

Woodmont Charter School

A Department of Bay Area Charter Foundation, LLC
(A Component Unit of the School
Board of Hillsborough County, Florida)

Basic Financial Statements
For the Year Ended June 30, 2020

Keefe
McCullough
CPA's + Trusted Advisors

Woodmont Charter School

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Woodmont Charter School
A Department of Bay Area Charter Foundation, LLC
Hillsborough 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 Woodmont Charter School (the "School"), a Department of Bay Area Charter Foundation, LLC ("BACF") and a component unit of the School Board of Hillsborough County, Florida, as of and for the year ended June 30, 2020, 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 *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity'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 entity'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 opinions.

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 School, as of June 30, 2020, and the respective changes in financial position, and budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements of the School are intended to present the financial position and change in financial position of only that portion of the governmental activities, each major fund and the aggregate remaining fund information of BACF that is attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of BACF as of June 30, 2020 and the changes in its financial position or budgetary comparisons, where applicable, for the year ended June 30, 2020 in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 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 historical 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 the 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 22, 2020, on our consideration of the School'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 solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the School's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 22, 2020

MANAGEMENT'S DISCUSSION AND ANALYSIS

Keefe
McCullough
CPA's + Trusted Advisors

**Woodmont Charter School
Management's Discussion and Analysis
June 30, 2020**

As management of Woodmont Charter School (the "School"), A Department of Bay Area Charter Foundation, LLC and a component unit of the School Board of Hillsborough County, Florida, we offer readers of the School's basic financial statements this narrative overview and analysis of the financial activities of the School for the years ended June 30, 2020 and 2019.

Management's discussion and analysis is included at the beginning of the School's basic financial statements to provide, in layman's terms, the past and current position of the School's financial condition. This summary should not be taken as a replacement for the audit, which consists of the basic financial statements and other supplementary information.

Financial Highlights

Our basic financial statements provide these insights into the results of this year's operations.

- As of June 30, 2020, the School's fund balance was \$ 433,695 as compared to \$ 183,614 at June 30, 2019.
- As of June 30, 2020 the School had a net position (deficit) of \$ (2,370,175) as compared to \$ (2,822,350) at June 30, 2019.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the School's basic financial statements. The School's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the basic financial statements.

Government-Wide Financial Statements: The government-wide financial statements are designed to provide readers with a broad overview of the School's finances, in a manner similar to a private sector business.

The statement of net position presents information on all of the School's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the School is improving or deteriorating.

The statement of activities presents information showing how the School's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this Statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected revenues and services rendered but unpaid).

The government-wide financial statements include all governmental activities that are principally supported by grants and entitlements from the state for full-time equivalent funding. The School does not have any business-type activities. The governmental activities of the School primarily include instruction and instructional support services.

The government-wide financial statements can be found on pages 8 and 9 of this report.

Fund 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. The School, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the School's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the School's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The School maintains several individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances. The General Fund, Special Revenue Fund, Capital Project Fund and Debt Service Fund are considered to be the School's major funds.

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

The governmental fund financial statements can be found on pages 10 through 16 of this report.

Agency Fund: In addition, the School has one Agency Fund which is a student activity fund. This fund is formed for education and school purposes.

The Agency Fund financial statement can be found on page 17 of this report. The assets and liabilities of this fund are not included in the government-wide statement of net position.

Notes to Basic 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. The notes to basic financial statements can be found on pages 18 through 28 of this report.

Government-Wide Financial Analysis

This is the School's ninth year of operations; therefore, comparative government-wide data is presented. The School's net position (deficit) was \$ (2,370,175) at June 30, 2020. This amount represents net investment in capital assets (deficit) of \$ (2,604,723) and unrestricted net position of \$ 234,548. The School's net position (deficit) was \$ (2,822,350) at June 30, 2019 and of this amount \$ (2,536,031) represents net investment in capital assets (deficit) and \$ (286,319) represents unrestricted net position (deficit).

**Woodmont Charter School
Management's Discussion and Analysis
June 30, 2020**

Our analysis in the table below focuses on the net position of the School's governmental activities:

Woodmont Charter School Net Position (Deficit)		
	June 30, 2020	June 30, 2019
	<u> </u>	<u> </u>
Assets:		
Current and other assets	\$ 894,299	\$ 757,679
Capital assets, net of depreciation	9,242,886	9,463,141
	<u> </u>	<u> </u>
Total assets	10,137,185	10,220,820
	<u> </u>	<u> </u>
Liabilities:		
Current liabilities	753,063	983,850
Noncurrent liabilities	11,754,297	12,059,320
	<u> </u>	<u> </u>
Total liabilities	12,507,360	13,043,170
	<u> </u>	<u> </u>
Net Position (Deficit):		
Net investment in capital assets (deficit)	(2,604,723)	(2,536,031)
Unrestricted (deficit)	234,548	(286,319)
	<u> </u>	<u> </u>
Total net position (deficit)	\$ (2,370,175)	\$ (2,822,350)
	<u> </u>	<u> </u>

Current and other assets increased mainly due to an increase in cash and cash equivalents as well as accounts receivables. Capital assets, net of depreciation decreased due to current year depreciation expense of approximately \$ 460,000 which was offset by capital asset purchases of \$ 240,000. Current liabilities decreased due to a decrease in the amount owed to the School's management company. Noncurrent liabilities decreased due to principal payments made on the School's capital lease payable.

