

**EDUCATIONAL CHARTER FOUNDATION  
OF FLORIDA, INC. D/B/A  
IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the  
District School Board of Lake County, Florida

INDEPENDENT AUDITOR'S REPORT

*for the fiscal year ended JUNE 30, 2019*

***King & Walker, CPAs, PL***

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*Certified Public Accountants*

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**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

***TABLE OF CONTENTS***

	<b><u>PAGE NO.</u></b>
<b>FINANCIAL SECTION</b>	
Independent Auditor’s Report	1
Management’s Discussion and Analysis – (Unaudited)	3
Basic Financial Statements	
<i>Government-Wide Financial Statements:</i>	
Statement of Net Position	8
Statement of Activities	9
<i>Fund Financial Statements:</i>	
Balance Sheet – Governmental Funds	10
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	11
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds	12
Reconciliation of the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities	13
Notes to Financial Statements	14
Required Supplementary Information	
Budgetary Comparison Schedule – (Unaudited) – General Fund and Major Special Revenue Fund	28
Note to Required Supplementary Information	29
<b>COMPLIANCE AND INTERNAL CONTROL</b>	
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 <i>Governmental Auditing Standards</i>	30
Management Letter as required by Rules of the Florida Auditor General, Chapter 10.850, Florida Statutes, <i>Charter School Audits</i> .	32



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## Independent Auditor's Report

To the Board of Directors of the Educational Charter Foundation of Florida, Inc.  
d/b/a Imagine Schools at South Lake, a Charter School and Component Unit of  
the District School Board of Lake County, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake ("School"), a charter school and component unit of the District School Board of Lake County, Florida, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the School's basic 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 statements in accordance with accounting principles generally accepted in the United States of America; this includes 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 Responsibility*

Our responsibility is to express opinions 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 *Governmental 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 the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the School'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 School's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies 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.

## ***Opinions***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake, as of June 30, 2019, and the respective changes in financial position thereof for the year ended in accordance with accounting principles generally accepted in the United States of America.

## ***Other Matters***

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, the Budgetary Comparison Schedule and the Note to Supplementary Information, as shown in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historic context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 9, 2019 on our consideration of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is 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 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 the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake's internal control over financial reporting and compliance.

Respectfully submitted,



September 9, 2019  
Tampa, Florida

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**MANAGEMENT'S DISCUSSION AND ANALYSIS - (Unaudited)**

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The Management's Discussion and Analysis (MD&A) section of the annual financial report of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake ("School") provides an overview of the School's activities for the fiscal year ended June 30, 2019.

Because the information contained in the MD&A is intended to highlight significant transactions, events, and conditions, it should be considered in conjunction with the School's financial statements and notes to financial statements, as shown in the table of contents.

**FINANCIAL HIGHLIGHTS**

- The School reported an unrestricted net position balance of \$591,875 as shown on the Statement of Net Position.
- For the fiscal year ended June 30, 2019, the School's expenses exceeded revenue by \$698,914 as shown on the School's Statement of Activities.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The basic financial statements consist of three components:

- ✓ Government-wide financial statements
- ✓ Fund financial statements
- ✓ Notes to financial statements

**Government-Wide Financial Statements**

The government-wide financial statements provide both short-term and long-term information about the School's overall financial condition in a manner similar to those of a private-sector business. The statements include a statement of Net Position and a statement of activities that are designed to provide consolidated financial information about the governmental activities of the School presented on the accrual basis of accounting. The statement of Net Position provides information about the government's financial position, its assets and liabilities, using an economic resources measurement focus. The difference between the assets and liabilities, the Net Position, is a measure of the financial health of the School.

The statement of activities presents information about the change in the School's Net Position and the results of operations, during the fiscal year. An increase or decrease in Net Position is an indication of whether the School's financial health is improving or deteriorating. To assess the overall financial position of the School, one needs to consider additional non-financial factors such as changes in the School student base funding level.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**MANAGEMENT'S DISCUSSION AND ANALYSIS - (Unaudited)**

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**Fund Financial Statements**

Fund financial statements are one of the components of the basic financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund financial statements provide more detailed information about the School's financial activities, focusing on its most significant funds rather than fund types. This is in contrast to the entity-wide perspective contained in the government-wide financial statements.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, the governmental funds utilize a spendable financial resources measurement focus rather than the economic resources measurement focus found in the government-wide financial statements. The financial resources measurement focus allows the governmental fund financial statements to provide information on near-term inflows and outflows of spendable resources as well as balances of spendable resources available at the end of the fiscal year.

The governmental fund financial statements provide a detailed short-term view that may be used to evaluate the School's near-term financing requirements. This short-term view is useful when compared to the long-term view presented as governmental activities in the government-wide financial statements. To facilitate this comparison, both the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balances provide a reconciliation of governmental fund to governmental activities.

The governmental funds balance sheet and statement of revenues, expenditures, and changes in fund balances provide detailed information about the School's most significant funds. The School operates the following funds; a General Fund to account for its general operations and internal account activities; a Debt Service Fund to account for bonded debt; a Capital Projects Fund to account for financial resources that are restricted, committed or assigned to expenditures for capital outlays; and a Special Revenue Fund to account for Federal grant programs and food service. For reporting purposes, all funds are considered major funds.

The School adopts an annual budget for its governmental funds. A budgetary comparison schedule, as required, has been provided for the General Fund and Major Special Revenue Fund to demonstrate compliance with the budget.

**Notes to Financial Statements**

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**MANAGEMENT'S DISCUSSION AND ANALYSIS - (Unaudited)**

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

The following is a summary of the School's current year and prior year net position:

	<b>Net Position, End of Year</b>		
	<u>Governmental Activities</u>		
	<u>6-30-18</u>	<u>6-30-19</u>	<u>Increase (Decrease)</u>
<b>ASSETS</b>			
Current and Other Assets	\$ 814,971	\$ 4,593,012	\$ 3,778,041
Capital Assets, net	554,160	20,753,667	20,199,507
Total Assets	<u>1,369,131</u>	<u>25,346,679</u>	<u>23,977,548</u>
<b>LIABILITIES</b>			
Current Liabilities	261,930	382,452	120,522
Noncurrent Liabilities		24,555,940	24,555,940
Total Liabilities	<u>261,930</u>	<u>24,938,392</u>	<u>24,676,462</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	554,160	(3,802,273)	(4,356,433)
Restricted	72,616	3,618,685	3,546,069
Unrestricted	480,425	591,875	111,450
Total Net Position	<u>\$ 1,107,201</u>	<u>\$ 408,287</u>	<u>\$ (698,914)</u>

Current assets consist of cash and cash equivalents, amounts net due to/from the management company, accounts receivable, and prepaid items. The School's investment in capital assets consists of land, buildings and fixed equipment, furniture, fixtures and equipment, vehicles, computer software, and IT equipment, net of depreciation and related debt. Liabilities are comprised mainly of bonds payable, salaries and benefits payable, and accounts payable and accrued expenses.

