

Keys Gate Charter High School

(A Component Unit of the School
Board of Miami-Dade County, Florida)

Basic Financial Statements
For the Year Ended June 30, 2022



Keys Gate Charter High School

Table of Contents

Independent Auditor's Report	1-3
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	4-8
Basic Financial Statements	
Basic Financial Statements:	
Government-wide Basic Financial Statements:	
Statement of Net Position (Deficit)	9
Statement of Activities	10
Fund Basic Financial Statements:	
Balance Sheet - Governmental Funds	11
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position (Deficit)	12
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues and Expenditures - Budget and Actual - General Fund	15
Statement of Revenues and Expenditures - Budget and Actual - Grants Fund	16
Notes to Basic Financial Statements	17-28
Other Independent Auditor's Reports	
Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i>	29-30
Independent Auditor's Report to the Board of Directors	31-32



INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Keys Gate Charter High School
Homestead, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the School, as of June 30, 2022, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and Grants Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the School and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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 and each major fund of Renaissance Charter School, Inc. that is attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2022 and the changes in its financial position or budgetary comparisons, where applicable, for the year ended June 30, 2022 in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Change in Accounting Principle

As described in Note 16 to the financial statements, in 2022, the School adopted new accounting guidance, GASB Statement No. 87, *Leases*. Our opinion is not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the School's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the School's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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 15, 2022 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 15, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS



As management of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida (the "School Board",) 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, 2022 and 2021.

Management's discussion and analysis is included at the beginning of the School's basic financial statements to provide, in layman's terms, the 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.

Financial Highlights

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

- The net position (deficit) of the School as of June 30, 2022 was \$ (4,654,646) as compared to \$ (5,189,280) as of June 30, 2021, as restated.
- As of June 30, 2022, the School's governmental fund balance was \$ 803,866 as compared to \$ 321,574 as of June 30, 2021, as restated.

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 basic financial statements, 2) fund basic financial statements, and 3) notes to the basic financial statements.

Government-Wide Basic 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 basic 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 basic financial statements can be found on pages 9 and 10 of this report.

Fund 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. 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 basic financial statements. However, unlike the government-wide basic financial statements, governmental fund basic 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 balance 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, Grants Fund, Capital Project Fund and Club and Activities 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 Grants Fund to demonstrate compliance with the budget.

The governmental fund financial statements can be found on pages 11 through 16 of this report.

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 17 through 28 of this report.

Government-Wide Financial Analysis

The School has been in operation for twelve years; therefore, comparative government-wide data is presented. The School's net position (deficit) was \$ (4,654,646) at June 30, 2022. Of this amount, \$ 431,234 represented unrestricted net position, \$ 15,671 represented restricted net position and \$ (5,101,551) represented net investment in capital assets (deficit). The School's net position (deficit) was \$ (5,189,280) at June 30, 2021, as restated, of which \$ (302,241) represented unrestricted net position (deficit), \$ 14,196 represented restricted net position and \$ (4,901,235) represented net investment in capital assets (deficit).

**Keys Gate Charter High School
Management's Discussion and Analysis
June 30, 2022**

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

Keys Gate Charter High School Net Position (Deficit)		
	June 30, 2022	June 30, 2021, as Restated
Assets:		
Current and other assets	\$ 1,100,103	\$ 1,508,141
Other noncurrent assets	9,218,077	9,307,676
Capital assets, net of depreciation	<u>18,060,357</u>	<u>18,516,792</u>
Total assets	<u>28,378,537</u>	<u>29,332,609</u>
Deferred Outflows of Resources	<u>2,566,232</u>	<u>2,669,977</u>
Liabilities:		
Current liabilities	1,282,036	1,848,653
Noncurrent liabilities	<u>25,327,157</u>	<u>26,041,366</u>
Total liabilities	<u>26,609,193</u>	<u>27,890,019</u>
Deferred Inflows of Resources	<u>8,990,222</u>	<u>9,301,847</u>
Net Position (Deficit):		
Net investment in capital assets (deficit)	(5,101,551)	(4,901,235)
Restricted	15,671	14,196
Unrestricted (deficit)	<u>431,234</u>	<u>(302,241)</u>
Total net position (deficit)	<u>\$ (4,654,646)</u>	<u>\$ (5,189,280)</u>

Current and other assets decreased mainly due to a reduction in the School's cash position and other receivables. Capital assets, net of depreciation decreased due to depreciation expense of \$ 758,951 somewhat offset by an increase in capital purchases of \$ 302,516. Current liabilities decreased due to a reduction in the amount owed to the School's management company and salaries and wages. Noncurrent liabilities decreased due to principal payments made on the School's lease.