Governmental Activities: The results of this year's operations for the School as a whole are reported in the statement of activities on page 9. The table below provides a condensed presentation of the School's revenues and expenses for the years ended June 30, 2020 and 2019:

Woodmont Charter School Change in Net Position		
	June 30, 2020	June 30, 2019
	<u> </u>	<u> </u>
Revenues:		
General revenues	\$ 5,257,859	\$ 5,010,133
Program revenues	2,031,690	1,969,647
	<u> </u>	<u> </u>
Total revenues	7,289,549	6,979,780
	<u> </u>	<u> </u>
Functions/Program Expenses:		
Instruction	2,779,370	2,940,972
Instructional support services	2,043,314	2,235,772
Non-instructional services	2,014,690	1,884,253
	<u> </u>	<u> </u>
Total expenses	6,837,374	7,060,997
	<u> </u>	<u> </u>
Change in net position	\$ 452,175	\$ (81,217)
	<u> </u>	<u> </u>

**Woodmont Charter School
Management’s Discussion and Analysis
June 30, 2020**

General revenues increased over the previous year mainly due to an increase in state source revenues resulting from a higher enrollment. The increase in program revenues was due to higher grant funding, specifically 21st Century; as well as higher capital outlay funding . Total expenses were less than the previous year due to instruction and instructional support services. The decrease was partially offset by an increase in non-instructional services resulting from higher management fees compared to the previous year.

Governmental Fund Expenditures

In the table below, we have presented the cost of the largest functions/programs as a percentage of total governmental expenditures:

Functions/Programs	2020		2019	
	Expenditures	Percent	Expenditures	Percent
Governmental expenditures:				
Instructional expenditures	\$ 2,577,014	38%	\$ 2,781,951	40%
Debt service	1,454,911	21%	1,332,694	19%
Plant operations and maintenance	779,873	11%	699,303	10%
Instructional support services	620,416	9%	731,576	10%
Food services	345,345	5%	411,695	6%
All other functions/programs	<u>1,112,202</u>	<u>16%</u>	<u>1,022,568</u>	<u>15%</u>
Total governmental expenditures	\$ <u><u>6,889,761</u></u>	<u><u>100%</u></u>	\$ <u><u>6,979,787</u></u>	<u><u>100%</u></u>

Capital Assets and Debt Administration

Capital assets: At June 30, 2020, the School had capital assets of \$ 9,242,886, net of accumulated depreciation, invested in buildings, furniture, fixtures and equipment, computer equipment and improvements other than buildings as compared to \$ 9,463,141 at June 30, 2019.

Debt: At June 30, 2020, the School had outstanding debt of \$ 12,160,109 as compared to \$ 12,449,172 at June 30, 2019. Additional information on the School’s debt can be found in Notes 8 through and 10 on pages 24 and 25.

General Fund Budgetary Highlights

For the year ended June 30, 2020, total revenues were unfavorable to the budget by approximately \$ 181,000. Florida Education Finance Program revenues were unfavorable due to lower enrollment than anticipated. This was partially offset by the receipt of Best and Brightest and school recognition funds that were not budgeted for. Total expenditures were favorable to the budget mainly due to savings in instruction, Board, and administrative services. Overall, the School had a change in fund balance that was favorable to the budget by approximately \$ 473,000.

Economic Factors and Next Year’s Budget

In fiscal year 2020, the State of Florida increased its Florida Education Finance Program base funding, safe schools and mental health initiative allocations. The capital outlay funding pool increased to \$ 158 million. A 2% merit increase was also paid out to eligible staff.

For fiscal year 2021, capital outlay revenue was assumed at a flat rate in comparison to the current rate per student. The budgets reflect the Florida Education Finance Program funding increase to fund teacher salary increases. A 2% merit increase for all staff was also budgeted. All other expenditures are budgeted in alignment with enrollment changes and the School’s strategic objectives.

Requests for Information

If you have any questions about this report or need additional information, please contact Maria Garzon, Controller - Schools; Charter Schools USA; 800 Corporate Drive, Suite 700; Ft. Lauderdale, FL 33334.



BASIC FINANCIAL STATEMENTS

**Keefe
McCullough**
CPA's + Trusted Advisors



Woodmont Charter School
Statement of Net Position (Deficit)
June 30, 2020

	Governmental Activities
Current Assets:	
Cash and cash equivalents	\$ 260,656
Other receivables	3,662
Due from other governments	173,517
Due from Trustee	16,313
Due from related party	10,938
Prepaid items	152,069
Deposits	16,887
Investments	<u>260,257</u>
Total current assets	894,299
Noncurrent Assets:	
Capital assets (depreciable), net of accumulated depreciation	<u>9,242,886</u>
Total assets	<u>10,137,185</u>
Current Liabilities:	
Accounts payable and accrued liabilities	22,883
Salaries and wages payable	164,302
Due to management company	69,114
Compensated absences	26,484
Unearned revenue	54,598
Accrued interest payable	1,042
Capital lease	264,640
Loan from related party	<u>150,000</u>
Total current liabilities	<u>753,063</u>
Noncurrent Liabilities:	
Compensated absences	8,828
Capital lease	11,582,969
Loan from related party	<u>162,500</u>
Total noncurrent liabilities	<u>11,754,297</u>
Total liabilities	<u>12,507,360</u>
Commitments (Note 14)	-
Net Position (Deficit):	
Net investment in capital assets (deficit)	(2,604,723)
Unrestricted	<u>234,548</u>
Total net position (deficit)	<u>\$ (2,370,175)</u>

The accompanying notes to basic financial statements are an integral part of these statements.

