

**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, 2021*

***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**

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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, 2021, 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, 2021, 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, 2021, 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, 2021  
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, 2021.

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 \$2,032,526 as shown on the Statement of Net Position.
- For the fiscal year ended June 30, 2021, the School's revenue exceeded expenses by \$203,904 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; 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 operations. For reporting purposes, all funds are considered major funds.

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

**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:

**Net Position, End of Year**

	Governmental Activities		
	6-30-20	6-30-21	Increase (Decrease)
<b>ASSETS</b>			
Current and Other Assets	\$ 5,131,692	\$ 5,158,719	\$ 27,027
Capital Assets, Net	20,989,262	21,118,930	129,668
Total Assets	26,120,954	26,277,649	156,695
<b>LIABILITIES</b>			
Current Liabilities	502,806	531,491	28,685
Noncurrent Liabilities	25,064,002	24,988,108	(75,894)
Total Liabilities	25,566,808	25,519,599	(47,209)
<b>NET POSITION</b>			
Net Investment in Capital Assets	(3,498,365)	(3,290,384)	207,981
Restricted for Food Service	43,634	60,840	17,206
Restricted for Debt Service	1,491,251	1,571,014	79,763
Restricted for Capital Projects	749,661	384,054	(365,607)
Unrestricted	1,767,965	2,032,526	264,561
Total Net Position	\$ 554,146	\$ 758,050	\$ 203,904

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

Total Net Position amounted to \$758,050 as of June 30, 2021, representing an increase of \$203,904 from the prior fiscal year. Restricted Net Position consists of debt service of \$1,571,014, capital projects of \$384,054, and food service of \$60,840.



**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 change in net position for the current year and prior year:

<b>Operating Results for the Year</b>			
<u>Governmental Activities</u>			
	<u>6-30-20</u>	<u>6-30-21</u>	<u>Increase (Decrease)</u>
<b>Revenues:</b>			
Federal Through State and Local	\$ 193,899	\$ 694,180	\$ 500,281
State	8,273,789	8,407,672	133,883
Local and Other	<u>531,864</u>	<u>630,799</u>	<u>98,935</u>
Total Revenues	<u>8,999,552</u>	<u>9,732,651</u>	<u>733,099</u>
<b>Expenses:</b>			
Instruction	4,176,748	4,500,051	323,303
Student Support Services	106,929	108,715	1,786
Instructional Media	1,070	545	(525)
Instruction & Curriculum Development	-	559	559
Instructional Staff Training	15,420	43,471	28,051
Board	11,101	10,040	(1,061)
School Administration	1,957,672	1,976,750	19,078
Food Services	238,763	376,734	137,971
Central Services	24,060	32,662	8,602
Student Transportation	244,554	178,279	(66,275)
Operation of Plant	544,045	606,618	62,573
Maintenance of Plant	100,187	94,482	(5,705)
Community Service	103,268	257,452	154,184
Debt Service - Interest & Fiscal Charges	1,224,812	1,128,613	(96,199)
Unallocated Depreciation	<u>105,064</u>	<u>213,776</u>	<u>108,712</u>
Total Expenses	<u>8,853,693</u>	<u>9,528,747</u>	<u>675,054</u>
<b>Increase/(Decrease) in Net Position</b>	<u>\$ 145,859</u>	<u>\$ 203,904</u>	<u>\$ 58,045</u>

The largest revenue source for the School is the State of Florida (86%). 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.

The largest concentration of expense was for instruction, which comprised 47% of total expenses. The School's instructional expenses increased from the prior fiscal year due to an increase in salaries and benefits expense and technology. Other expense categories experienced increases and decreases between fiscal years due to general economic conditions and the changing 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 \$4,627,228.