Governmental Activities: The results of this year's operations for the School as a whole are reported in the statement of activities on page 10. The following table provides a condensed presentation of the School's revenues and expenses for the years ended June 30, 2022 and 2021:

Keys Gate Charter High School Change in Net Position		
	June 30, 2022	June 30, 2021, as Restated
Revenues:		
General revenues	\$ 7,941,373	\$ 6,463,849
Program revenues	<u>2,260,616</u>	<u>1,968,107</u>
Total revenues	<u>10,201,989</u>	<u>8,431,956</u>
Functions/Program Expenses:		
Instruction	3,401,715	3,323,840
Instructional support services	3,566,807	2,933,189
Operation of non-instructional services	<u>2,698,833</u>	<u>2,106,505</u>
Total governmental activities	<u>9,667,355</u>	<u>8,363,534</u>
Change in net position (deficit)	<u>\$ 534,634</u>	<u>\$ 68,422</u>

**Keys Gate Charter High School
Management’s Discussion and Analysis
June 30, 2022**

General revenues increased due to an increase in state source revenues compared to the previous year. Program revenues increased compared to last year due to a rise in grant funding. Total expenses increased due to increases in instructional, instructional support and operation of non-instructional services.

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	2022		2021	
	Expenditures	Percent	Expenditures	Percent
Governmental expenditures:				
Instructional expenditures	\$ 3,139,952	33%	\$ 3,134,255	38%
Debt service	2,178,575	22%	2,148,547	26%
Plant operations and maintenance	1,350,054	14%	1,187,246	14%
School administration	820,460	8%	637,789	8%
Student support services	482,836	5%	264,505	3%
All other functions/programs	<u>1,755,164</u>	<u>18%</u>	<u>917,647</u>	<u>11%</u>
Total governmental expenditures	\$ <u>9,727,041</u>	<u>100%</u>	\$ <u>8,289,989</u>	<u>100%</u>

Capital Assets and Debt Administration

Capital Assets: At June 30, 2022, the School had capital assets of \$ 18,060,357, net of accumulated depreciation and amortization, invested in intangible right to use assets, leasehold improvements, computer equipment, and furniture, fixtures and equipment, as compared to \$ 18,516,792 at June 30, 2021, as restated.

Debt: At June 30, 2022 the School had debt of \$ 26,053,140 as compared to \$ 26,713,004 at June 30, 2021, as restated. More information about the School’s debt can be found in Notes 9 through 11 on pages 24 and 25 of this report.

General Fund Budgetary Highlights

State source revenues were unfavorable to budget due to an enrollment shortfall. Local source revenues were also favorable to budget due to a higher contribution the School’s management company than anticipated. Total General Fund expenditures were favorable to budget due to savings in instruction and maintenance and operation of plant expenses, as well as a reduction in capital outlay. Overall, the School ended the year with a change in fund balance that was favorable to the budget by \$ 480,817.

Economic Factors and Next Year’s Budget

In fiscal year 2022, the State of Florida continued to include a teacher salary increase allocation (TSIA) of \$ 550 million. The capital outlay funding pool ended up at \$ 183.2 million. In addition to the TSIA, teachers also received a compensation increase to align overall salaries with district levels.

For fiscal year 2023, the teacher salary increase allocation will be \$ 800 million and will continue to be part of FEFP funding. A 2% merit increase for all staff was included in the budget. All other expenditures are budgeted in alignment with enrollment changes and the School’s strategic objectives.

Requests for Information

If you have questions about this report or need additional information, please contact Yeimy Guzman, Controller - School Accounting; Charter Schools USA, 800 Corporate Drive, Suite 700, Fort Lauderdale, Florida 33334.