Woodmont Charter School
Statement of Activities
For the Year Ended June 30, 2020

	Program Revenues			Governmental	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Activities Net Revenue (Expense) and Change in Net Position
Functions/Programs:					
Instruction	\$ 2,779,370	\$ -	\$ 757,422	\$ -	\$ (2,021,948)
Instruction support services	620,416	-	224,093	-	(396,323)
Board services	30,141	-	-	-	(30,141)
General administration - District administrative fee	86,023	-	-	-	(86,023)
Administrative services	325,867	-	5,189	-	(320,678)
Fiscal services	306,519	-	-	-	(306,519)
Food services	345,345	-	345,345	-	-
Central services	7,670	-	171	-	(7,499)
Transportation services	42,711	-	4,666	-	(38,045)
Operation of plant	821,451	-	120,037	-	(701,414)
Maintenance of plant	232,869	-	-	-	(232,869)
Community services - childcare or VPK salaries, benefits, materials and supplies, etc.	73,602	60,841	32,889	-	20,128
Interest on long-term debt	1,165,390	-	-	481,037	(684,353)
Total governmental activities	\$ 6,837,374	\$ 60,841	\$ 1,489,812	\$ 481,037	(4,805,684)
General revenues:					
Grants and entitlements					5,250,805
Interest income					6,863
Other income					191
Total general revenues					5,257,859
Change in net position					452,175
Net position (deficit), July 1, 2019					(2,822,350)
Net position (deficit), June 30, 2020					\$ (2,370,175)

The accompanying notes to basic financial statements are an integral part of these statements.

Woodmont Charter School
Balance Sheet - Governmental Funds
June 30, 2020

	<u>General Fund</u>	<u>Special Revenue Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
Assets:					
Cash and cash equivalents	\$ 206,058	\$ 54,598	\$ -	\$ -	\$ 260,656
Other receivables	3,662	-	-	-	3,662
Due from other governments	1,560	171,957	-	-	173,517
Due from related party	10,938	-	-	-	10,938
Due from Trustee	16,313	-	-	-	16,313
Due from other funds	23,810	-	-	-	23,810
Prepaid items	152,069	-	-	-	152,069
Deposits	16,887	-	-	-	16,887
Investments	260,257	-	-	-	260,257
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total assets	\$ <u>691,554</u>	\$ <u>226,555</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>918,109</u>
Liabilities:					
Accounts payable and accrued liabilities	\$ 22,883	\$ -	\$ -	\$ -	\$ 22,883
Salaries and wages payable	164,302	-	-	-	164,302
Due to management company	69,114	-	-	-	69,114
Unearned revenue	-	54,598	-	-	54,598
Due to other funds	-	23,810	-	-	23,810
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total liabilities	<u>256,299</u>	<u>78,408</u>	<u>-</u>	<u>-</u>	<u>334,707</u>
Deferred Inflows of Resources:					
Unavailable revenues	<u>1,560</u>	<u>148,147</u>	<u>-</u>	<u>-</u>	<u>149,707</u>
Commitments (Note 14)					
	-	-	-	-	-
Fund Balances:					
Nonspendable:					
Prepaid items	152,069	-	-	-	152,069
Deposits	16,887	-	-	-	16,887
Unassigned	264,739	-	-	-	264,739
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total fund balances	<u>433,695</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>433,695</u>
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total liabilities, deferred inflows of resources and fund balances	\$ <u>691,554</u>	\$ <u>226,555</u>	\$ <u>-</u>	\$ <u>-</u>	\$ <u>918,109</u>

The accompanying notes to basic financial statements are an integral part of these statements.

Woodmont Charter School
Reconciliation of the Balance Sheet of the Governmental Funds
to the Statement of Net Position (Deficit)
June 30, 2020

Total Fund Balances - Governmental Funds \$ 433,695

Amounts reported for governmental activities in the statement of net position (deficit) are different because:

The cost of capital assets acquired is reported as an expenditure in the governmental funds. The statement of net position (deficit) includes those capital assets, net of accumulated depreciation, among the assets of the School as a whole.

Cost of capital assets	\$	12,822,026	
Less accumulated depreciation		<u>(3,579,140)</u>	9,242,886

Unavailable revenue in the governmental funds is susceptible to full accrual in the government-wide statements.			149,707
-----------------------------------------------------------------------------------------------------------------	--	--	---------

Liabilities not payable with current available resources are not reported as fund liabilities in the governmental fund statements. All liabilities both current and long-term, are reported in the government-wide statements.

Compensated absences	\$	(35,312)	
Capital lease		(11,847,609)	
Loan from related party		(312,500)	
Accrued interest payable		<u>(1,042)</u>	<u>(12,196,463)</u>

Net Position (Deficit) of Governmental Activities \$ (2,370,175)

The accompanying notes to basic financial statements are an integral part of these statements.

Woodmont Charter School
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended June 30, 2020

	<u>Account</u>	<u>General Fund</u>	<u>Special Revenue Fund</u>
Revenues:			
Federal through state and local	3200	\$ -	\$ 1,115,189
State sources:			
Florida Education Finance Program	3310	5,250,805	-
State capital outlay and debt service	3320	-	-
Other state revenue	3330	152,163	-
Transportation revenue	3354	4,666	-
National School Lunch Program	3370	-	6,883
Childcare revenue	3470	60,841	17,299
Miscellaneous local source revenue	3490	50,959	-
		<u>5,519,434</u>	<u>1,139,371</u>
Total revenues			
Expenditures:			
Instruction	5000	2,127,311	449,703
Instruction support services	6000	396,323	224,093
Board	7100	30,141	-
General administration - District administrative fee	7200.30	86,023	-
Administrative services	7300	320,678	5,189
Facilities acquisition and construction	7400	85,673	153,996
Fiscal services	7500	306,519	-
Food services	7600	-	345,345
Central services	7700	7,499	171
Transportation services	7800	42,711	-
Operation of plant	7900	471,396	75,608
Maintenance of plant	8100	232,869	-
Community services - childcare or VPK salaries, benefits, materials and supplies, etc.	9100	40,713	32,889
Debt service:			
Principal	9200	-	-
Interest	9200	-	-
		<u>4,147,856</u>	<u>1,286,994</u>
Total expenditures			
Excess (deficiency) in revenues over expenditures		<u>1,371,578</u>	<u>(147,623)</u>
Other Financing Sources (Uses):			
Transfer in	3640	524	148,147
Transfer out	9700	(1,122,021)	(524)
		<u>(1,121,497)</u>	<u>147,623</u>
Total other financing sources (uses)			
Net change in fund balances		250,081	-
Fund Balances, July 1, 2019		<u>183,614</u>	<u>-</u>
Fund Balances, June 30, 2020		<u>\$ 433,695</u>	<u>\$ -</u>

The accompanying notes to basic financial statements are an integral part of these statements.

