboards, projectors, screens, speakers, microphones, and switches.

Other major renovations include upgrades in the SLO Campus Children's Center, faculty offices and breakrooms. Roofing, HVAC, and asphalt replacement were completed on the SLO Campus.
I am pleased to announce that the new SLO Campus Center has been completed. This addition to the campus provides a centralized location for student enrollment services, counseling, administrative offices, conference rooms, and a coffee shop. It becomes the Front Door to Campus.

At the North County Campus, the Instructional Building will be complete for Fall 2026 classes. This building includes a movement classroom, a soils laboratory, a standard classroom, and a large covered exterior space designed for flexibility, with access to water, power, and technology to support career education. As of December 31, 2025, 82% of total Measure L Bond funds have been expended with 18% remaining available for the completion of this and other important projects.

Cuesta College remains committed to supporting student success through ongoing improvements to District facilities, strengthening our ability to provide a safe, modern learning environment for all students. I hope you find this report informative and valuable with regard to all activities and expenditures under Measure L. Please visit the College's official bond website: https://cuestacollegebond.info/about-measure-l/ for additional information.

In service,

Jill Stearns, Ph.D.
Superintendent/President

Status Report

Tax Rate Increment 2024–25

Year	July 1, 2024 – June 30, 2025
Actual Tax Rate	$17.50 per $100,000 of assessed property valuation for the San Luis Obispo County Community College District
First Bond Issuance	March 2015 | $75 Million
Second Bond Issuance	January 2018 | $73 Million
Third Bond Issuance	February 2021 | $70 Million
Fourth Bond Issuance	February 2024 | $57 Million
Bond Ratings	Standard & Poor's Rating: AA- Moody's Rating: Aa2

Ballot Question

To repair, construct/acquire facilities, sites/equipment, prepare students/returning veterans for universities/good paying jobs, address severe budget cuts by updating aging classrooms, improving/maintaining nursing, paramedic, 9-1-1 medical training, welding, engineering, automotive, early childhood education/other career education programs, repairing deteriorating gas/electrical lines, upgrading technology, shall San Luis Obispo County Community College District issue $275,000,000 in bonds at legal rates, requiring citizens' oversight, independent audits, all funds used locally?

SLOCCCD Measure L General Obligation Bond Under the Provisions of State Proposition 39

San Luis Obispo County residents voted on November 4, 2014 to approve Measure L - Cuesta College affordable education, job training and campus repair bond, a $275 million general obligation bond. Funding from the bond helps the college modernize technology, upgrade the failing infrastructure of decades-old classrooms and labs, and build new teaching and learning spaces.

After voter approval of Measure L, the College Board of Trustees established the Measure L Citizens' Bond Oversight Committee (CBOC) appointing seven members of the community to provide objective oversight of District bond fund expenditures.

The role of the Citizens' Bond Oversight Committee is to determine whether or not the use of the funds is consistent with the original bond measure, inform the public on District expenditures of bond proceeds and to publish an annual report of the year's Measure L activities for taxpayers of San Luis Obispo County Community College District.

Independent Auditor's Financial and Performance Audits

Fiscal Year Ending June 30, 2025

The Citizens' Bond Oversight Committee received the Independent Auditor's Report for the financial statements of the general obligation bonds of the San Luis Obispo County Community College District, as well as a Performance Audit report on the uses of bond monies, for the period of July 1, 2024 through June 30, 2025. The reports were prepared by certified public accounting firm CWDL.

The Independent Auditor's Report states:

We have audited the accompanying financial statements of the San Luis Obispo County Community College District's (the "District") Measure L General Obligation Bonds and the related notes to financial statements as of and for the year ended June 30, 2025, as listed in the table of contents. In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Measure L General Obligation Bonds of the District, as of June 30, 2025, and the changes in financial position for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

The Performance Audit states that the objective is to:

Determine that the District expended Measure L General Obligation Bonds funds for the year ended June 30, 2025 only for the purposes approved by the voters and only on the specific projects developed by the District's Board of Trustees, in accordance with the requirements of Proposition 39, as specified by Section 1(b)(3)(C) of Article XIII A of the California Constitution.

Conclusion: The results of our tests indicated that, in all significant respects, the District expended Measure L General Obligation Bonds for the year ended June 30, 2025 only for the specific projects developed by the District's Governing Board and approved by the voters, in accordance with the requirements of Proposition 39, as specified by Section 1(b)(3)(C) of Article XIII A of the California Constitution.