BASIC FINANCIAL STATEMENTS

Keys Gate Charter High School
Statement of Net Position (Deficit)
June 30, 2022

	<u>Governmental Activities</u>
Current Assets:	
Cash and cash equivalents	\$ 288,530
Other receivables	6,931
Lease receivables	124,765
Due from other school	176,829
Due from related party	5,837
Due from other governments	418,819
Prepaid items	66,816
Deposits	11,576
	<u>1,100,103</u>
Noncurrent Assets:	
Lease receivables	9,218,077
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	<u>18,060,357</u>
Total noncurrent assets	<u>27,278,434</u>
Total assets	<u>28,378,537</u>
Deferred Outflows of Resources:	
Deferred amount on renegotiation of lease liability	<u>2,566,232</u>
Current Liabilities:	
Accounts payable and accrued expenses	165,609
Salaries and wages payable	349,524
Due to management company	8,959
Compensated absences	23,970
Leases	408,974
Promissory note payable	325,000
	<u>1,282,036</u>
Noncurrent Liabilities:	
Compensated absences	7,991
Leases	<u>25,319,166</u>
Total noncurrent liabilities	<u>25,327,157</u>
Total liabilities	<u>26,609,193</u>
Deferred Inflows of Resources:	
Deferred amount on lease receivables	<u>8,990,222</u>
Commitments (Note 12)	-
Net Position (Deficit):	
Net investment in capital assets (deficit)	(5,101,551)
Restricted for extracurricular activities	15,671
Unrestricted (deficit)	<u>431,234</u>
Total net position (deficit)	<u>\$ (4,654,646)</u>

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

**Keys Gate Charter High School
Statement of Activities
For the Year Ended June 30, 2022**

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenue (Expense) and Change in Net Position</u>
Functions/Programs:					
Instruction	\$ 3,401,715	\$ -	\$ 345,145	\$ -	\$ (3,056,570)
Student support services	482,836	-	-	-	(482,836)
Instruction and curriculum development services	525	-	-	-	(525)
Instructional staff training services	21,262	-	180	-	(21,082)
Instruction related technology	125,721	-	-	-	(125,721)
Board	17,787	-	-	-	(17,787)
School administration	820,460	-	-	-	(820,460)
Fiscal services	44,278	-	-	-	(44,278)
Food services	609,841	1,546	609,841	-	1,546
Central services	117,803	-	14,113	-	(103,690)
Transportation services	226,524	-	87,180	-	(139,344)
Operation of plant	1,604,759	311,625	118,823	-	(1,174,311)
Maintenance of plant	284,720	-	-	-	(284,720)
Community services	25,692	-	-	-	(25,692)
Extracurricular activities	263,215	-	264,690	-	1,475
Interest on long-term debt	1,620,217	-	-	507,473	(1,112,744)
Total governmental activities	\$ <u>9,667,355</u>	\$ <u>313,171</u>	\$ <u>1,439,972</u>	\$ <u>507,473</u>	<u>(7,406,739)</u>
General revenues:					
Grants and entitlements					5,770,752
Contributions					1,616,557
Interest income					554,064
Total general revenues					<u>7,941,373</u>
Change in net position					534,634
Net position (deficit), July 1, 2021, as restated (Note 16)					<u>(5,189,280)</u>
Net position (deficit), June 30, 2022					\$ <u><u>(4,654,646)</u></u>

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

**Keys Gate Charter High School
Balance Sheet - Governmental Funds
June 30, 2022**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Assets:					
Cash and cash equivalents	\$ 272,513	\$ -	\$ -	\$ 16,017	\$ 288,530
Due from other governments	-	367,237	51,582	-	418,819
Lease receivables	9,342,842	-	-	-	9,342,842
Other receivables	6,931	-	-	-	6,931
Due from other school	176,829	-	-	-	176,829
Due from related party	5,837	-	-	-	5,837
Due from other funds	419,165	-	-	-	419,165
Prepaid items	66,816	-	-	-	66,816
Deposits	11,576	-	-	-	11,576
	<u>11,576</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>11,576</u>
Total assets	\$ <u>10,302,509</u>	\$ <u>367,237</u>	\$ <u>51,582</u>	\$ <u>16,017</u>	\$ <u>10,737,345</u>
Liabilities:					
Accounts payable and accrued expenses	\$ 165,609	\$ -	\$ -	\$ -	\$ 165,609
Salaries and wages payable	349,524	-	-	-	349,524
Due to management company	8,959	-	-	-	8,959
Due to other funds	-	367,237	51,582	346	419,165
	<u>-</u>	<u>367,237</u>	<u>51,582</u>	<u>346</u>	<u>419,165</u>
Total liabilities	<u>524,092</u>	<u>367,237</u>	<u>51,582</u>	<u>346</u>	<u>943,257</u>
Deferred Inflows of Resources:					
Deferred amount on lease receivables	8,990,222	-	-	-	8,990,222
	<u>8,990,222</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,990,222</u>
Commitments (Note 12)					
	-	-	-	-	-
Fund Balances:					
Nonspendable:					
Deposits	11,576	-	-	-	11,576
Prepaid items	66,816	-	-	-	66,816
Leases	352,620	-	-	-	352,620
Restricted for extracurricular activities	-	-	-	15,671	15,671
Unassigned	357,183	-	-	-	357,183
	<u>357,183</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>357,183</u>
Total fund balances	<u>788,195</u>	<u>-</u>	<u>-</u>	<u>15,671</u>	<u>803,866</u>
Total liabilities and fund balances	\$ <u>10,302,509</u>	\$ <u>367,237</u>	\$ <u>51,582</u>	\$ <u>16,017</u>	\$ <u>10,737,345</u>