Total Net Position amounted to \$408,287 as of June 30, 2019, representing a decrease of \$698,914 from the prior fiscal year. Both assets and liabilities increased due to the School issuing revenue bonds related to the acquisition of the School's facilities.



**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**MANAGEMENT’S DISCUSSION AND ANALYSIS - (Unaudited)**

The following is a summary of the School’s net position for the current year and prior year:

**Operating Results for the Year**

	Governmental Activities		
	6-30-18	6-30-19	Increase (Decrease)
<b>Revenues:</b>			
Federal Through State and Local	\$ 197,969	\$ 191,307	\$ (6,662)
State Sources	7,197,332	7,889,632	692,300
Local and Other	706,746	683,296	(23,450)
<b>Total Revenues</b>	<b>8,102,047</b>	<b>8,764,235</b>	<b>662,188</b>
<b>Expenses:</b>			
Instruction	3,709,218	3,883,532	174,314
Pupil Personnel Services	40,557	79,465	38,908
Instructional Media	1,130	1,146	16
Instructional Staff Training	4,964	14,894	9,930
Board of Education	18,625	18,307	(318)
School Administration	1,685,504	1,928,876	243,372
Food Services	324,070	354,556	30,486
Central Services	6,523	3,990	(2,533)
Pupil Transportation	207,518	274,426	66,908
Operation of Plant	2,046,301	1,986,056	(60,245)
Maintenance of Plant	58,569	98,071	39,502
Community Service	112,130	118,954	6,824
Debt Service - Interest & Fiscal Charges		620,044	620,044
Unallocated Depreciation		80,832	80,832
<b>Total Expenses</b>	<b>8,215,109</b>	<b>9,463,149</b>	<b>1,248,040</b>
<b>Increase/(Decrease) in Net Position</b>	<b>\$ (113,062)</b>	<b>\$ (698,914)</b>	<b>\$ (585,852)</b>

The largest revenue source for the School is the State of Florida (90%). Revenues from State sources for current operations are primarily received through the Florida Education Finance Program (FEFP) funding formula and Charter School Capital Outlay funds. Both sources utilize student enrollment data to determine the funds available for the School. State revenue increased from the prior fiscal year due to an increase in state funding.

The largest concentration of expense was for instruction, which comprised 41% of total expenses. The School’s instructional and school administration expenses increased from the prior fiscal year due to an increase in salaries and benefits expense and technology. Interest and fiscal charges increased due to the closing costs related to issuing revenue bonds for the purchase of the School’s facility. Other expense categories experienced increases and decreases between fiscal years due to general economic conditions and the financial needs of the school.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**MANAGEMENT'S DISCUSSION AND ANALYSIS - (Unaudited)**

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**FINANCIAL ANALYSIS OF THE SCHOOL'S FUNDS**

**Governmental Funds**

As the School completed the year, its governmental funds reported a combined fund balance of \$4,210,560.

**BUDGETARY HIGHLIGHTS**

The general fund budget for the fiscal year ended June 30, 2019, was developed based on the School's anticipated revenues and expenditures and the expected student population for the school year. Over the course of the year, the school revised its general fund budget several times. Refer to the Budgetary Comparison Schedule for additional information.

**CAPITAL ASSETS**

The School's investment in capital assets for its governmental activities as of June 30, 2019, amounts to \$20,753,667 (net of accumulated depreciation). This investment in capital assets includes land, buildings and fixed equipment, furniture, fixtures and equipment, vehicles, computer software, and IT equipment. Additional information regarding the School's capital assets can be found in the subsequent notes to the financial statements.

**LONG-TERM LIABILITES**

On June 5, 2019, the School issued revenue bonds in the amount of \$24,555,940 for the purchase of their educational facility that was previously leased. The bonds will be repaid incrementally over the next 35 years. Additional information regarding the School's capital assets can be found in the subsequent notes to the financial statements.

**REQUESTS FOR INFORMATION**

This financial report is designed to provide a general overview of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake' finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Principal, Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake, 2750 Hartwood Marsh Road, Clermont, FL 34711.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE  
A CHARTER SCHOOL AND COMPONENT UNIT OF THE  
DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**STATEMENT OF NET POSITION**

*June 30, 2019*

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash & Cash Equivalents	\$ 3,983,412
Net due to/from Management Company	477,162
Accounts Receivable	66,657
Prepaid Items	65,781
Capital Assets:	
Land	4,530,000
Buildings and Fixed Equipment, Net	16,115,657
Furniture, Fixtures, and Equipment, Net	63,844
Vehicles, Net	24,972
IT Equipment, Net	19,194
Total Capital Assets, Net	<u>20,753,667</u>
<b>TOTAL ASSETS</b>	<u><b>25,346,679</b></u>
<b>LIABILITIES</b>	
Salaries and Benefits Payable	226,496
Accounts Payable & Accrued Expenses	105,872
Unearned Revenue	50,084
Noncurrent Liabilities:	
Bonds Payable Due within one year	30,000
Bonds Payable Due after one year	24,525,940
<b>TOTAL LIABILITIES</b>	<u><b>24,938,392</b></u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	(3,802,273)
Restricted:	
Food Service	55,435
Capital Projects	862,434
Debt Service	2,700,816
Unrestricted	591,875
<b>TOTAL NET POSITION</b>	<u><u><b>\$ 408,287</b></u></u>

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

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**  
**A CHARTER SCHOOL AND COMPONENT UNIT OF THE**  
**DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**STATEMENT OF ACTIVITIES**  
*For the Fiscal Year Ended June 30, 2019*