About SLOCCCD

San Luis Obispo County Community College District (SLOCCCD) is a small-sized rural, single college district that offers instruction and student support services as Cuesta College at three locations: the San Luis Obispo Campus, the North County Center, and the South County site. In addition to serving as locations that offer instructional programs and student services, Cuesta College hosts various public events, recreational activities, and community education programs.

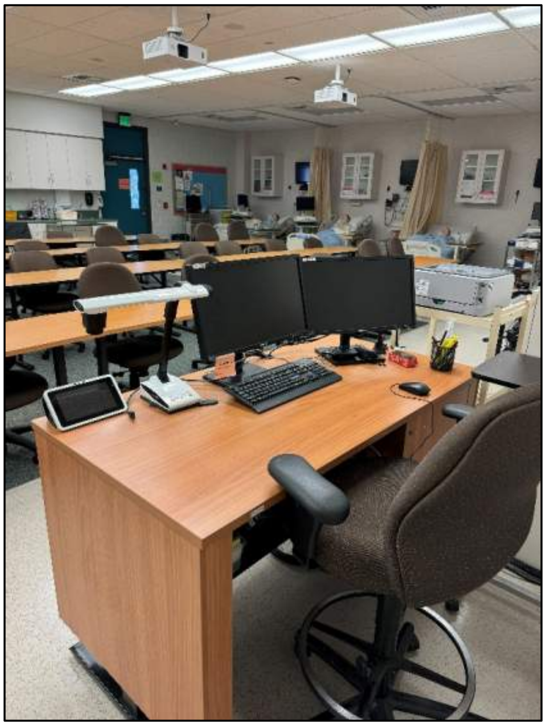
Technology Planning and Implementation Update

During the 2025 calendar year, the Information Technology Department continued to progress through its audiovisual (AV) upgrades program by completing installations in additional locations. These locations were an accumulation of classrooms and meeting spaces. Each room received a combination of new whiteboards, projectors, projection screens, speakers, microphones, switches, and other audiovisual systems.

ABOVE: Large Lecture Classroom 2402 new AV.

LEFT: Classroom 7107 Sculpture Lab new AV.

BELOW: Classroom 2502 AV desk with new projectors.



3rd & 4th Issuance – Measure L Project Updates – San Luis Obispo Campus

Bond Measure L
Project Overview

First Issuance

March 2015 - $75 Million

Temporary Classroom Replacement and New Classroom Facilities:
- Instructional Building – SLO
- Campus Center – NC
- Interim Offices & Classes – SLO & NC

Critical Repairs & Upgrades:
- Roofing & HVAC – SLO & NC
- Aquatic Center Renovation (Design)
- Infrastructure & Utilities - SLO

21st Century Technology Upgrades

Debt Retirement

Second Issuance

January 2018 - $73 Million

New Facilities:
- ECE Building – NC
- Aquatic Center Complex – SLO
- Data Center – SLO
- Campus Center Design – SLO
- Parking Lot & Central Campus – NC

Critical Repairs & Upgrades:
- ADA, Roofing & HVAC – SLO
- Hollister Adobe Stabilization – SLO
- Gym Floor Replacement – SLO

21st Century Technology Upgrades

Debt Retirement

Third Issuance

February 2021 - $70 Million

New Facilities:
- Campus Center – SLO

Critical Repairs & Upgrades:
- Roofing & HVAC – SLO
- Infrastructure & Utilities – SLO

21st Century Technology Upgrades

Fourth Issuance

February 2024 - $57 Million

New Facilities:
- Instructional Building – NC
- 3100 – 3400 Building T.I. – SLO

Critical Repairs & Upgrades:
- Complex by Complex

21st Century Technology Upgrades

Debt Retirement

Program Completion

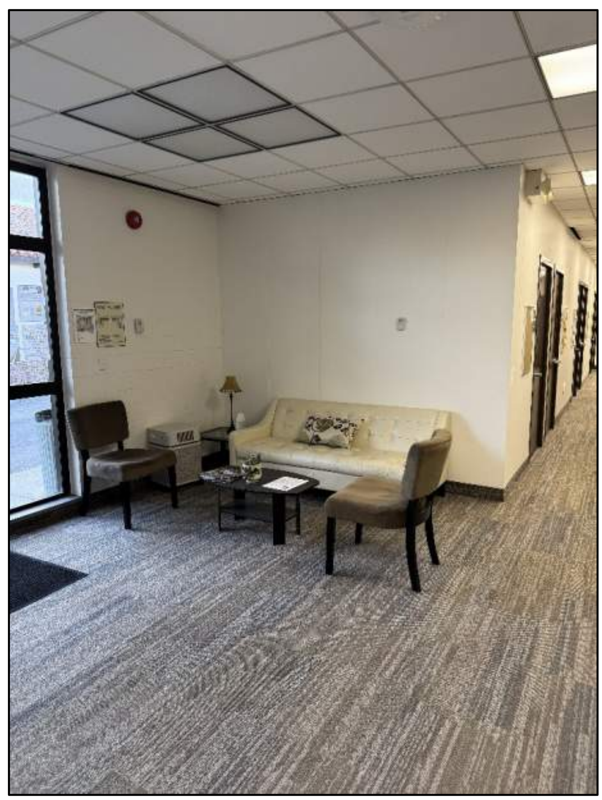
For more information, visit
www.cuestacollegebond.info