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

**Keys Gate Charter High School
 Reconciliation of the Balance Sheet of Governmental Funds
 to the Statement of Net Position (Deficit)
 June 30, 2022**

Total Fund Balance of Governmental Funds		\$	803,866
<p>Amounts reported for governmental activities in the statement of net position (deficit) are different because:</p>			
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.</p>			
Cost of capital assets	\$	25,744,429	
Less accumulated depreciation and amortization		<u>(7,684,072)</u>	18,060,357
<p>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.</p>			
Compensated absences	\$	(31,961)	
Leases		(25,728,140)	
Promissory note payable		<u>(325,000)</u>	(26,085,101)
<p>Governmental funds report the effect of premiums, discounts and refundings and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.</p>			
			<u>2,566,232</u>
Net Position (Deficit) of Governmental Activities		\$	<u><u>(4,654,646)</u></u>

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

**Keys Gate Charter High School
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended June 30, 2022**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Revenues:					
Federal through state	\$ -	\$ 1,090,799	\$ -	\$ -	\$ 1,090,799
State sources	5,871,192	-	507,473	-	6,378,665
Local sources	2,475,179	-	-	264,690	2,739,869
Total revenues	<u>8,346,371</u>	<u>1,090,799</u>	<u>507,473</u>	<u>264,690</u>	<u>10,209,333</u>
Expenditures:					
Instruction	3,069,835	70,117	-	-	3,139,952
Student support services	482,836	-	-	-	482,836
Instruction and curriculum development services	525	-	-	-	525
Instructional staff training services	21,082	180	-	-	21,262
Instruction related technology	125,721	-	-	-	125,721
Board	17,787	-	-	-	17,787
School administration	820,460	-	-	-	820,460
Fiscal services	44,278	-	-	-	44,278
Food services	-	609,841	-	-	609,841
Central services	103,690	14,113	-	-	117,803
Transportation services	226,524	-	-	-	226,524
Operation of plant	974,537	90,797	-	-	1,065,334
Maintenance of plant	284,720	-	-	-	284,720
Community services	25,692	-	-	-	25,692
Extracurricular activities	-	-	-	263,215	263,215
Capital outlay	40,748	261,768	-	-	302,516
Debt service:					
Principal	689,391	-	-	-	689,391
Interest	981,711	-	507,473	-	1,489,184
Total expenditures	<u>7,909,537</u>	<u>1,046,816</u>	<u>507,473</u>	<u>263,215</u>	<u>9,727,041</u>
Excess (deficiency) of revenues over expenditures	<u>436,834</u>	<u>43,983</u>	<u>-</u>	<u>1,475</u>	<u>482,292</u>
Other Financing Sources (Uses):					
Transfer in	43,983	-	-	-	43,983
Transfer out	-	(43,983)	-	-	(43,983)
Total other financing sources (uses)	<u>43,983</u>	<u>(43,983)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	480,817	-	-	1,475	482,292
Fund Balances, July 1, 2021, as restituted (Note 16)	<u>307,378</u>	<u>-</u>	<u>-</u>	<u>14,196</u>	<u>321,574</u>
Fund Balances, June 30, 2022	<u>\$ 788,195</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 15,671</u>	<u>\$ 803,866</u>

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

**Keys Gate Charter High 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, 2022**

Net Change in Fund Balances - Governmental Funds \$ 482,292

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, the costs of those assets are depreciated over their estimated useful lives as provision for depreciation and amortization.

Cost of capital assets	\$	302,516	
Provision for depreciation and amortization		<u>(758,951)</u>	(456,435)

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. (43,983)

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 (deficit). 689,391

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.