Expenses	Program Revenues			Net (Expenses) Revenue and Changes in Net Position	
	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Governmental Activities:					
Instruction	\$ 3,883,532	\$ -	\$ 56,145	\$ -	\$ (3,827,387)
Pupil Personnel Services	79,465				(79,465)
Instructional Media	1,146				(1,146)
Instructional Staff Training	14,894				(14,894)
Board of Education	18,307				(18,307)
School Administration	1,928,876				(1,928,876)
Food Services	354,556	202,213	135,162		(17,181)
Central Services	3,990				(3,990)
Pupil Transportation	274,426				(274,426)
Operation of Plant	1,986,056			505,954	(1,480,102)
Maintenance of Plant	98,071				(98,071)
Community Service	118,954	194,772			75,818
Debt Service - Interest & Fiscal Charges	620,044				(620,044)
Unallocated Depreciation	80,832				(80,832)
<b>Total Governmental Activities</b>	<b>\$ 9,463,149</b>	<b>\$ 396,985</b>	<b>\$ 191,307</b>	<b>\$ 505,954</b>	<b>\$ (8,368,903)</b>
General Revenues:					
State Sources					7,383,678
Local and Other					286,311
Total General Revenues					7,669,989
Change in Net Position					(698,914)
Net Position - July 1, 2018					1,107,201
Net Position - June 30, 2019					\$ 408,287

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

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**  
**A CHARTER SCHOOL AND COMPONENT UNIT OF THE**  
**DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**BALANCE SHEET - GOVERNMENTAL FUNDS**

*June 30, 2019*

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>					
Cash & Cash Equivalents	\$ 364,727	\$ 55,435	\$ 862,434	\$ 2,700,816	\$ 3,983,412
Net due to/from Management Company	477,162				477,162
Accounts Receivable	66,657				66,657
Prepaid Items	65,781				65,781
Total Assets	\$ 974,327	\$ 55,435	\$ 862,434	\$ 2,700,816	\$ 4,593,012
<b>LIABILITIES</b>					
Salaries and Benefits Payable	\$ 226,496	\$ -	\$ -	\$ -	\$ 226,496
Accounts Payable & Accrued Expenses	105,872				105,872
Unearned Revenue	50,084				50,084
Total Liabilities	382,452	-	-	-	382,452
<b>FUND BALANCES</b>					
Nonspendable	65,781				65,781
Restricted:					
Debt Service				2,700,816	2,700,816
Capital Projects			862,434		862,434
Food Service		55,435			55,435
Unassigned	526,094				526,094
Total Fund Balances	591,875	55,435	862,434	2,700,816	4,210,560
Total Liabilities and Fund Balances	\$ 974,327	\$ 55,435	\$ 862,434	\$ 2,700,816	\$ 4,593,012

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

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**  
**A CHARTER SCHOOL AND COMPONENT UNIT OF THE**  
**DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET**  
**TO THE STATEMENT OF NET POSITION**  
*June 30, 2019*

<b>Total Fund Balances - Governmental Funds</b>	\$ 4,210,560
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets, net of accumulated depreciation, used in governmental activities are not financial resources and therefore, are not reported as assets in governmental funds.	20,753,667
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the governmental funds.	<u>(24,555,940)</u>
<b>Total Net Position - Governmental Activities</b>	<u><u>\$ 408,287</u></u>

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

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**  
**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**  
**A CHARTER SCHOOL AND COMPONENT UNIT OF THE**  
**DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES**  
**IN FUND BALANCES - GOVERNMENTAL FUNDS**  
*For the Fiscal Year Ended June 30, 2019*

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	Total Governmental Funds
<b>Revenues</b>					
Intergovernmental:					
Federal Through State and Local	\$ -	\$ 191,307	\$ -	\$ -	\$ 191,307
State Sources	7,383,678		505,954		7,889,632
Local and Other	481,083	202,213			683,296
Total Revenues	<u>7,864,761</u>	<u>393,520</u>	<u>505,954</u>	<u>-</u>	<u>8,764,235</u>
<b>Expenditures</b>					
Current - Education:					
Instruction	3,827,387	56,145			3,883,532
Pupil Personnel Services	79,465				79,465
Instructional Media	1,146				1,146
Instructional Staff Training	14,894				14,894
Board of Education	18,307				18,307
School Administration	1,928,876				1,928,876
Food Services		354,556			354,556
Central Services	3,990				3,990
Pupil Transportation	274,426				274,426
Operation of Plant	1,480,102		505,954		1,986,056
Maintenance of Plant	98,071				98,071
Community Service	118,954				118,954
Fixed Capital Outlay:					
Facilities Acquisition			20,241,617		20,241,617
Other Capital Outlay	38,722				38,722
Debt Service:					
Interest & Fiscal Charges				620,044	620,044
Total Expenditures	<u>7,884,340</u>	<u>410,701</u>	<u>20,747,571</u>	<u>620,044</u>	<u>29,662,656</u>
Excess (Deficiency) of Revenues Over/(Under) Expenditures	<u>(19,579)</u>	<u>(17,181)</u>	<u>(20,241,617)</u>	<u>(620,044)</u>	<u>(20,898,421)</u>
Other Financing Sources (Uses):					
Proceeds from Revenue Bonds Issued	24,555,940				24,555,940
Transfers In			21,104,051	3,320,860	24,424,911
Transfers (Out)	<u>(24,424,911)</u>				<u>(24,424,911)</u>
Total Other Financing Sources (Uses)	<u>131,029</u>	<u>-</u>	<u>21,104,051</u>	<u>3,320,860</u>	<u>24,555,940</u>
Net Change in Fund Balances	111,450	(17,181)	862,434	2,700,816	3,657,519
Fund Balances, July 1, 2018	480,425	72,616			553,041
Fund Balances, June 30, 2019	<u>\$ 591,875</u>	<u>\$ 55,435</u>	<u>\$ 862,434</u>	<u>\$ 2,700,816</u>	<u>\$ 4,210,560</u>

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

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE  
A CHARTER SCHOOL AND COMPONENT UNIT OF THE  
DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF  
REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
TO THE STATEMENT OF ACTIVITIES  
*For the Fiscal Year Ended June 30, 2019***

<b>Net Change in Fund Balances - Governmental Funds</b>	\$ 3,657,519
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Amounts reported for governmental activities in the statement of activities are different because:

Capital outlays are reported in governmental funds as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount of capital outlays (\$20,280,339) in excess of depreciation expense (\$80,832) in the current period.	20,199,507
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Revenue Bond Proceeds provide current financial resources to the governmental funds, but issuing debt increases long-term liabilities in the statement of net position.	<u>(24,555,940)</u>
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<b>Change in Net Position - Governmental Activities</b>	<u><u>\$ (698,914)</u></u>
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The accompanying notes to the financial statements are an integral part of this statement.