**BUDGETARY HIGHLIGHTS**

The General Fund and Special Revenue Fund budgets for the fiscal year ended June 30, 2021, were developed based on the School's anticipated revenues and expenditures, the expected student population, and Federal grant programs for the school year. Over the course of the year, the school revised the budgets 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, 2021, amounts to \$21,118,930 (net of accumulated depreciation). This investment in capital assets includes land, buildings and fixed equipment, furniture, fixtures and equipment, motor vehicles, computer software, IT equipment, and construction in progress. Additional information regarding the School's capital assets can be found in the subsequent notes to the financial statements.

**LONG-TERM LIABILITIES**

On June 5, 2019, the School issued revenue bonds in the amount of \$24,555,940, net of the bond premium, for the purchase of their educational facility that was previously leased. The bonds will be repaid incrementally over the next 35 years. At June 30, 2021, the School had \$24,409,314 of long-term debt outstanding; a net decrease of \$78,313 from the prior fiscal year. Additional information regarding the School's long-term debt 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, 2021*

		Government Activities
<b>ASSETS</b>		
Cash & Cash Equivalents	\$	4,389,089
Due From Other Agencies		264,337
Accounts Receivable		85,894
Prepaid Items & Deposits		22,475
Net Due To/ From Management Company		396,924
Capital Assets:		
Land		4,530,000
Buildings & Fixed Equipment, Net		16,431,325
IT Equipment, Net		33,137
Furniture, Fixtures, and Equipment, Net		51,090
Motor Vehicles, Net		29,158
Construction in Progress		44,220
Total Capital Assets		<u>21,118,930</u>
<b>TOTAL ASSETS</b>		<u><u>26,277,649</u></u>
<b>LIABILITIES</b>		
Salaries and Benefits Payable		290,307
Accounts Payable		188,431
Deferred Revenue		52,753
Accrued Interest Payable		578,794
Noncurrent Liabilities:		
Due Within One Year:		
Bonds Payable		270,000
Due After One Year:		
Bonds Payable		<u>24,139,314</u>
<b>TOTAL LIABILITIES</b>		<u><u>25,519,599</u></u>
<b>NET POSITION</b>		
Net Investment in Capital Assets		(3,290,384)
Restricted:		
Food Service		60,840
Debt Service		1,571,014
Capital Projects		384,054
Unrestricted		<u>2,032,526</u>
<b>TOTAL NET POSITION</b>	<b>\$</b>	<u><u>758,050</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, 2021*

		Program Revenues			Net (Expenses)
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes Net Position Governmental Activities
Governmental Activities:					
Instruction	\$ 4,500,051	\$ -	\$ 267,901	\$ -	\$ (4,232,150)
Student Support Services	108,715	-	-	-	(108,715)
Instructional Media	545	-	-	-	(545)
Instruction & Curriculum Development	559	-	559	-	-
Instructional Staff Training	43,471	-	36,368	-	(7,103)
Board	10,040	-	-	-	(10,040)
School Administration	1,976,750	-	-	-	(1,976,750)
Food Services	376,734	32,921	361,019	-	17,206
Central Services	32,662	-	-	-	(32,662)
Student Transportation	178,279	-	-	-	(178,279)
Operation of Plant	606,618	-	28,333	537,164	(41,121)
Maintenance of Plant	94,482	-	-	-	(94,482)
Community Service	257,452	107,967	-	-	(149,485)
Debt Service - Interest & Fiscal Charges	1,128,613	-	-	-	(1,128,613)
Unallocated Depreciation	213,776	-	-	-	(213,776)
Total Governmental Activities	\$ 9,528,747	\$ 140,888	\$ 694,180	\$ 537,164	(8,156,515)
General Revenue					
State Sources					7,870,508
Local and Other					489,911
Total General Revenues					8,360,419
Change in Net Position					203,904
Net Position - July 1, 2020					554,146
Net Position - June 30, 2021					\$ 758,050