Change in accrued interest payable	\$	2,239	
Compensated absences		(5,598)	
Amortization of costs associated with lease liability		(29,527)	
Amortization of deferred amount on renegotiation of lease liability		<u>(103,745)</u>	<u>(136,631)</u>

Change in Net Position of Governmental Activities \$ 534,634

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

**Keys Gate Charter High School
Statement of Revenues and Expenditures -
Budget and Actual - General Fund
For the Year Ended June 30, 2022**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
State sources	\$ 6,433,389	\$ 5,871,192	\$ (562,197)
Local sources	<u>1,501,359</u>	<u>2,475,179</u>	<u>973,820</u>
Total revenues	<u>7,934,748</u>	<u>8,346,371</u>	<u>411,623</u>
Expenditures:			
Instruction	3,154,447	3,069,835	84,612
Student support services	273,618	482,836	(209,218)
Instruction and curriculum development services	-	525	(525)
Instructional staff training services	13,540	21,082	(7,542)
Instruction related technology	144,723	125,721	19,002
Board	28,649	17,787	10,862
School administration	698,682	820,460	(121,778)
Fiscal services	8,368	44,278	(35,910)
Central services	105,911	103,690	2,221
Transportation services	224,910	226,524	(1,614)
Operation of plant	1,050,004	974,537	75,467
Maintenance of plant	291,774	284,720	7,054
Community services	-	25,692	(25,692)
Capital outlay	264,599	40,748	223,851
Debt service:			
Principal	679,169	689,391	(10,222)
Interest	<u>996,354</u>	<u>981,711</u>	<u>14,643</u>
Total expenditures	<u>7,934,748</u>	<u>7,909,537</u>	<u>25,211</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>436,834</u>	<u>436,834</u>
Other Financing Sources (Uses):			
Transfer in	<u>-</u>	<u>43,983</u>	<u>43,983</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 480,817</u>	<u>\$ 480,817</u>

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

**Keys Gate Charter High School
Statement of Revenues and Expenditures -
Budget and Actual - Grants Fund
For the Year Ended June 30, 2022**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:			
Federal sources:			
National School Lunch Program	\$ 243,677	\$ 686,684	\$ 443,007
Title IV	758	27,980	27,222
SIG - Recidivism	-	19,508	19,508
ESSER I	352,515	3,000	(349,515)
ESSER II	-	353,627	353,627
Emergency Impact Aid	104,306	-	(104,306)
	<u>701,256</u>	<u>1,090,799</u>	<u>389,543</u>
Total revenues	<u>701,256</u>	<u>1,090,799</u>	<u>389,543</u>
Expenditures:			
Instruction	456,821	70,117	386,704
Instructional staff training	-	180	(180)
Food services	240,406	609,841	(369,435)
Central services	-	14,113	(14,113)
Operation of plant	3,271	90,797	(87,526)
Capital outlay	758	261,768	(261,010)
	<u>701,256</u>	<u>1,046,816</u>	<u>(345,560)</u>
Total expenditures	<u>701,256</u>	<u>1,046,816</u>	<u>(345,560)</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>43,983</u>	<u>43,983</u>
Other Financing Sources (Uses):			
Transfer out	<u>-</u>	<u>(43,983)</u>	<u>(43,983)</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.

Note 1 - Organization and Operations

Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, was established in July 2010 as a public charter school to serve students from ninth to twelfth grade in Miami-Dade County. The School is sponsored by its charter-holder, Renaissance Charter School, Inc., a Florida nonprofit corporation organized in August 1998. There were 771 students enrolled for the 2021/2022 school year.

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 Renaissance Charter School, Inc. as of June 30, 2022, and its 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. Accordingly, these basic financial statements only include balances, activity and disclosures related to the School.

Note 2 - Summary of Significant Accounting Policies

Reporting entity: The School operates under a charter granted by the sponsoring School Board, the School Board of Miami-Dade County. The current charter is effective until June 2025 and may be renewed in increments of five years by mutual written agreement between the School and the School Board. At the end of the term of the charter, the School Board may choose not to renew the charter under grounds specified in the charter, in which case the School 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 School Board may also terminate the charter if good cause is shown. Keys Gate Charter High School is considered a component unit of the School Board of Miami-Dade 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 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 basic financial statements.

Basis of presentation: Based on the guidance provided 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.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

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.

Grants Fund - This special revenue fund is used to account for federal grants 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.

Club and Activities Fund - This special revenue 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.

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 one hundred and twenty 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 leases are reported as other financing sources.

Cash and cash equivalents: The School considers all demand accounts and money market funds which are not subject to withdrawal restrictions to be cash and cash equivalents.

Note 2 - Summary of Significant Accounting Policies (continued)

The School maintains its cash accounts with two financial institutions. The School's accounts at these institutions, 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.

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 a twelve month period and is adjusted for changes in full-time equivalent (FTE) student population.

Income taxes: The School is a division of a nonprofit corporation. Revenue of the School is derived primarily from other governmental entities. The School is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income taxes has been made in these basic financial statements.

Capital assets: Property and equipment 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 property and equipment 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 capital assets. Other costs incurred for repairs and maintenance are expensed as incurred.