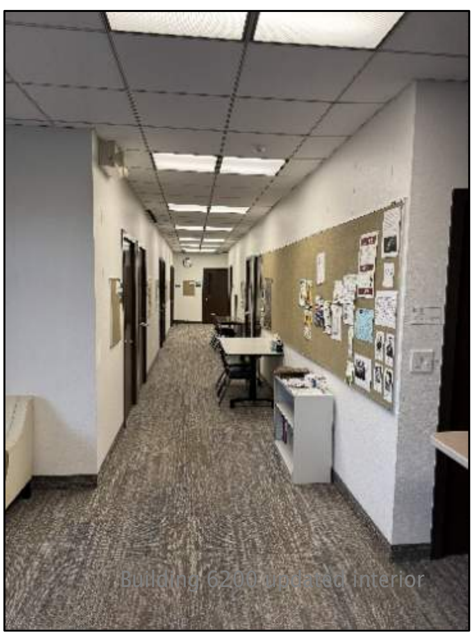
Children's Center

The Children's Center renovation included new carpet, paint, ceiling tile, and breakroom upgrades.

Faculty Offices

The faculty office renovations in Buildings 4300 and 6200 included paint, carpet, ceiling tile replacements, and breakroom upgrades.




Building 6200 updated interior

ACTIVE BOND PROJECTS SERIES A

SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT Closed as of June 30, 2020	PROGRAM TOTALS
Total General Obligation Bond Authorization	**$275,000,000**
Series A Issuance (Non-Taxable)	$72,400,000
Series A-1 Issuance (Taxable)	$2,600,000
General Obligation Bond Balance to be Issued	$200,000,000
Revenue	
Series A Issuance	$75,000,000
Premium on Sale of Bonds Issuance A	$6,114,164
Interest Income	$909,444
Miscellaneous Income	$650
Total Available Revenue	$82,024,258
Cost of Issuance Debt	
Cost of First Issuance	$195,186
Underwriter's Discount Series A and A-1	$300,000
Transfer for Debt Services	$5,828,692
Total Cost of Issuance	$6,323,878
Description / Project Name	
Series A Total Expenditures (January 1 – December 31, 2024)	Current Year
No Activity	
TOTAL EXPENDITURES 2024	**$0**
Total Prior Period Expenditures	$75,700,380
TOTAL PROGRAM EXPENDITURES TO DATE	**$75,700,380**
UNAUDITED ENDING BALANCE	**$0**

ACTIVE BOND PROJECTS SERIES B

SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT Closed as of June 30, 2024	PROGRAM TOTALS
Total Remaining of the General Obligation Bond Authorization	**$200,000,000**
Series B Issuance (Non-Taxable)	$73,000,000
General Obligation Bond Balance to be Issued	$127,000,000

Revenue	
Series B Issuance	$73,000,000
Premium on Sale of Bonds Issuance B	$7,451,575
Interest Income	$2,634,033
Cost of Issuance Returned	$4,404
Total Available Revenue	$83,090,012

Cost of Issuance Debt	
Cost of Second Issuance	$196,909
Underwriter's Discount Series B	$288,350
Transfer for Debt Services	$7,163,225
Total Cost of Issuance	$7,648,484

Description / Project Name	
Series B Total Expenditures (January 1 – June 30, 2024)	Current Year
Program Management	$1,900
Technology Upgrades	$108,717
Aquatic Center Complex	$67,289
Early Childhood Education Center	
NC Sitework Improvements	
Wayfinding and Signage	$12,826
Site Infrastructure	
ADA Upgrades	$454,431
Switchgear Replacement	$4,945
SLO Campus Center	$24,511
7500 Building Renovation	$12,001
9100 Building Upgrades	$77,194
Road Asphalt Improvements	
Asphalt Refurbishing	
SLO Campus Interiors	
Roofing & HVAC (Districtwide)	$9,739
TOTAL EXPENDITURES 2024	**$773,554**
Total Prior Period Expenditures	$74,667,974
TOTAL PROGRAM EXPENDITURES TO DATE	**$75,441,528**