<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Total</u>
\$ -	\$ -	\$ 1,115,189
-	-	5,250,805
481,037	-	481,037
-	-	152,163
-	-	4,666
-	-	6,883
-	-	78,140
-	-	50,959
<u>481,037</u>	<u>-</u>	<u>7,139,842</u>
-	-	2,577,014
-	-	620,416
-	-	30,141
-	-	86,023
-	-	325,867
-	-	239,669
-	-	306,519
-	-	345,345
-	-	7,670
-	-	42,711
-	-	547,004
-	-	232,869
-	-	73,602
-	394,460	394,460
481,037	579,414	1,060,451
<u>481,037</u>	<u>973,874</u>	<u>6,889,761</u>
<u>-</u>	<u>(973,874)</u>	<u>250,081</u>
-	973,874	1,122,545
<u>-</u>	<u>-</u>	<u>(1,122,545)</u>
<u>-</u>	<u>973,874</u>	<u>-</u>
-	-	250,081
<u>-</u>	<u>-</u>	<u>183,614</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ 433,695</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Woodmont Charter School
 Reconciliation of the Statement of Revenues,
 Expenditures and Changes in Fund Balances of the
 Governmental Funds to the Statement of Activities
 For the Year Ended June 30, 2020**

Net Change in Fund Balances - Governmental Funds \$ 250,081

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as a provision for depreciation.

Cost of capital assets	\$ 239,669	
Less provision for depreciation	<u>(459,924)</u>	(220,255)

Principal payments on long-term debt are reported as expenditures in governmental funds, but as a reduction of long-term liabilities in the statement of net position. 394,460

Revenues that are earned but not received within the availability period are recognized in the statement of activities when earned and subsequently in the governmental fund financial statements when they become available. 149,707

Certain items reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds.

Compensated absences	\$ (16,879)	
Decrease in accrued interest payable	458	
Provision for amortization of costs associated with capital lease	<u>(105,397)</u>	<u>(121,818)</u>

Change in Net Position of Governmental Activities \$ 452,175

The accompanying notes to basic financial statements are an integral part of these statements.

**Woodmont Charter School
Statement of Revenues and Expenditures -
Budget and Actual - General Fund
For the Year Ended June 30, 2020**

	<u>Account</u>	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:					
State sources:					
Florida Education Finance Program	3310	\$ 5,483,227	\$ 5,483,227	\$ 5,250,805	\$ (232,422)
Other state revenue	3330	71,711	71,711	152,163	80,452
Transportation revenue	3354	-	-	4,666	4,666
Food service revenue	3450	75	75	-	(75)
Childcare revenue	3470	91,726	91,726	60,841	(30,885)
Miscellaneous local source revenue	3490	54,061	54,061	50,959	(3,102)
Total revenues		<u>5,700,800</u>	<u>5,700,800</u>	<u>5,519,434</u>	<u>(181,366)</u>
Expenditures:					
Instruction	5000	2,595,867	2,595,867	2,127,311	468,556
Instruction support services	6000	300,247	300,247	396,323	(96,076)
Board	7100	105,512	105,512	30,141	75,371
General administration - District administrative fee	7200.30	87,395	87,395	86,023	1,372
Administrative services	7300	570,440	570,440	320,678	249,762
Facilities acquisition and construction	7400	106,707	106,707	85,673	21,034
Fiscal services	7500	3,352	303,352	306,519	(3,167)
Central services	7700	9,238	9,238	7,499	1,739
Transportation services	7800	55,233	55,233	42,711	12,522
Operation of plant	7900	466,523	466,523	471,396	(4,873)
Maintenance of plant	8100	290,011	290,011	232,869	57,142
Community services - childcare or VPK salaries, benefits, materials and supplies, etc.	9100	61,568	61,568	40,713	20,855
Total expenditures		<u>4,652,093</u>	<u>4,952,093</u>	<u>4,147,856</u>	<u>804,237</u>
Excess (deficiency) in revenues over expenditures		<u>1,048,707</u>	<u>748,707</u>	<u>1,371,578</u>	<u>622,871</u>
Other Financing Sources (Uses):					
Transfer in	3640	7,178	7,178	524	(6,654)
Transfer out	9700	(978,320)	(978,320)	(1,122,021)	(143,701)
Total other financing sources (uses)		<u>(971,142)</u>	<u>(971,142)</u>	<u>(1,121,497)</u>	<u>(150,355)</u>
Net change in fund balances		<u>\$ 77,565</u>	<u>\$ (222,435)</u>	<u>\$ 250,081</u>	<u>\$ 472,516</u>

The accompanying notes to basic financial statements are an integral part of these statements.

**Woodmont Charter School
Statement of Revenues and Expenditures -
Budget and Actual - Special Revenue Fund
For the Year Ended June 30, 2020**