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

Leasehold improvements	10 years
Furniture, fixtures and equipment	5 years
Computer equipment	3 years

The School has recorded a right to use lease asset as a result of implementing GASB 87. The right to use asset is initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The right to use asset is amortized on a straight-line basis over the life of the related lease.

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 has one item that qualifies for reporting in the category. The government-wide statement of net position reports a deferred amount on renegotiation of lease liability.

Note 2 - Summary of Significant Accounting Policies (continued)

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 School reports a deferred amount on lease receivables on the balance sheet - governmental funds and the statement of net position.

Unearned revenue: Unearned revenue arises when the School receives resources before it has a 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 of 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 any outstanding balances of 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.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

- 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 11.

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 15, 2022 which is the date the financial statements were available to be issued.

Note 3 - Deposits

At June 30, 2022, the carrying amount of the deposits and cash on hand totaled \$ 288,530 with a bank balance of \$ 786,205.

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 reporting requirements of the qualified public depositor to the Treasurer is defined by the 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. They are covered by the collateral pool as the School has identified itself as a public entity.

Note 4 - Interfund Receivables and Payables and Interfund Transfers

The composition of interfund balances as of June 30, 2022 is as follows:

Due To/From Other Funds		
Receivable Fund	Payable Fund	Amount
General Fund	Grants Fund	\$ 367,237
General Fund	Capital Project Fund	51,582
General Fund	Club and Activities Fund	346
		<u>\$ 419,165</u>

The outstanding balances between funds results mainly from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made.

The composition of interfund transfers for the year ended June 30, 2022 is as follows:

	Transfers In General Fund
Transfers Out: Grants Fund	\$ <u>43,983</u>

During the year, transfers were used to move prior year unavailable revenue that was received in fiscal year 2022 to the General Fund.

Note 5 - Lease Receivables

Florida Charter Educational Foundation, Inc. (“FCEF”) has a use agreement with Renaissance Charter School, Inc. (“RCS”) to lease a portion of Keys Gate Charter High School building and grounds. The building agreement expires in June 2050 with no renewal options while the ground lease expires in June 2046 with an option to extend for fifteen years. RCS is reasonably certain that FCEF will exercise this option. The payments are determined according to the proportion of the building and grounds used by Florida Charter Educational Foundation, Inc. This agreement qualifies as other than short-term lease under GASB 87 and, therefore, has been recorded at present value of future minimum lease receivables as of the implementation date of June 30, 2021.

For 2022, the School reported lease revenue of \$ 311,625 and interest revenue of \$ 528,252 related to lease payments received. These leases are summarized as follows:

Lease	Lease Receivable	Lease Revenue	Lease Interest Revenue
Grounds	\$ 978,974	\$ 24,067	\$ 29,438
Building	<u>8,363,868</u>	<u>287,558</u>	<u>498,814</u>
Total	<u>\$ 9,342,842</u>	<u>\$ 311,625</u>	<u>\$ 528,252</u>

Keys Gate Charter High School
Notes to Basic Financial Statements
June 30, 2022

Note 6 - Due From Other School

The School and Keys Gate Charter School (“KGCS”) share teachers, administrative staff, as well as expenses relative to their facility. As of June 30, 2022, the basic financial statements include an amount due from KGCS of \$ 176,829.

Note 7 - Due From Related Party

The School is a Department of Renaissance Charter School, Inc. (“RCS”). The due from balances represent amounts that are due from RCS.

Note 8 - Capital Assets

Capital asset balances and activity for the year ended June 30, 2022 are as follows:

	Balance at June 30, 2021, as Restated	Additions	Deletions	Balance at June 30, 2022
Capital assets being depreciated/ amortized:				
Improvements other than building	\$ 226,534	\$ 18,950	\$ -	\$ 245,484
Furniture, fixtures and equipment	1,284,246	232,552	-	1,516,798
Computer equipment	1,732,776	51,014	-	1,783,790
Intangible right to use:				
Land	2,942,351	-	-	2,942,351
Building	19,211,906	-	-	19,211,906
Computer equipment	44,100	-	-	44,100
	<u>25,441,913</u>	<u>302,516</u>	<u>-</u>	<u>25,744,429</u>
Total capital assets being depreciated/amortized				
Accumulated depreciation/ amortization:				
Improvements other than building	122,757	23,127	-	145,884
Furniture, fixtures and equipment	1,219,596	35,969	-	1,255,565
Computer equipment	1,569,609	168,857	-	1,738,466
Intangible right to use:				
Land	71,765	71,765	-	143,530
Building	3,927,919	444,533	-	4,372,452
Computer equipment	13,475	14,700	-	28,175
	<u>6,925,121</u>	<u>758,951</u>	<u>-</u>	<u>7,684,072</u>
Total accumulated depreciation/ amortization				
Net capital assets being depreciated/amortized	\$ <u>18,516,792</u>	\$ <u>(456,435)</u>	\$ <u>-</u>	\$ <u>18,060,357</u>