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, 2021*

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	Total Governmental Funds
<b>ASSETS</b>					
Cash & Cash Equivalents	\$ 1,843,137	\$ 12,090	\$ 384,054	\$ 2,149,808	\$ 4,389,089
Due From Other Agencies	-	264,337	-	-	264,337
Accounts Receivable	85,894	-	-	-	85,894
Prepaid Items & Deposits	22,475	-	-	-	22,475
Net Due To/ From Management Company	396,924	-	-	-	396,924
Due from Other Funds	215,587	-	-	-	215,587
Total Assets	\$ 2,564,017	\$ 276,427	\$ 384,054	\$ 2,149,808	\$ 5,374,306
<b>LIABILITIES</b>					
Salaries and Benefits Payable	\$ 290,307	\$ -	\$ -	\$ -	\$ 290,307
Accounts Payable	188,431	-	-	-	188,431
Deferred Revenue	52,753	-	-	-	52,753
Due to Other Funds	-	215,587	-	-	215,587
Total Liabilities	531,491	215,587	-	-	747,078
<b>FUND BALANCES</b>					
Nonspendable	22,475	-	-	-	22,475
Restricted:					
Food Service	-	60,840	-	-	60,840
Debt Service	-	-	-	2,149,808	2,149,808
Capital Projects	-	-	384,054	-	384,054
Assigned:					
Instructional Materials	100,000	-	-	-	100,000
Technology	100,000	-	-	-	100,000
Employee Compensation	80,000	-	-	-	80,000
Unassigned	1,730,051	-	-	-	1,730,051
Total Fund Balances	2,032,526	60,840	384,054	2,149,808	4,627,228
Total Liabilities and Fund Balances	\$ 2,564,017	\$ 276,427	\$ 384,054	\$ 2,149,808	\$ 5,374,306

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, 2021*

<b>Total Fund Balances - Governmental Funds</b>	\$ 4,627,228
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.	21,118,930
Accrued Interest Payable is not due and payable in the current period and therefore, are not reported as liabilities in the governmental funds.	(578,794)
Noncurrent liabilities are not due and payable in the current period and therefore, are not reported as liabilities in the governmental funds.	
Bonds Payable, Net of Premium	<u>(24,409,314)</u>
<b>Total Net Position - Governmental Activities</b>	<u><u>\$ 758,050</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**

	General Fund	Special Revenue Fund	Capital Projects Fund	Debt Service Fund	Total Governmental Funds
<b>Revenues</b>					
Intergovernmental:					
Federal Through State and Local State	\$ -	\$ 694,180	\$ -	\$ -	\$ 694,180
	7,870,508	-	537,164	-	8,407,672
Local and Other	597,340	32,921	128	410	630,799
Total Revenues	<u>8,467,848</u>	<u>727,101</u>	<u>537,292</u>	<u>410</u>	<u>9,732,651</u>
<b>Expenditures</b>					
Current - Education:					
Instruction	4,232,150	267,901	-	-	4,500,051
Student Support Services	108,715	-	-	-	108,715
Instructional Media	545	-	-	-	545
Instruction & Curriculum Development	-	559	-	-	559
Instructional Staff Training	7,103	36,368	-	-	43,471
Board	10,040	-	-	-	10,040
School Administration	1,976,750	-	-	-	1,976,750
Food Services	-	376,734	-	-	376,734
Central Services	32,662	-	-	-	32,662
Student Transportation	178,279	-	-	-	178,279
Operation of Plant	578,285	28,333	-	-	606,618
Maintenance of Plant	94,482	-	-	-	94,482
Community Service	257,452	-	-	-	257,452
Fixed Capital Outlay:					
Facilities Acquisition & Construction	-	-	299,753	-	299,753
Other Capital Outlay	43,691	-	-	-	43,691
Debt Service:					
Principal	-	-	-	40,000	40,000
Interest & Fiscal Charges	-	-	-	1,164,507	1,164,507
Total Expenditures	<u>7,520,154</u>	<u>709,895</u>	<u>299,753</u>	<u>1,204,507</u>	<u>9,734,309</u>
Excess/(Deficiency) of Revenues Over Expenditures					
	<u>947,694</u>	<u>17,206</u>	<u>237,539</u>	<u>(1,204,097)</u>	<u>(1,658)</u>
Other Financing Sources (Uses):					
Transfers In/(Out)	(683,133)	-	(603,146)	1,286,279	-
Total Other Financing Sources (Uses)	<u>(683,133)</u>	<u>-</u>	<u>(603,146)</u>	<u>1,286,279</u>	<u>-</u>
Net Change in Fund Balances	264,561	17,206	(365,607)	82,182	(1,658)
Fund Balances, July 1, 2020	1,767,965	43,634	749,661	2,067,626	4,628,886
Fund Balances, June 30, 2021	<u>\$ 2,032,526</u>	<u>\$ 60,840</u>	<u>\$ 384,054</u>	<u>\$ 2,149,808</u>	<u>\$ 4,627,228</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, 2021***