	<u>Account</u>	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:				
Federal sources:				
21st Century	3220	\$ 145,883	\$ 157,112	\$ 11,229
Title I	3240	578,673	522,207	(56,466)
Title IV	3242	75,114	21,276	(53,838)
Emergency Impact Aid	3299	4,560	-	(4,560)
Federal Emergency Management Agency	3299	2,618	524	(2,094)
National School Lunch Program	3260	519,440	431,369	(88,071)
State sources:				
National School Lunch Program	3370	-	6,883	6,883
Total revenues		<u>1,326,288</u>	<u>1,139,371</u>	<u>(186,917)</u>
Expenditures:				
Instruction	5000	325,623	449,703	(124,080)
Instruction support services	6000	292,973	224,093	68,880
Administrative services	7300	58,164	5,189	52,975
Facilities acquisition and constructio	7400	120,435	153,996	(33,561)
Food services	7600	407,041	345,345	61,696
Central Services	7700	-	171	(171)
Operation of plant	7900	87,323	75,608	11,715
Community services - childcare or VPK salaries, benefits, materials and supplies, etc.	9100	27,551	32,889	(5,338)
Total expenditures		<u>1,319,110</u>	<u>1,286,994</u>	<u>32,116</u>
Excess (deficiency) in revenues over expenditures		<u>7,178</u>	<u>(147,623)</u>	<u>(154,801)</u>
Other Financing Sources (Uses):				
Transfer in		-	148,147	148,147
Transfer out		<u>(7,178)</u>	<u>(524)</u>	<u>6,654</u>
Total other financing sources (uses)		<u>(7,178)</u>	<u>147,623</u>	<u>154,801</u>
Net change in fund balance		<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes to basic financial statements are an integral part of these statements.

Woodmont Charter School
Statement of Assets and Liabilities - Agency Fund
June 30, 2020

	<u>Student Activities</u>
Assets:	
Cash and cash equivalents	\$ <u>17,305</u>
Total assets	\$ <u><u>17,305</u></u>
Liabilities:	
Due to students	\$ <u>17,305</u>
Total liabilities	\$ <u><u>17,305</u></u>

The accompanying notes to basic financial statements are an integral part of these statements.

Note 1 - Organization and Operations

Woodmont Charter School (the "School"), a Department of Bay Area Charter Foundation, LLC and a component unit of the School Board of Hillsborough County, Florida, was established in 2011 as a public charter school to serve students from kindergarten to eighth grade in Hillsborough County. There were 765 students enrolled for the 2019/2020 school year. Bay Area Charter Foundation, LLC ("BACF") is a Florida limited liability company organized in April 2011. Florida Charter Educational Foundation, Inc. ("FCEF") is a Florida nonprofit corporation organized pursuant to Chapter 617, Florida Statutes, and is the sole member of BACF. The governing board of the School consists of the officers of BACF. FCEF operates Henderson Hammock Charter School, SouthShore Charter Academy, Waterset Charter School, and Creekside Charter Academy in Hillsborough County, Clay Charter Academy in Clay County, Keys Gate Charter School in Miami-Dade County, and Union Park Charter Academy in Pasco County. BACF also operates Winthrop Charter School in Hillsborough County.

The basic financial statements of the School present only the balances, activity and disclosures related to the School. They do not purport to, and do not, present fairly the financial position of BACF or FCEF as of June 30, 2020, and their changes in financial position or budgetary comparisons, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Note 2 - Summary of Significant Accounting Policies

Reporting entity: The School operates under a charter granted by the School Board of Hillsborough County (the "Board"). The current charter is effective until June 30, 2021 and may be renewed by mutual written agreement between the School and the Sponsor. At the end of the term of the charter, the Board may choose not to renew the charter under grounds specified in the charter in which case the Board is required to notify the School in writing at least ninety days prior to the charter's expiration. During the term of the charter, the Board may also terminate the charter if good cause is shown. Woodmont Charter School is considered a component unit of the School Board of Hillsborough County.

The School may also be financially accountable if an organization is fiscally dependent on the School regardless of whether the organization has a separately elected governing board, a governing board appointed by another government, or a jointly approved board. In addition, component units can be other organizations for which the nature and significance of their relationship with the School are such that exclusion would cause the reporting entity's basic financial statements to be misleading or incomplete.

As a result of evaluating the above criteria, management has determined that no component units exist for which the School is financially accountable which would require inclusion in the School's financial statements.

Basis of presentation: Based on the guidance presented in the American Institute of Certified Public Accountants Audit and Accounting Guide - Not-for-Profit Organizations and provisions of Section 228.056, Florida Statutes, the School is presented as a governmental organization for financial statement reporting purposes.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

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.

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, a reconciliation is presented with each of the governmental fund financial statements.

The School's major governmental funds are as follows:

General Fund - This fund is used to account for all operating activities of the School except for those required to be accounted for in another fund.

Special Revenue Fund - This fund is used to account for federal and certain state grants that are legally restricted to expenditures for particular purposes.

Capital Project Fund - This fund is used to account for state and local capital outlay funding that is legally restricted to expenditures for particular purposes.

Debt Service Fund - This fund is used to account for the accumulation of resources for, and the payment of, principal and interest on long-term obligations of governmental funds.

Additionally, the School reports separately the following fiduciary fund type:

Agency Fund - This fund is used to administer funds raised and earned by the various clubs and activities that are part of the School.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

Governmental fund financial statements are prepared using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The School considers revenues to be available if they are collected within sixty days of the end of the current period. 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. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

The Agency Fund has no measurement focus but utilizes the accrual basis of accounting for reporting.

Cash and cash equivalents: The School considers all demand accounts and short-term investments with a maturity of three months or less when purchased to be cash and cash equivalents. The School maintains its cash accounts with one financial institution. The School's accounts at this institution, at times, may exceed the federally insured limit. The School has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risk (Note 3).

Prepaid items: Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items.

Due to and due from other funds and transfers: Interfund receivables and payables arise from interfund transactions and recorded by all funds affected in the period in which transactions are executed. The balances result from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. Transfers are used to move funds to the fund that incurred the expenditures but the revenue is unavailable and to move revenues from the fund that is required to collect them to the fund that incurred the reimbursable expenditures in the prior year. Transfers are also used to move revenues from the fund with collection authorization to the debt service fund as principal and interest payments become due.

Revenue recognition: Student funding is provided by the State of Florida through the School Board. Such funding is recorded as entitlement revenue in the government-wide financial statements and state source revenue in the fund financial statements. This funding is received on a prorata basis over the ten month period the School is in session and is adjusted for changes in full-time equivalent (FTE) student population.