Provision for depreciation and amortization was charged to governmental activities as follows:

Instruction	\$ 219,526
Operation of plant	<u>539,425</u>
Total	<u>\$ 758,951</u>

Note 9 - Promissory Note Payable

Previously, the School entered into a promissory note payable to Keys Gate Charter School for general working capital purposes. Principal payments of \$ 25,000 plus interest at 4.0% are payable in monthly installments through June 2023.

The following is a schedule of the future minimum promissory note payments at June 30, 2022:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ <u>325,000</u>	\$ <u>7,697</u>	\$ <u>332,697</u>

Note 10 - Leases

The School amended its lease arrangement with Red Apple, LLC for use of its facility. The original lease arrangement was entered into as part of a transaction consisting of a bond issuance by the Renaissance Charter School, Inc. and Red Apple Development, Inc. (Note 12) and was amended when the Series 2020 Bonds were issued to refund the Series 2011 Bonds. The lease is through June 2065 and requires monthly principal and interest payments through June 2050. As of June 30, 2022, the net book value of the leased facility is approximately \$ 14,839,500. Amortization of the leased facility is included with depreciation expense.

Future minimum payments at June 30, 2022 are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 382,315	\$ 1,417,850	\$ 1,800,165
2024	401,095	1,398,983	1,800,078
2025	421,217	1,379,201	1,800,418
2026	442,680	1,358,405	1,801,085
2027	464,143	1,336,563	1,800,706
2028-2032	2,685,593	6,312,232	8,997,825
2033-2037	3,486,442	5,513,039	8,999,481
2038-2042	4,552,899	4,445,082	8,997,981
2043-2047	6,083,499	2,915,089	8,998,588
2048-2050	<u>4,697,977</u>	<u>785,960</u>	<u>5,483,937</u>
	\$ <u>23,617,860</u>	\$ <u>26,862,404</u>	\$ <u>50,480,264</u>

The School also has a ground lease agreement that expires in June 2046 with an option to extend for fifteen years. The School anticipates exercising this option. This agreement qualifies as other than short-term lease under GASB 87 and, therefore, has been recorded at the present value of the future minimum lease payments as of the implementation date of June 30, 2021.

Keys Gate Charter High School
Notes to Basic Financial Statements
June 30, 2022

Note 10 - Leases (continued)

The following is a schedule of the School's future lease payments as of June 30, 2022.

Year Ending June 30,	Principal	Interest	Total
2023	\$ 11,501	\$ 87,499	\$ 99,000
2024	11,851	87,149	99,000
2025	12,211	86,789	99,000
2026	12,583	86,417	99,000
2027	23,003	85,897	108,900
2028-2032	136,979	418,405	555,384
2033-2037	218,870	392,037	610,907
2038-2042	320,030	352,006	672,036
2043-2047	436,724	295,264	731,988
2048-2052	539,004	221,976	760,980
2053-2057	626,117	134,863	760,980
2058-2061	573,001	35,783	608,784
	<u>\$ 2,921,874</u>	<u>\$ 2,284,085</u>	<u>\$ 5,205,959</u>

The School previously entered into a lease arrangement for computer equipment. The lease requires annual payments of \$ 15,635 through July 2023. Amortization of the computer equipment is included with depreciation expenses.

Year Ending June 30,	Principal	Interest	Total
2023	\$ 15,158	\$ 477	\$ 15,635

Note 11 - Long-Term Liabilities

Changes in the School's long-term liabilities for fiscal year ended June 30, 2022, are as follows:

	Balance July 1, 2021, as Restated	Additions	Retirements	Amortization	Balance June 30, 2022	Amount Due Within One Year
Lease - building, net of unamortized costs of \$ 826,752	\$ 23,125,115	\$ -	\$ 363,534	\$ 29,527	\$ 22,791,108	\$ 382,315
Lease - land	2,933,036		11,162		2,921,874	11,501
Promissory note payable	625,000		300,000	-	325,000	325,000
Lease - computer equipment	29,853		14,695	-	15,158	15,158
Compensated absences	26,363	99,408	93,810	-	31,961	23,970
	<u>\$ 26,739,367</u>	<u>\$ 99,408</u>	<u>\$ 783,201</u>	<u>\$ 29,527</u>	<u>\$ 26,085,101</u>	<u>\$ 757,944</u>

Note 12 - Commitments

Management agreement: The School has a formal agreement with Charter Schools USA at Renaissance High School of South Dade, LLC (“CSUSA”) to manage, staff and operate the School. The agreement states that CSUSA shall be entitled to cost reimbursements and management fees (the “fee”) for its services, subject to availability of funds. The fee is subordinated to all lease payment requirements. The agreement will automatically renew for five-year periods unless terminated by either party. The fee ranges from \$ 150,000 for fiscal year 2025 to \$ 2,496,665 for fiscal year 2050 as defined in the agreement or the budgeted amount approved by the Board of Directors.