**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

**1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

➤ **Reporting Entity**

The Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake (“School”) is a not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes, and the Florida Not-For-Profit Corporation Act. The governing body of the School is the not-for-profit corporation Board of Directors, which is comprised of not less than three members.

The general operating authority of the School is contained in Section 1002.33, Florida Statutes. The School operates under a charter of the sponsoring school district, the District School Board of Lake County, Florida, (“District”). The current charter is effective until June 30, 2024, and is subject to annual review and may be renewed by mutual agreement between the School and the District. At the end of the term of the charter, the District may choose not to renew the charter under grounds specified in the charter. In this case, the District is required to notify the school in writing at least 90 days prior to the charter’s expiration. During the term of the charter, the District may also terminate the charter if good cause is shown. In the event of termination of the charter, the District shall assume operation of the School. The School is considered a division of the Charter holder, and a component unit of the District; therefore, for financial reporting purposes, the School is required to follow generally accepted accounting principles applicable to state and local governmental units.

Criteria for determining if other entities are potential component units which should be reported within the School's basic financial statements are identified and described in the Governmental Accounting Standards Board's (GASB) *Codification of Governmental Accounting and Financial Reporting Standards*, Sections 2100 and 2600. The application of these criteria provides for identification of any entities for which the School is financially accountable and other organizations for which the nature and significance of their relationship with the School are such that exclusion would cause the School's basic financial statements to be misleading or incomplete. Based on these criteria, no component units are included within the reporting entity of the School.

➤ **Basis of Presentation**

**Government-wide Financial Statements:** Government-wide financial statements, including the statement of Net Position and the statement of activities, present information about the School as a whole. Government-wide financial statements are prepared using the economic resources measurement focus. The statement of activities presents a comparison between direct expenses and program revenues for each function or program of the School’s governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are thereby clearly identifiable to a particular function.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the School.

Fund Financial Statements: Fund financial statements report detailed information about the School in the governmental funds. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column. Because the focus of governmental fund financial statements differs from the focus of government-wide financial statements, reconciliations are presented with each of the governmental fund financial statements.

The School considers all of its funds as major governmental funds:

- General Fund – to account for all financial resources not required to be accounted for in another fund, and for certain revenues from the State that are legally restricted to be expended for specific current operating purposes.
- Special Revenue Fund – to account for federal grant programs and food service operations.
- Debt Service Fund – to account for the accumulation of resources for, and the payment of, long-term debt principal and interest and related costs.
- Capital Projects Fund – to account for all resources for the acquisition of capital and related items purchased by the School with bond proceeds and capital outlay funds.

➤ **Basis of Accounting**

Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are prepared using the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows. Revenues from grants, entitlements, and donations are recognized in the fiscal year in which all eligibility requirements imposed by the provider have been satisfied.

Governmental fund financial statements are prepared using the modified accrual basis of accounting. Revenues, except for certain grant revenues, are recognized when they become measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

thereafter to pay liabilities of the current period. The School considers revenues to be available if they are collected within 30 days of the end of the current fiscal year. When grant terms provide that the expenditure of resources is the prime factor for determining eligibility for Federal, State, and other grant resources, revenue is recognized at the time the expenditure is made. Under the modified accrual basis of accounting, expenditures are generally recognized when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized when due. Allocations of cost, such as depreciation, are not recognized in governmental funds.

➤ **Cash and Cash Equivalents**

Cash deposits are held by banks qualified as public depositories under Florida law. All deposits are insured by Federal depository insurance and collateralized with securities held in Florida's multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

➤ **Investments**

The School had not adopted a written investment policy. Therefore, pursuant to Florida Statutes, the School is authorized to invest in the Florida PRIME investment pool, administered by the State Board of Administration (SBA); Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency; interest-bearing time deposits and savings accounts in qualified public depositories, as defined by Section 280.02, Florida Statutes; and direct obligations of the United States Treasury.

The School's investments are set aside to make debt service payments, maintain sinking or reserve funds, and to purchase or construct capital assets and are classified as restricted. These investments are reported as restricted in the Debt Service and Capital Projects Funds in the Balance Sheet – Governmental Funds.

➤ **Capital Assets**

Expenditures for capital assets acquired or constructed for general School purposes are reported in the governmental fund that financed the acquisition or construction. The capital assets so acquired are reported at cost in the government-wide statement of Net Position but are not reported in the governmental fund financial statements. Capital assets are defined by the School as those costing more than \$750. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated assets are recorded at fair value at the date of donation.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

<u>Description</u>	<u>Estimated Lives</u>
Buildings & Fixed Equipment	10-40 years
Furniture, Fixtures and Equipment	5 years
IT Equipment	3 years
Computer Software	3 years
Vehicles	5 years

Current-year information relative to changes in capital assets is described in a subsequent note.

➤ **Noncurrent Liabilities**

Long-term obligations that will be financed by resources to be received in the future by the general fund are reported in the government-wide financial statements, not in the general fund. Capital improvement debt is reported net of unamortized discount. The School amortizes debt discounts over the life of the debt using the straight-line method. Current-year information relative to changes in long-term debt is described in subsequent notes.

➤ **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The School does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until then. The School does not have any items that qualify for reporting in this category.

➤ **Net Position and Fund Balance Classification**

*Government-wide Financial Statements*

Net Position are classified and reported in three components:

- Net Investment in Capital Assets – consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowings that are attributed to the acquisition or improvement of those assets.
- Restricted Net Position – consists of net position with constraints placed on their use either by external groups such as creditors, contributors, or laws or regulations of other governments.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

- Unrestricted Net Position – all other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

*Fund Financial Statements*

GASB Codification Section 1800.142, *Fund Balance Reporting and Governmental Fund Type Definitions*, defines the different types of fund balances that a governmental entity must use for financial reporting purposes. GASB requires the fund balance amounts to be reported within one of the following fund balance categories:

- Nonspendable – fund balance associated with inventories, prepaid expenses, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed or assigned). All nonspendable fund balances at year end relate to assets that are in nonspendable form.
- Restricted – fund balance that can be spent only for the specific purposes stipulated by the constitution, external resource providers, or through enabling legislation.
- Committed – fund balance that can be used only for the specific purposes determined by a formal action of the School’s Board of Governance.
- Assigned – fund balance that is intended to be used by the School’s management for specific purposes but does not meet the criteria to be classified as restricted or committed.
- Unassigned – fund balance that is the residual amount for the School’s general fund and includes all spendable amounts not contained in the other classifications.