<b>Net Change in Fund Balances - Governmental Funds</b>	\$	(1,658)
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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.

Capital Outlays	343,444	
Depreciation Expense	(213,776)	
		129,668

The repayment of principal of long-term debt is an expenditure in the governmental funds, but the repayment reduces long-term debt in the statement of net position.

40,000

Expenses in the statement of activities that do not require the use of current financial resources are not reported in the governmental funds:

Interest on Bonds		(2,419)
Amortization of Bond Premium		38,313
		38,313

<b>Change in Net Position - Governmental Activities</b>	\$	<u>203,904</u>
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The accompanying notes to the financial statements are an integral part of this statement.



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

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**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.

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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 assets 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

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**June 30, 2021**

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.

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

<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
Motor 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.

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- 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.
- 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.

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➤ **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 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, 2021, the School reported 1032.72 unweighted FTE and 1092.2339 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

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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 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.

➤ **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.

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**3. DUE FROM OTHER AGENCIES**

Amounts Due From Other Agencies included in the accompanying Statement of Net Position and Balance Sheet – Governmental Funds consist of amounts due from the District School Board of Lake County for grant expenditures awaiting reimbursement. These receivables are considered to be fully collectible and as such, no allowance for uncollectible is accrued.

**4. INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS**

At June 30, 2021, the Special Revenue Fund owed the General Fund \$215,587 for grant expenditures awaiting reimbursement from other agencies. The amounts of interfund receivables and payables are netted together and not reported in the statement of net position.

During the 2021 fiscal year, the General Fund transferred \$683,133, and the Capital Projects Fund transferred \$603,146, to the Debt Service Fund for monthly debt service associated with the School's bonded debt. The amounts of interfund transfers are netted together and not reported in the statement of activities.

**5. 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, 2021, are valued using quoted market prices (Level 1 inputs). The School's investments at June 30, 2021, are reported as follows:

<u>Investment (1)</u>	<u>Amount</u>
UMB Financial Corporation - Morgan Stanley	
Institutional Liquidity Funds - Treasury Portfolio	<u>\$ 2,533,862</u>
Total	<u><u>\$ 2,533,862</u></u>

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



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**6. CHANGES IN CAPITAL ASSETS**

Changes in capital assets are presented in the table below:

	Beginning Balance	Additions	Deletions	Ending Balance
<u>Governmental Activities:</u>				
Land	\$ 4,530,000	\$ -	\$ -	\$ 4,530,000
Construction in Progress	135,657	44,220	(135,657)	44,220
Buildings & Fixed Equipment	16,492,265	391,190	-	16,883,455
IT Equipment	266,675	14,101	-	280,776
Furniture, Fixtures and Equipment	259,287	7,798	-	267,085
Motor Vehicles	289,737	21,792	-	311,529
Computer Software	21,200	-	-	21,200
Total Capital Assets	<u>21,994,821</u>	<u>479,101</u>	<u>(135,657)</u>	<u>22,338,265</u>
Less Accumulated Depreciation for:				
Buildings & Fixed Equipment	(313,745)	(138,385)	-	(452,130)
IT Equipment	(217,215)	(30,424)	-	(247,639)
Furniture, Fixtures and Equipment	(180,935)	(35,060)	-	(215,995)
Motor Vehicles	(272,464)	(9,907)	-	(282,371)
Computer Software	(21,200)	-	-	(21,200)
Total Accumulated Depreciation	<u>(1,005,559)</u>	<u>(213,776)</u>	<u>-</u>	<u>(1,219,335)</u>
Governmental Activities Capital Assets, net	<u>\$ 20,989,262</u>	<u>\$ 265,325</u>	<u>\$ (135,657)</u>	<u>\$ 21,118,930</u>

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

**7. BONDS PAYABLE**

Bonds payable at June 30, 2021, are as follows:

Bond Type	Amount Outstanding	Interest Rates	Annual Maturity To
Series 2019A	\$ 23,055,000	5%	2054
Series 2019B	90,000	5.38%	2023
Unamortized Bond Premium	1,264,314		
	<u>\$ 24,409,314</u>		

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**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.

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 and the cash on hand requirement shall be an amount not less than 60 days. As of June 30, 2021, the School’s debt service coverage ratio was 1.48, and days cash on hand was 82.72.

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.

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Annual requirements to amortize all bonded debt outstanding as of June 30, 2021, are as follows:

Fiscal Year Ending June 30	Total	Principal	Interest
2022	\$ 1,427,587	\$ 270,000	\$ 1,157,587
2023	1,428,919	285,000	1,143,919
2024	1,429,500	300,000	1,129,500
2025	1,429,500	315,000	1,114,500
2026	1,428,750	330,000	1,098,750
2027-2031	7,139,500	1,910,000	5,229,500
2032-2036	7,137,000	2,435,000	4,702,000
2037-2041	7,143,750	3,115,000	4,028,750
2042-2046	7,147,750	3,980,000	3,167,750
2047-2051	7,147,750	5,080,000	2,067,750
2052-2054	5,715,250	5,125,000	590,250
<i>Unamortized Bond Premium</i>	<u>1,264,314</u>	<u>1,264,314</u>	-
Total	<u>\$49,839,570</u>	<u>\$24,409,314</u>	<u>\$25,430,256</u>

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

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

	Beginning Balance	Additions	Deductions	Ending Balance	Due in One Year
<b>GOVERNMENTAL ACTIVITIES:</b>					
Bonds Payable	\$ 23,185,000	\$ -	\$ (40,000)	\$ 23,145,000	\$ 270,000
Unamortized Bond Premium	<u>1,302,627</u>	<u>-</u>	<u>(38,313)</u>	<u>1,264,314</u>	<u>-</u>
Total Governmental Activities	<u>\$ 24,487,627</u>	<u>\$ -</u>	<u>\$ (78,313)</u>	<u>\$ 24,409,314</u>	<u>\$ 270,000</u>

**9. 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.

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**10. 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	\$ 6,220,112
Categorical Programs:	
Class Size Reduction	1,177,356
Charter School Capital Outlay	537,164
Miscellaneous	<u>473,040</u>
Total State Revenue	<u>\$ 8,407,672</u>

As provided in the charter school contract, the District has charged the School an administrative fee totaling \$35,815.

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

**11. FUND BALANCE CLASSIFICATION**

For the year ended June 30, 2021, the breakout of the fund balance is shown below:

	<u>Total Governmental Funds</u>
Nonspendable	\$ 22,475
Restricted:	
Food Service	60,840
Debt Service	2,149,808
Capital Projects	384,054
Assigned	
Instructional Materials	100,000
Technology	100,000
Employee Compensation	80,000
Unassigned	<u>1,730,051</u>
Total Fund Balance	<u>\$ 4,627,228</u>

**12. 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

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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 \$997,746.