UNAUDITED ENDING BALANCE	**$0**

ACTIVE BOND PROJECTS SERIES C

SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT December 31, 2025	PROGRAM TOTALS
Total Remaining of the General Obligation Bond Authorization	**$127,000,000**
Series C Issuance (Non-Taxable)	$70,000,000
General Obligation Bond Balance to be Issued	$57,000,000
Revenue	
Series C Issuance	$70,000,000
Premium on Sale of Bonds Issuance C	$6,263,524
Interest Income	$4,205,910
Cost of Issuance Returned	$6,104
Total Available Revenue	$80,475,539
Cost of Issuance Debt	
Cost of Third Issuance	$195,000
Underwriter's Discount Series C	$276,500
Transfer for Debt Services	$5,987,024
Total Cost of Issuance	$6,458,524
Description / Project Name	
Series C Total Expenditures (January 1 – December 31, 2025)	Current Year
Program Management	$1,058,629
Technology Upgrades	$550,724
SLO Campus Center	$12,645,947
Roofing & HVAC (Districtwide)	$3,906,523
3100 - 3400 Building Tenant Improvement	$1,177,147
NC Instructional Building	$7,591,888
Switchgear Replacement	$80,827
Wayfinding and Signage	$30,426
ADA Upgrades	$54,650
Interior Upgrades	$1,138,922
TOTAL EXPENDITURES 2025	**$28,235,683**
Total Prior Period Expenditures	$45,781,331
TOTAL PROGRAM EXPENDITURES TO DATE	**$74,017,014**
UNAUDITED ENDING BALANCE	**$0**

ACTIVE BOND PROJECTS SERIES D

SAN LUIS OBISPO COUNTY
COMMUNITY COLLEGE DISTRICT

December 31, 2025

PROGRAM TOTALS

Total Remaining of the General Obligation Bond Authorization	**$57,000,000**
Series D Issuance (Non-Taxable)	$57,000,000
General Obligation Bond Balance to be Issued	$0

Revenue	
Series D Issuance	$57,000,000
Premium on Sale of Bonds Issuance D	$6,552,005
Interest Income	$3,850,214
Total Available Revenue	$67,402,220

Cost of Issuance Debt	
Cost of Third Issuance	$195,000
Underwriter's Discount Series D	$213,750
Transfer for Debt Services	$6,552,005
Total Cost of Issuance	$6,960,755

Description / Project Name

Series D Total Expenditures (January 1 – December 31, 2025)	Current Year
Program Management	$387,661
Bond Program District	$262,478
Bond Planning	$16,082
Technology Upgrades	$887,668
Roofing & HVAC (Districtwide)	$847,840
3100 – 3400 Building Tenant Improvement	$996,359
NC Instructional Building	$5,250,758
SLO Campus Center	$769
Site Infrastructure	$138,734
Interim Offices and Classrooms	$43,188
Interim Faculty Offices	$8,800
Interior Upgrades / Classroom Modernizations	$958,908
TOTAL EXPENDITURES 2025	**$9,799,243**
Total Prior Period Expenditures	3,104,785
TOTAL PROGRAM EXPENDITURES TO DATE	**$12,904,028**
UNAUDITED ENDING BALANCE	**$47,537,536**

North County Instructional Building 4th Issuance Nearing Completion

TOP: Front entrance of the NC Instructional Building opening Fall 2026.

LEFT: Agriculture Lab.

RIGHT: Movement Lab.

BOTTOM: Rear of the NC Instructional Building.

For more Information:
www.cuestacollegebond.info

Your Measure L Dollars at Work!

Asphalt Replacement Project
(San Luis Obispo Campus)

The project consisted of approximately 350,000 square feet of 2″ asphalt grind & overlay, +/- 37,000 square feet of asphalt slurry seal, +/- 3″ asphalt paving, and +/- 310 linear feet of concrete curb and gutter.

ABOVE: Asphalt Replacement Project.

Roofing & HVAC Replacement Project
(San Luis Obispo Campus)

Re-roofing and HVAC replacement occurred on the 5000 Complex Buildings. The overall project included a new single-ply roof, HVAC equipment, ductwork, roof drains, exhaust fans, and controls. Additionally, the project included new variable frequency drives at Buildings 2100 and 7300.

ABOVE: New ductwork being installed

ABOVE: New single-ply roofing and HVAC