➤ **Order of Fund Balance Spending Policy**

The School’s policy is to apply expenditures against nonspendable fund balance, restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance at the end of the fiscal year. First, nonspendable fund balances are determined. Then restricted fund balances for specific purposes are determined (not including nonspendable amounts). Any remaining fund balance amounts for the non-general funds are to be classified as restricted fund balance. It is possible for the non-general funds to be classified as restricted fund balance. It is possible for the non-general funds to have negative unassigned fund balance when nonspendable amounts plus the amount of restricted fund balances for specific purposes exceed the positive fund balance for non-general fund.

➤ **Revenue Sources**

Revenues for current operations are received primarily from the District pursuant to the funding provisions included in the School’s charter. In accordance with the funding provisions of the charter and Section 1002.33(17), Florida Statutes, the

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

School reports the number of full-time equivalent students and related data to the District.

Under provisions of Section 1011.62, Florida Statutes, the District reports the number of full-time equivalent students and related data to the Florida Department of Education (FDOE) for funding through the Florida Education Finance Program (FEFP). Funding for the School is adjusted during the year to reflect the revised calculations by the FDOE under the FEFP and the actual weighted full-time equivalent (FTE) students reported by the School during designated full-time equivalent student survey periods. The Department may also adjust subsequent fiscal period allocations based upon an audit of the School's compliance in determining and reporting FTE and related data. Normally, such adjustments are treated as reductions or additions of revenue in the year when the adjustments are made. The District receives a 2% administrative fee from the School, which is reflected in the accompanying statement of activities and statement of revenues, expenditures and change in fund balances – governmental funds.

The basic amount of funding through the FEFP under Section 1011.62 is the product of (1) weighed FTE, multiplied by (2) the cost factor for each program, multiplied by (3) the base student allocation established by the Legislature. Additional funds for exceptional students who do not have a matrix of services are provided through the guaranteed allocation designated in Section 1011.62(1)(e)2., Florida Statutes. For the fiscal year ended June 30, 2019, the School reported 1038.86 unweighted FTE and 1094.9801 weighted FTE.

FEFP funding may also be adjusted as a result of subsequent FTE audits conducted by the Florida Auditor General pursuant to Section 1010.305, Florida Statutes, and Rule 6A-1.0453, Florida Administrative Code (FAC). Schools are required to maintain the following documentation for three years or until the completion of an FTE audit:

- Attendance and membership documentation (Rule 6A-1.044, FAC).
- Teacher certificates and other documentation (Rule 6A-1.0503, FAC).
- Documentation for instructors teaching out-of-field (Rule 6A-1.0503, FAC).
- Procedural safeguards for Weighted programs (Rule 6A-6.03411, FAC).
- Evaluation and planning documents for weighted programs (Section 1010.305, Florida Statutes, and Rule 6A-6.03411, FAC).

The School receives federal or state awards for the enhancement of various educational programs. This assistance is generally received based on applications submitted to and approved by various granting agencies. For federal or state awards in which a claim to these grant proceeds is based on incurring eligible expenditures, revenue is recognized to the extent that eligible expenditures have been incurred.

The School also receives state funds through the District under charter school capital outlay funding pursuant to Section 1013.62, Florida Statutes. Funds are based upon a capital outlay plan submitted to the District and are to be used for

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

lease, rent or construction of school facilities. The School also receives funding through donations and fundraising efforts, school lunch sales and local property tax collections. The School follows the policy of applying restricted resources prior to applying unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted assets are available. A schedule of revenue sources for the current year is presented in a subsequent note.

➤ **Recently Issued Accounting Principles**

Governmental Accounting Standards Board Statement No. 88, Certain Disclosures Related to Debt, including Direct Borrowings and Direct Placements was effective for fiscal years beginning after June 15, 2018. The School's notes related to debt reflect all required disclosures.

➤ **Income Taxes**

The School is exempt from Federal tax under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income taxes has been included in the accompanying financial statements. Additionally, no uncertain tax positions have been made requiring disclosure in the related note to financial statements. The School's income tax returns for the past three years are subject to examination by tax authorities and may change upon examination.

➤ **Use of Estimates**

In preparing the financial statements in conformity with generally accepted accounting principles in the United States management is required to make estimates and assumptions that affect the reported amounts of assets and liabilities as of the date of the statement of Net Position and affect revenues and expenditures for the period presented. Actual results could differ from those estimates.

➤ **Subsequent Events**

Management has evaluated all events subsequent to the balance sheet date and through the report date, which is the date these financial statements were available to be issued. Management determined there are no subsequent events which require disclosure.

**2. CASH DEPOSITS**

*Custodial Credit Risk – Deposits.* In the case of deposits, this is the risk that in the event of a bank failure, the School's deposits may not be returned to the School. The School does not have a custodial credit risk policy. All cash deposits are held in banks that qualify as public depositories under Florida law. All such deposits are insured by federal depository insurance and/or collateralized with securities held in Florida's multiple financial institution collateral pool as required by Chapter 280, Florida Statutes.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

**3. INVESTMENTS**

The School categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

All of the School's recurring fair value measurements as of June 30, 2019 are valued using quoted market prices (Level 1 inputs). The School's investments at June 30, 2019, are reported as follows:

Investment	Amount
UMB Financial Corporation - Morgon Stanley Institutional Liquidity Funds - Treasury Portfolio (1)	\$ 3,563,250
Total	\$ 3,563,250

Notes (1) - This investment is reported as a cash equivalent for financial statement reporting purposes.

**4. CHANGES IN CAPITAL ASSETS**

Changes in capital assets are presented in the table below.