For the year ended June 30, 2022, there were no cost reimbursement and management fees and CSUSA contributed \$ 1,616,557 to the School.

The School had an amount of \$ 8,959 due to CSUSA for the year ending June 30, 2022.

Lease agreement: In March 2020, the Florida Development Finance Corporation (the “Corporation”) issued \$ 95,565,000 in Tax Convertible Educational Facilities Revenue Bonds, Series 2020A and \$ 450,000 in Taxable Educational Facilities Revenue Bonds, Series 2020B pursuant to an Indenture of Trust between the Corporation and a trustee to make a loan to Renaissance Charter Schools, Inc. (“REN”), a division of which the School exists, and Red Apple Development, LLC and subsidiaries (“RAD”) to refund the Series 2011 Tax Exempt Educational Facilities Revenue Bonds which financed the acquisition of the facilities of six charter schools existing under Renaissance Charter Schools, Inc. 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, amended its four lease agreements with REN. The facilities which are owned by RAD are leased by REN on behalf of the schools under a 45-year lease (Note 10). The leases are deemed to be intangible right to use leases and the lease payments are based on the debt service requirements of the bonds which extend through June 2050. These payments are made from the revenues received from the School Board of Miami-Dade County for the operation of the Schools. REN 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.

In addition to the lease payments noted in Note 10, the School is required to pay incremental rent payments to RAD. Going forward, the incremental rent payments range from \$ 779,300 in 2026 to \$ 2,429,002 in 2060. For the year ending June 30, 2022, no incremental rent was due.

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

Note 13 - Employee Benefit Plan

During the year ended June 30, 2022, 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, 2021, there were \$ 3,939 in forfeitures for the School. For the year ended June 30, 2022, the School contributed a matching amount of \$ 8,743.

Note 14 - 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 \$ 507,473 for the 2021/2022 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 15 - Risk Financing

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 were no claims in excess of insurance coverage limits during the past three years.

As disclosed in Note 12, 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. In addition, CSUSA carries all required insurance including, but not limited to, general liability and errors and omissions insurance.

Note 16 - Change in Accounting Principles and Restatement

For 2022, the School implemented Government Accounting Standards Board (GASB) Statement No. 87, *Leases*. GASB Statement No. 87 enhances the relevance and consistency of information of the School’s leasing activities. It establishes requirements for lease accounting based on the principle that leases are financing of the right to use an underlying asset. A lessee is required to recognize a lease liability and an intangible right to use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources. These changes were incorporated in the School’s 2022 financial statements and had the following effect on the beginning net position of the governmental-wide activities and fund balances of the governmental fund activities.

Net position (deficit), June 30, 2021	\$ (5,285,557)
Adjustments:	
Net book value leased asset	2,870,586
Lease liability	(2,933,036)
Lease receivables	9,460,574
Deferred inflows of resources	<u>(9,301,847)</u>
Restated net position (deficit), June 30, 2021	\$ <u><u>(5,189,280)</u></u>
Fund balance, June 30, 2021	\$ 162,847
Adjustments:	
Lease receivable	9,460,574
Deferred inflows of resources	<u>(9,301,847)</u>
Restated fund balance, June 30, 2021	\$ <u><u>321,574</u></u>

OTHER INDEPENDENT AUDITOR'S REPORTS



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
Keys Gate Charter High School
Homestead, 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 and each major fund of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2022, 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 15, 2022.

Report on 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) as a basis for designing 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 or significant deficiencies may exist that were not identified.

CPA's + Trusted Advisors

Report on 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 financial statements. 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 15, 2022

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS

To the Board of Directors
Keys Gate Charter High School
Homestead, Florida

Report on the Financial Statements

We have audited the financial statements of Keys Gate Charter High School (the "School"), a Department of the Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2022, and have issued our report thereon dated September 15, 2022.

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 15, 2022, 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 Keys Gate Charter High School and 137050.

CPA's + Trusted Advisors

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 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 15, 2022