Income taxes: The School is a Department of Bay Area Charter Foundation, LLC ("BACF"). Florida Charter Educational Foundation, Inc. ("FCEF"), is a Florida not-for-profit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code. FCEF is the sole member of BACF. For federal income tax purposes, BACF is considered a "disregarded entity." Because BACF is treated as a "disregarded entity," BACF is considered to be, for federal income tax purposes, a division of FCEF and, therefore, BACF is considered to be a tax-exempt organization.

Capital assets: Capital assets purchased or acquired are capitalized at historical cost or estimated historical cost. Capital assets are defined by the School as assets with an initial cost of \$ 750 and useful life of over one year. Donated capital assets are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized and depreciated over the remaining useful lives of the related fixed assets. Other costs incurred for repairs and maintenance are expensed as incurred.

Note 2 - Summary of Significant Accounting Policies (continued)

Depreciation on all assets is provided on the straight-line basis over the estimated useful lives as follows:

Building	45 years
Improvements other than buildings	10 years
Furniture, fixtures and equipment	5 years
Computer equipment	3 years

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 that time. The School has one item that qualifies for reporting in this category. The governmental funds report unavailable revenues that are deferred and recognized as an inflow of resources in the period that the amounts become available.

Unearned revenue: Unearned revenue arises when the School receives resources before it has legal claim to them.

Compensated absences: The School's policy permits employees to accumulate earned but unused paid time off, which is eligible for payment upon separation from service. The liability for such leave is reported as incurred in the government-wide financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. Payments for compensated absences are generally paid out the General Fund.

Net position: Net position is classified in three categories. The general meaning of each is as follows:

- Net investment in capital assets - represents the difference between the cost of capital assets, less accumulated depreciation reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets.
- Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- Unrestricted (deficit) - indicates that portion of net position that will need to be funded by future operations.

Note 2 - Summary of Significant Accounting Policies (continued)

Fund balance: The governmental fund financial statements present fund balances based on the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Statement provides more clearly defined fund balance classifications and also sets a hierarchy which details how the School may spend funds based on certain constraints. The following are the fund balance classifications used in the governmental fund financial statements:

- **Nonspendable** - this classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. The School classifies inventories, prepaid items, long-term notes receivable and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted** - this classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.
- **Committed** - this classification includes amounts that can be used for specific purposes voted on through formal action of the Board of Directors (the highest level of decision making authority). The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.
- **Assigned** - this classification includes amounts that the Board of Directors intends to use for a specific purpose, but they are neither restricted nor committed. The School classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.
- **Unassigned** - this classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the General Fund.

The details of the fund balances are included in the Governmental Fund Balance Sheet on page 10.

When the School incurs expenditures for which restricted or unrestricted fund balance is available, the School would consider restricted funds to be spent first. When the School has expenditures for which committed, assigned or unassigned fund balance is available, the School would consider committed funds to be spent first, then assigned funds and lastly unassigned funds.

Use of estimates: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budget: An operating budget is adopted and maintained by the governing board for the School pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in the preparation of the basic financial statements.

Date of management review: Subsequent events were evaluated by management through September 22, 2020, which is the date the financial statements were available to be issued.

Note 3 - Cash and Cash Equivalents

At June 30, 2020, the carrying amount of the deposits and cash on hand totaled \$ 277,961, with a bank balance of \$ 288,719.

State statutes require, and it is the School's policy, that all deposits be made into, and be held by, financial institutions designated by the Treasurer of the State of Florida as "qualified public depositories" as defined by Chapter 280 of the Florida Statutes. This Statute requires that every qualified public depository institution maintain eligible collateral to secure the public entity's funds. The minimum collateral to be pledged by an institution, the collateral eligible for pledge, and the reporting requirements of the qualified public depositor to the Treasurer is defined by statute. Collateral is pooled in a multiple qualified public depository institution pool with the ability to assess members of the pool should the need arise. The School's deposits are held in a qualified public depository and are covered by the collateral pool because the School has identified itself as a public entity.

Note 4 - Investments

BACF previously issued bonds to finance the acquisition of facilities and equipment for two of their schools, including Woodmont Charter School (Notes 9 and 14). The investments of the School are governed by the Series 2011 Bond Indenture. The investments are held by the Trustee and relate to an operating reserve in accordance with the Bond Indenture. At June 30, 2020, the School has \$ 260,257 invested in a money market fund that is stated at amortized cost which approximates fair value.

Generally, *credit risk* is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. The exposure to credit risk is limited because the money market fund is rated AAA-mf by Moody's.

Interest rate risk is the risk that changes in interest rate will adversely affect the fair value of an investment. The exposure to declines in fair values is limited because the weighted average maturity of the money market fund is forty-five days.

Note 5 - Due from Trustee

The Trustee owes the School \$ 16,313 at June 30, 2020 relating to accrued interest that has not yet to be transferred to the School.

Note 6 - Due From Related Party

The School is a Department of The Florida Charter Educational Foundation, Inc. ("FCEF"). As of June 30, 2020, FCEF owes the School \$ 10,938 for funding yet to be distributed to the School and board of directors' expenses that were prepaid by the School.