	Beginning Balance	Additions	Deletions	Ending Balance
<b>GOVERNMENTAL ACTIVITIES</b>				
Capital Assets Not Being Depreciated:				
Land	\$ -	\$ 4,530,000	\$ -	\$ 4,530,000
Total Capital Assets Not Being Depreciated	-	4,530,000	-	4,530,000
Capital Assets Being Depreciated:				
Buildings & Fixed Equipment	656,647	15,711,617		16,368,264
Furniture, Fixtures and Equipment	209,834	12,783		222,617
IT Equipment	209,618	12,726		222,344
Vehicles	276,524	13,213		289,737
Computer Software	21,200			21,200
Total Capital Assets Being Depreciated	1,373,823	15,750,339	-	17,124,162
Less Accumulated Depreciation for:				
Buildings & Fixed Equipment	(201,306)	(51,301)		(252,607)
Furniture, Fixtures and Equipment	(142,032)	(16,741)		(158,773)
IT Equipment	(195,857)	(7,293)		(203,150)
Vehicles	(259,268)	(5,497)		(264,765)
Computer Software	(21,200)			(21,200)
Total Accumulated Depreciation	(819,663)	(80,832)	-	(900,495)
Total Capital Assets Being Depreciated, Net	554,160	15,669,507	-	16,223,667
Governmental Activities Capital Assets, Net	\$ 554,160	\$ 20,199,507	\$ -	\$ 20,753,667

All depreciation expense was shown as unallocated on the Statement of Activities.



**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

**5. BONDS PAYABLE**

Bonds payable at June 30, 2019, are as follows:

Bond Type	Amount Outstanding	Interest Rates	Annual Maturity To
Revenue Bonds:			
Series 2019A	\$ 23,055,000	5%	2054
Series 2019B	160,000	5.38%	2023
Unamortized Bond Premium	1,340,940		
Total Bonds Payable	\$ 24,555,940		

**Revenue Bonds Series 2019A and Series B** – On June 5, 2019, the School issued tax-exempt educational facilities revenue bonds (Series 2019A) for \$23,055,000 and taxable educational facilities revenue bonds (Series 2019B) for \$160,000, secured by a mortgage on the School’s property and buildings. The bonds were issued to finance the acquisition and improvements of facilities to be used as a nonprofit charter school educational facility.

Series 2019A bonds are term bonds paying interest semi-annually at a rate of 5% with maturities starting January 15, 2029, and ending January 15, 2054. Series 2019B bonds are term bonds paying interest semi-annually at a rate of 5.375%, maturing on January 15, 2023.

As required by the bond resolution, the School has established a sinking fund and reserve account and has accumulated and maintained adequate resources in the sinking fund and reserve account.

Commencing on June 30, 2020 and each fiscal year thereafter, the School is required to disclose its debt service coverage ratio and days cash on hand as described in the Loan Agreement. The minimum debt service coverage ratio requirement for the School is 1.1 to 1. Further, beginning on the required commencement date, the School agrees to have cash on hand each June 30 until the bonds are no longer outstanding in an amount not less than 45 days.

In the event of default, the trustee may take the following remedial steps: (i) by written notice, declare the unpaid indebtedness bonds and all amounts then due and payable hereunder, whether by acceleration of maturity or otherwise, to be immediately due and payable, (ii) take whatever action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due hereunder, or to enforce performance and observance of any obligation, agreement or covenant of the borrower under the loan agreement, the bonds or any other borrower document. In addition, the issuer and Trustee shall have the right and remedy, without posting bond or other security, to have the provisions of the loan agreement and the other borrower documents specifically enforced by any court having equity jurisdiction, it being acknowledged and agreed that any such breach will cause irreparable injury to the Trustee or the issuer and that money damages will not provide an adequate remedy.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

Annual requirements to amortize all bonded debt outstanding as of June 30, 2019, are as follows:

Fiscal Year Ending June 30:	Total	Principal	Interest
2020	\$ 35,647	\$ 30,000	\$ 5,647
2021	719,246	40,000	679,246
2022	1,426,449	270,000	1,156,449
2023	1,427,717	285,000	1,142,717
2024	1,428,250	300,000	1,128,250
2025-2029	7,135,022	1,735,000	5,400,022
2030-2034	7,129,291	2,210,000	4,919,291
2035-2039	7,126,251	2,820,000	4,306,251
2040-2044	7,132,708	3,610,000	3,522,708
2045-2049	7,131,042	4,610,000	2,521,042
2050-2054	8,542,060	7,305,000	1,237,060
<i>Unamortized Bond Premium</i>	1,340,940	1,340,940	
<b>Total</b>	<b>\$ 50,574,623</b>	<b>\$ 24,555,940</b>	<b>\$ 26,018,683</b>

**6. CHANGES IN LONG-TERM LIABILITIES**

The following is a summary of changes in long-term liabilities:

Governmental Activities:	Beginning Balance	Additions	Deductions	Ending Balance	Due in One Year
Bonds Payable	\$ -	\$ 23,215,000	\$ -	\$ 23,215,000	\$ 30,000
Unamortized Premium		1,340,940		1,340,940	-
Total Bonds Payable	-	24,555,940	-	24,555,940	30,000
Total Governmental Activities	\$ -	\$ 24,555,940	\$ -	\$ 24,555,940	\$ 30,000

**7. INTERFUND TRANSFERS**

During the 2019 fiscal year, the General Fund transferred \$21,104,051 to the capital projects fund for the acquisition and improvements of the School's educational facilities, and \$3,320,860 to the Debt Service Fund for monthly debt service reserves associated with the School's bonded debt. The amounts of interfund transfers are netted together and not reported in the statement of net position.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

**8. FUNDING AND CREDIT CONCENTRATIONS**

The School receives substantially all of its support and revenue from federal, state and local funding sources, passed through the District, in the form of performance and budget based contracts. Continuing operation of the School is greatly dependent upon the continued support of these governmental agencies.

**9. SCHEDULE OF STATE REVENUE SOURCES**

The following is a schedule of the School's State revenue:

<u>Source</u>	<u>Amount</u>
Florida Education Finance Program	\$ 4,500,632
Class Size Reduction	1,199,493
Charter School Capital Outlay	505,954
Discretionary Local Effort	386,235
Supplementary Academic Instruction	240,936
Transportation	226,083
Discretionary Millage	145,180
Miscellaneous State	141,890
ESE Guaranteed Allocation	116,589
School Recognition	103,708
Instructional Materials	82,662
Funding Compression	68,655
Safe Schools	55,668
Reading Programs	44,686
Mental Health Assistance	25,393
Digital Classroom Allocation	25,016
Florida Teachers Classroom Supply	17,442
Discretionary Lottery	3,410
Total State Revenue	<u>\$ 7,889,632</u>

As provided in the charter school contract, the District has charged the School an administrative fee totaling \$34,088.