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, 2021**

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) Net Due to/from Management Company:**

The School has entered into multiple agreements with the management company as described in Note 11 of the notes to financial statements. The ending balance of \$396,924 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 <u>management company</u>
Balance due (to)/from at July 1, 2020	\$ 493,579
Payments	971,451
Invoiced	<u>(1,068,106)</u>
Balance due (to)/from at June 30, 2021	<u>\$ 396,924</u>

**13. 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 \$160,344 for the year ended June 30, 2021. The School is currently making matching contributions up to 5% for participating employees. The rate of contribution is set annually by the Management Company.

**14. 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.

**15. 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 AND SPECIAL REVENUE FUND (UNAUDITED)**  
*For the Fiscal Year Ended June 30, 2021*

	General Fund				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 State	\$ -	\$ -	\$ -	\$ -	\$ 216,717	\$ 694,180	\$ 694,180	\$ -
State	7,140,187	7,870,508	7,870,508	-	-	-	-	-
Local and Other	1,005,278	597,340	597,340	-	192,000	32,921	32,921	-
Total Revenues	<u>8,145,465</u>	<u>8,467,848</u>	<u>8,467,848</u>	<u>-</u>	<u>408,717</u>	<u>727,101</u>	<u>727,101</u>	<u>-</u>
<b>Expenditures:</b>								
Current - Education:								
Instruction	4,027,979	4,232,150	4,232,150	-	97,711	267,901	267,901	-
Student Support Services	130,622	108,715	108,715	-	-	-	-	-
Instructional Media	-	545	545	-	-	-	-	-
Instruction & Curriculum Development	-	-	-	-	-	559	559	-
Instructional Staff Training	-	7,103	7,103	-	-	36,368	36,368	-
Board	11,500	10,040	10,040	-	-	-	-	-
School Administration	2,058,308	1,976,750	1,976,750	-	-	-	-	-
Food Services	-	-	-	-	327,809	376,734	376,734	-
Central Services	28,000	32,662	32,662	-	-	-	-	-
Student Transportation	269,444	178,279	178,279	-	-	-	-	-
Operation of Plant	618,423	578,285	578,285	-	-	28,333	28,333	-
Maintenance of Plant	97,400	94,482	94,482	-	-	-	-	-
Community Service	161,130	257,452	257,452	-	-	-	-	-
Fixed Capital Outlay:								
Other Capital Outlay	30,000	43,691	43,691	-	-	-	-	-
Total Expenditures	<u>7,432,806</u>	<u>7,520,154</u>	<u>7,520,154</u>	<u>-</u>	<u>425,520</u>	<u>709,895</u>	<u>709,895</u>	<u>-</u>
Excess (Deficiency) of Revenues Over Expenditures								
	<u>712,659</u>	<u>947,694</u>	<u>947,694</u>	<u>-</u>	<u>(16,803)</u>	<u>17,206</u>	<u>17,206</u>	<u>-</u>
Other Financing Sources (Uses):								
Transfers (Out)	(676,840)	(683,133)	(683,133)	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>(676,840)</u>	<u>(683,133)</u>	<u>(683,133)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	35,819	264,561	264,561	-	(16,803)	17,206	17,206	-
Fund Balances, July 1, 2020	1,767,965	1,767,965	1,767,965	-	43,634	43,634	43,634	-
Fund Balances, June 30, 2021	<u>\$ 1,803,784</u>	<u>\$ 2,032,526</u>	<u>\$ 2,032,526</u>	<u>\$ -</u>	<u>\$ 26,831</u>	<u>\$ 60,840</u>	<u>\$ 60,840</u>	<u>\$ -</u>

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, 2021**

**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, 2021, 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, 2021.

**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, 2021  
Tampa, Florida



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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, 2021, and have issued our report thereon dated September 9, 2021.

**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, 2021, 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, 2021  
Tampa, Florida