Woodmont Charter School
Notes to Basic Financial Statements
June 30, 2020

Note 7 - Capital Assets

Capital asset balances and activity for the year ended June 30, 2020 are as follows:

	Balance at July 1, 2019	Additions	Deletions	Balance at June 30, 2020
Capital assets, depreciable:				
Building	\$ 10,627,282	\$ -	\$ -	\$ 10,627,282
Improvements other than buildings	364,489	28,141	-	392,630
Furniture, fixtures and equipment	718,847	-	-	718,847
Computer equipment	<u>871,739</u>	<u>211,528</u>	<u>-</u>	<u>1,083,267</u>
Total capital assets, depreciable	<u>12,582,357</u>	<u>239,669</u>	<u>-</u>	<u>12,822,026</u>
Accumulated depreciation:				
Building	1,798,437	236,161	-	2,034,598
Improvements other than buildings	76,555	38,286	-	114,841
Furniture, fixtures and equipment	525,122	63,691	-	588,813
Computer equipment	<u>719,102</u>	<u>121,786</u>	<u>-</u>	<u>840,888</u>
Total accumulated depreciation	<u>3,119,216</u>	<u>459,924</u>	<u>-</u>	<u>3,579,140</u>
Net capital assets	<u>\$ 9,463,141</u>	<u>\$ (220,255)</u>	<u>\$ -</u>	<u>\$ 9,242,886</u>

Provision for depreciation was charged to governmental activities as follows:

Instruction	\$ 185,477
Operation of plant	<u>274,447</u>
	<u>\$ 459,924</u>

Note 8 - Loan From Related Party

Both the School and Winthrop Charter School (“WIN”) are affiliated as they share common board membership and are Departments of the Florida Charter Educational Foundation, Inc. As of June 30, 2020, the School owes WIN \$ 312,500 for general working capital purposes. The loan bears interest at 4.0%.

The following is a schedule of future minimum payments as of June 30, 2020:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 150,000	\$ 9,890	\$ 159,890
2022	150,000	3,807	153,807
2023	<u>12,500</u>	<u>42</u>	<u>12,542</u>
	<u>\$ 312,500</u>	<u>\$ 13,739</u>	<u>\$ 326,239</u>

Woodmont Charter School
Notes to Basic Financial Statements
June 30, 2020

Note 9 - Capital Lease

The School entered into a capital lease arrangement with Red Apple at Woodmont, LLC for use of its facility. This lease arrangement was entered into as part of a transaction consisting of a bond issuance by the BACF and Red Apple Development, Inc. (Note 14). The lease is through November 2056 and requires monthly principal and interest payments through June 2042. As of June 30, 2020, the net book value of the leased facility is approximately \$ 8,592,700. Amortization of the leased facility is included with depreciation expense.

Future minimum payments at June 30, 2020 are approximately as follows:

Year Ending June 30,	Principal	Interest	Total
2021	\$ 264,640	\$ 1,034,818	\$ 1,299,458
2022	241,160	1,025,455	1,266,615
2023	265,000	1,008,975	1,273,975
2024	285,000	988,388	1,273,388
2025	305,000	966,275	1,271,275
2026-2030	1,945,000	4,432,397	6,377,397
2031-2035	2,820,000	3,548,956	6,368,956
2036-2040	4,140,000	2,242,463	6,382,463
2041-2042	1,971,773	403,388	2,375,161
	<u>\$ 12,237,573</u>	<u>\$ 15,651,115</u>	<u>\$ 27,888,688</u>

Note 10 - Long-Term Liabilities

Changes in the School's long-term liabilities for fiscal year ended June 30, 2020, are as follows:

	Balance at July 1, 2019	Additions	Retirements	Amortization	Balance at June 30, 2020	Amount Due Within One Year
Capital lease obligations, net of unamortized costs of \$ 389,964	\$ 11,999,172	\$ -	\$ 256,960	\$ 105,397	\$ 11,847,609	\$ 264,640
Loan from related party	450,000	-	137,500	-	312,500	150,000
Compensated absences	18,433	30,031	13,152	-	35,312	26,484
	<u>\$ 12,467,605</u>	<u>\$ 30,031</u>	<u>\$ 407,612</u>	<u>\$ 105,397</u>	<u>\$ 12,195,421</u>	<u>\$ 441,124</u>

Note 11 - Capital Appropriations Funding

The Florida Department of Education has approved a Charter School Capital Outlay (CSCO) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes, those funds are allocated among eligible charter schools. The funds for the School's allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring School Board. The School's CSCO Award totaled \$ 481,037 for the 2019/2020 school year which has been recognized as revenue in the accompanying financial statements. If the CSCO funds are used to acquire tangible property assets, the School Board has a reversionary interest in those assets. In the event of nonrenewal, termination, or breach of the charter school agreement, ownership of the assets would automatically revert to the School Board. The School has elected to use these funds to pay a portion of the interest expense on the capital lease.

Note 12 - Federal, State and Local Revenue Sources

The School recorded the following revenues for the year ended June 30, 2020:

Federal:	
21st Century	\$ 157,112
Title I	522,207
Title IV	21,276
Federal Emergency Management Agency	524
National School Lunch Program	431,369
State:	
Florida Education Finance Program	5,250,805
State capital outlay and debt service	481,037
Other state revenue	152,163
Transportation revenue	4,666
National School Lunch Program	6,883
Local:	
Childcare revenue	60,841
Miscellaneous local source revenue	50,959
	\$ 7,139,842

Note 13 - Employee Benefit Plan

During the year ended June 30, 2020, the School offered all of its full-time employees who had attained 21 years of age, a retirement plan (the “Plan”) under Internal Revenue Code Section 401(k). The employee is allowed to contribute up to a maximum of 100% of his/her annual gross compensation, subject to certain limitations. The Plan provides for a discretionary employer matching contribution of the participant’s annual elective deferral to the Plan. As determined annually by the School’s management, the School may also make a discretionary profit sharing contribution, which is allocated among the participants based on a pro rata formula. Participants are immediately vested in their own contributions and earnings on those contributions. Participants become vested in School contributions and earnings on School contributions according to the following schedule:

<u>Years of Service</u>	<u>Vesting Percentage</u>
1	25%
2	50%
3	75%
4	100%

Nonvested contributions are forfeited upon termination of employment and such forfeitures are used to reduce any employer contribution. For the Plan year ended December 31, 2019, there were \$1,484 in forfeitures for the School. For the year ended June 30, 2020, the School contributed a matching amount of \$ 6,261.