Accounting policies relating to certain State revenue sources are described in Note 1.

**10. RELATED PARTY TRANSACTIONS**

a) **Management Service Contract:**

The School has entered into multiple agreements with the Management Company whereby the Management Company has agreed to provide development, operational and financial support to the School. Some of the support provided includes development of the School application, negotiation of the School contract, facility developments, procurements and financing of equipment and other contract services. The services they provide include recruitment and hiring of personnel, curriculum

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

development and support, professional development, administrative expertise, enrollment and marketing, and support and access to capital. The latest amendment to these agreements was effective December 2005. The contract will continue until termination or expiration of the Charter including all extension or renewals.

The agreement calls for a Development Allocation for the pre-opening charter school development support. On July 1, of the first year of operation of the Charter School, the Development Allocation amount of \$2,500 shall be paid to the management company on the first of each month thereafter for the period of 240 months. Current year Development Allocation fees charged to operations totaled \$30,000.

This agreement also calls for an Indirect Cost Allocation, for performance of its responsibilities of ongoing operation and financial support as defined in the operating agreement. This agreement calls for an Indirect Cost Allocation, for performance of its responsibilities, equal to twelve percent (12%) of State revenue. The Indirect Cost Allocation shall be paid monthly in an amount equal to one-twelfth of the annual budgeted allocation. Current year Indirect Cost Allocation fees charged to operations totaled \$915,191.

In the event there are not sufficient funds to pay operating expenses, the operating company will provide Operating Advances to cover such shortfalls. The operating company shall be reimbursed for such advances on the first date of each month in which funds reside in the School's operating account for which not otherwise reserved by the operating budget.

If, at the end of a fiscal year, the School's defined fund balance, as determined prior to final completion of the School's annual audit, is not sufficiently positive, consistent with Section 218.503(1), F.S. (2011), and the fund balance requirements of the District School Board of Lake County (the "Authorizer"), if any, to reimburse the management company for all Operating Advances made during such fiscal year, the management company shall forgive the amount of outstanding Operating Advances that will enable the Defined Fund Balance to reflect a net surplus as of the end of such fiscal year equal to at least one dollar (\$1.00) or, if greater, the fund balance required by the Authorizer, if any. In no event shall the management company be required to make any Operating Advances, which, if forgiven, may result in a cumulative Operating Advance forgiveness in excess of two million five hundred dollars (\$2,500,000).

The management company shall be entitled to payment of a fee for services, including for providing Operating Advances (the "Fund Balance Assistance Fee"), in any year in which (i) no amounts were required to be forgiven pursuant to the previous paragraph, and (ii) the Defined Fund Balance, after consideration of the repayments of all outstanding Operating Advances, exceeds the fund balance required by the Authorizer, if any. The Fund Balance Assistance Fee for such year shall equal the lesser of (x) the amount which, when recorded for such year would cause the Defined Fund Balance to equal at least one dollar (\$1.00) or, if greater, the Fund Balance required by the Authorizer, if any, and (y) 2% of State revenues. The Fund Balance Assistance fee shall be due and payable as of the 15<sup>th</sup> day of December following the fiscal year of

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

such determination, to allow for time to complete the School’s annual audit. “Defined Fund Balance” for purposes of this agreement, shall mean that portion of the School’s fund balance not classified as restricted, committed, or nonspendable, as reported on the fund financial statements.

**b) Facilities:**

In October 2005, the School entered a lease agreement continuing so long as the Charter Agreement with the District School Board of Lake County, Florida remains in effect. Total rent expense charged to operations for the year ended June 30, 2019 totaled \$1,477,266. As of June 2019, the School purchased the facility as described in Note 5 of the financial statements, resulting in the mutual termination of the lease agreement.

**c) Net Due to/from Management Company:**

The School has entered into multiple agreements with the management company as described in Note 10 of the notes to financial statements. The ending balance of \$477,162 represents certain refunds and credits that will reduce needed payments in the future and is considered due from the management company, and consists of the following:

	Net due (to)/from management
Balance due (to)/from at July 1, 2018	\$ (62,116)
Payments	2,943,507
Invoiced	(2,895,833)
Reclass of receivable	491,604
Balance due (to)/from at June 30, 2019	\$ 477,162

**11. RETIREMENT PLAN**

The School participates in a 401(k) Retirement Savings Plan for employees with more than three months of service with the School. Contributions are directed to individual employee’s accounts, and the individual employees allocate contributions and account balances among various available investment choices, therefore, the School has no liability for the administration or payments of benefits of the plan, and accordingly, the present value of the related benefits is not reflected in these financial statements. Contributions made by the School totaled \$132,225 for the year ended June 30, 2019. The School is currently making matching contributions up to 5% for participating employees. The rate of contribution is set annually by the Management Company.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTES TO FINANCIAL STATEMENTS**

**June 30, 2019**

**12. RISK MANAGEMENT PROGRAMS**

The School is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters for which the School carries commercial insurance. There have been no significant reductions in insurance coverage and settlement amounts have not exceeded insurance coverage for the current year or the three prior years.

**13. LEGAL MATTERS**

In the normal course of conducting its operations, the School occasionally becomes party to various legal actions and proceedings. In the opinion of management, the ultimate resolution of such legal matters will not have a significant adverse effect on the accompanying financial statements.