Note 14 - Commitments

Management agreement: The School has a formal agreement with Charter Schools USA at Hillsborough West, LLC (“CSUSA”) to manage, staff, and operate the School. The agreement was amended and restated on November 1, 2011.

Note 14 - Commitments (continued)

The initial term was equal to the greater of five years or the term of the charter, provided however, that the initial term does not exceed fifteen years from the commencement date. The agreement automatically renews for additional five year periods on the day following the expiration date unless either party delivers a written notice of termination to the other at least twelve months prior to the then current expiration date. The current term is through June 30, 2021. CSUSA did not receive a fee for the year ended June 30, 2020.

CSUSA shall be entitled to a fee for its services rendered pursuant to this agreement the following fees or the budgeted amount approved by the Board of Directors based on enrollment:

Year Ending June 30,		
2021	\$	844,748
2022	\$	870,090
2023	\$	896,193
2024	\$	923,079
2025	\$	950,771
2026	\$	979,294

The above schedule is based on a percentage of projected revenues.

The basic financial statements reflect a due to CSUSA which totaled \$ 69,114 at June 30, 2020.

Lease agreement: In November 2011, the Florida Development Finance Corporation (the “Corporation”) issued \$ 30,045,000 in Tax Exempt Educational Facilities Revenue Bonds, Series 2011A and \$ 7,945,000 in Taxable Educational Facilities Revenue Bonds, Series 2011B pursuant to an Indenture of Trust between the Corporation and a trustee to make a loan to BACF, a division of which the School exists, and Red Apple Development, LLC and subsidiaries (“RAD”) to finance the acquisition of the facilities of two charter schools existing under BACF. In order to secure the payment of the principal and interest on the bonds, the Corporation assigned all of its rights and interest in the loan agreement to the trustee. The bonds are payable from and secured by a lien upon and pledge of payments to be received by the trustee.

Concurrent with the preceding loan transaction, RAD, through its wholly-owned subsidiaries, entered into two lease agreements with BACF. The facilities which are owned by RAD are leased by BACF on behalf of the schools under a 45-year lease (Note 9). The leases are deemed to be capital leases and the capital lease payments are based on the debt service requirements of the bonds which extend through June 2042. These payments are made from the revenues received from the School Board of Hillsborough County for the operation of the Schools. BACF is obligated under the Indenture to deposit all Charter revenues received from the School Board and additional revenues, if any, directly with the trustee during the term of the lease. The payments are applied by the trustee to make sinking fund payments and pay for operating expenses.

The School is required to fund an operating reserve fund in accordance with the Indenture. The balance of this fund must meet the operating reserve fund requirement as outlined in the Indenture as of November 15 of each year. The funds can be used by the School for the payment of ordinary and necessary operating expenses of the School as defined in the Indenture. As of June 30, 2020, the operating reserve fund met this requirement.

Note 14 - Commitments (continued)

In addition to the capital lease payments noted in Note 9, the agreement calls for incremental rent payments to RAD. The incremental rent payments range from approximately \$ 404,000 to \$ 1,623,100 per year over the term of the agreement which is through June 2042. For the year ended June 30, 2020, the incremental rent was waived.

Post-retirement benefits: The School does not provide post-retired benefits to retired employees.

Note 15 - Florida Education Finance Program (FEFP) Funding

The basic amount of funding through the FEFP under Section 1011.62 is the product of (1) the School's unweighted 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 2019/2020 school year, the School reported 762.97 unweighted FTE. Weighted funding represented approximately 5% of total state funding.

FEFP funding may also be adjusted as a result of subsequent FTE audits conducted by the 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 certification documentation (Rule 6A-1.0503, FAC)
- Procedural safeguards for weighted programs (Rule 6A-6.03411, FAC)
- Evaluation and planning documents for weighted programs (Sections 1011.62(1)(e), FS, and Rule 6A-6.03411, FAC)

Note 16 - Risk Management

The School is exposed to various risks of loss related to torts, thefts of, damage to, and destruction of assets and natural disasters. The School has obtained property insurance from commercial companies including, but not limited to, general liability and errors and omissions insurance. There have been no claims in excess of insurance coverage limits during the past three years. As disclosed in Note 14, CSUSA employs all of the employees of the School. As a result, the School is not exposed to medical or workers' compensation claims for these individuals.

Note 17 - Risk and Uncertainties

In March 2020, the *World Health Organization* declared the outbreak of a coronavirus (COVID-19) a pandemic. As a result, the local and global financial markets are experiencing significant declines and creating economic uncertainties. At this time, it is unknown how this negative outlook will impact the School's financial statements. No adjustments have been made to the accompanying financial statements as a result of the current events.

OTHER INDEPENDENT
AUDITOR'S REPORTS

Keefe
McCullough
CPA's + Trusted Advisors

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
Woodmont Charter School
A Department of Bay Area Charter Foundation, LLC
Hillsborough 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 Woodmont Charter School (the "School"), a Department of Bay Area Charter Foundation, LLC and a component unit of the School Board of Hillsborough County, Florida, as of and for the year ended June 30, 2020, 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 22, 2020.

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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

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

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the School’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 22, 2020

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS

To the Board of Directors
Woodmont Charter School
A Department of Bay Area Charter Foundation, LLC
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of Woodmont Charter School (the "School"), a Department of Bay Area Charter Foundation, LLC, and a component unit of the School Board of Hillsborough County, Florida, as of and for the year ended June 30, 2020, and have issued our report thereon dated September 22, 2020.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States 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 that report, which is dated September 22, 2020, 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 recommendations made in the preceding audit report.

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 are Woodmont Charter School and 296653.

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 of 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 the 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 website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the School maintained on its website the information specified in Section 1002.33(9)(p), Florida Statutes.

Additional Matters

Section 10.854(1)(e)4., Rules of the Auditor General, requires us to communicate 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 and applicable management and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 22, 2020