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.**

**D/B/A IMAGINE SCHOOLS AT SOUTH LAKE  
A CHARTER SCHOOL AND COMPONENT UNIT OF THE  
DISTRICT SCHOOL BOARD OF LAKE COUNTY, FLORIDA**

**REQUIRED SUPPLEMENTARY INFORMATION  
BUDGETARY COMPARISON SCHEDULE - GENERAL FUND & MAJOR SPECIAL REVENUE FUND - (UNAUDITED)  
For the Fiscal Year Ended June 30, 2019**

	General Fund				Major Special Revenue Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)	Original Budget	Final Budget	Actual	Variance with Final Budget - Positive (Negative)
<b>Revenues:</b>								
Intergovernmental:								
Federal Through State and Local	\$ -	\$ -	\$ -	\$ -	\$ 209,709	\$ 191,307	\$ 191,307	\$ -
State Sources	7,126,417	7,383,584	7,383,678	94	-	-	-	-
Local and Other	525,792	481,083	481,083	-	193,907	202,213	202,213	-
Total Revenues	7,652,209	7,864,667	7,864,761	94	403,616	393,520	393,520	-
<b>Expenditures:</b>								
Current - Education:								
Instruction	3,589,364	3,827,394	3,827,387	7	91,382	56,145	56,145	-
Pupil Personnel Services	74,531	79,465	79,465	-	-	-	-	-
Instructional Media	-	1,146	1,146	-	-	-	-	-
Instructional Staff Training	-	14,894	14,894	-	-	-	-	-
Board of Education	18,400	18,307	18,307	-	-	-	-	-
School Administration	1,857,341	1,928,876	1,928,876	-	-	-	-	-
Food Services	-	-	-	-	319,942	354,556	354,556	-
Central Services	1,500	3,990	3,990	-	-	-	-	-
Pupil Transportation	201,558	274,426	274,426	-	-	-	-	-
Operation of Plant	1,652,517	1,480,102	1,480,102	-	-	-	-	-
Maintenance of Plant	76,715	98,071	98,071	-	-	-	-	-
Community Service	138,283	118,954	118,954	-	-	-	-	-
Fixed Capital Outlay:								
Other Capital Outlay	42,000	38,722	38,722	-	-	-	-	-
Total Expenditures	7,652,209	7,884,347	7,884,340	7	411,324	410,701	410,701	-
Excess (Deficiency) of Revenues Over/(Under) Expenditures	-	(19,680)	(19,579)	101	(7,708)	(17,181)	(17,181)	-
Other Financing Sources (Uses):								
Proceeds from Revenue Bonds Issued	-	24,555,940	24,555,940	-	-	-	-	-
Transfers In	-	-	-	-	-	-	-	-
Transfers (Out)	-	(24,424,911)	(24,424,911)	-	-	-	-	-
Total Other Financing Sources (Uses)	-	131,029	131,029	-	-	-	-	-
Net Change in Fund Balances		111,349	111,450	101	(7,708)	(17,181)	(17,181)	
Fund Balances, July 1, 2018	480,425	480,425	480,425	-	72,616	72,616	72,616	-
Fund Balances, June 30, 2019	\$ 480,425	\$ 591,774	\$ 591,875	\$ 101	\$ 64,908	\$ 55,435	\$ 55,435	\$ -

See Independent Auditor's Report

**EDUCATIONAL CHARTER FOUNDATION OF FLORIDA, INC.  
D/B/A IMAGINE SCHOOLS AT SOUTH LAKE**

A Charter School and Component Unit of the District School Board of Lake County, Florida

**NOTE TO REQUIRED SUPPLEMENTARY INFORMATION**

**June 30, 2019**

**1. BUDGETARY BASIS OF ACCOUNTING**

Budgets are presented on the modified accrual basis of accounting. During the fiscal year, expenditures were controlled at the object level (e.g., salaries and benefits, purchased services, materials and supplies and capital outlay) within each activity (e.g., instruction, pupil personnel services and school administration). Budgets may be amended by resolution at any Board meeting prior to the date for the annual report.





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**Independent Auditor's Report on Internal Control Over Financial Reporting and on  
Compliance and Other Matters Based on an Audit of Financial Statements Performed  
in Accordance with *Government Auditing Standards***

To the Board of Directors of the Educational Charter Foundation of Florida, Inc.  
d/b/a Imagine Schools at South Lake, a Charter School and Component Unit of  
the District School Board of Lake County, Florida

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 governmental activities, each major fund, and the aggregate remaining fund information of Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake ("School"), a charter school and component unit of the District School Board of Lake County, Florida, as of and for the year ended June 30, 2019, and the related notes to the financial statements, which collectively comprise the School's basic financial statements, and have issued our report thereon dated September 9, 2019.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the School's internal control over financial reporting ("internal control") to determine the 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 School's internal control. Accordingly, we do not express an opinion on the effectiveness of the School'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 School's financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or 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 School's financial statements are free from material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. 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 School'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 School's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Respectfully submitted,

King & Walker, CPAs

September 9, 2019  
Tampa, Florida



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American Institute of CPAs  
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**Management Letter as Required by Rules of the Florida Auditor General,  
Chapter 10.850, Florida Statutes, *Charter School Audits***

To the Board of Directors of the Educational Charter Foundation of Florida, Inc.  
d/b/a Imagine Schools at South Lake, a Charter School and Component Unit of  
the District School Board of Lake County, Florida

**Report on the Financial Statements**

We have audited the financial statements of the Educational Charter Foundation of Florida, Inc. d/b/a Imagine Schools at South Lake ("School"), a Charter School and Component Unit of the District School Board of Lake County, Florida, as of and for the fiscal year ended June 30, 2019, and have issued our report thereon dated September 9, 2019.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.850, Rules of the Auditor General.

**Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in those reports and schedule, which are dated September 9, 2019, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.854(1)(e)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no prior audit findings or recommendations.

**Official Title**

Section 10.854(1)(e)5., Rules of the Auditor General, requires that the name or official title of the entity and the school code assigned by the Florida Department of Education be disclosed in this management letter. The official title and the school code assigned by the Florida Department of Education of the entity is Imagine Schools at South Lake, 359031.

### **Financial Condition and Management**

Sections 10.854(1)(e)2. and 10.855(11), Rules of the Auditor General, require us to apply appropriate procedures and communicate whether or not the School has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the School did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.854(1)(e)6.a. and 10.855(12), Rules of the Auditor General, we applied financial condition assessment procedures for the School. It is management's responsibility to monitor the School's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same. Section 10.854(1)(e)3., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Transparency**

Sections 10.854(1)(e)7. and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the School maintains on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the School maintained on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes.

### **Additional Matters**

Section 10.854(1)(e)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Section 10.854(1)(e)4., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies the Board of Directors, applicable management, and District School Board of Lake County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Respectfully submitted,



September 9, 2019  
Tampa, Florida