



Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc. and  
A Component Unit of the School Board of Lake County, Florida)  
WL# 9027

Clermont, Florida

Financial Statements and  
Independent Auditors' Report  
June 30, 2022

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Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)  
WL# 9027

1100 S. US Highway 27,  
Clermont, Florida 34714

2021-2022

BOARD OF DIRECTORS

Carlos Alvarez, Chair, President, and Director  
Juan Molina, Secretary, Director, Treasurer  
Shannie Sadesky, Director  
Erin Demirjian, Director  
Carlos Coello, Director  
Albert Maillo, Director  
Sheila Gonazalez, Director

SCHOOL ADMINISTRATION

Jorge A. Rivas, Principal



## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
Pinecrest Academy Four Corners  
Clermont, Florida

### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of Pinecrest Academy Four Corners (the “School”), a charter school under Pinecrest Academy, Inc. and a component unit of the District School Board of Lake County 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 Pinecrest Academy Four Corners as of June 30, 2022, and the respective changes in financial position 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 (GAAS) 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 Pinecrest Academy, Inc. 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.

### *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 Pinecrest Academy Four Corners’ 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.

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### ***Auditors' 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.

### ***Emphasis of a Matter – Change in Accounting Principle***

As described in Note 6 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.

### ***Emphasis of a Matter – Presentation***

As described in Note 1, the accompanying financial statements referred to above present only the financial position and change in financial position of Pinecrest Academy Four Corners that is attributable to the transactions of the School and is not intended to be a complete presentation of Pinecrest Academy, Inc. These financial statements do not purport to, and do not, present fairly the financial position of Pinecrest Academy, Inc. as of June 30, 2022 and its changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5 through 9 and 29 through 30 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 30, 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, 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 the 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.



Coral Gables, Florida  
September 30, 2022

CERTIFIED PUBLIC ACCOUNTANTS

**Management’s Discussion and Analysis**  
Pinecrest Academy Four Corners  
(A Charter School under Pinecrest Academy, Inc.)  
June 30, 2022

The corporate officers of Pinecrest Academy, Inc. have prepared this narrative overview and analysis of the School’s financial activities for the fiscal year ended June 30, 2022.

**Financial Highlights**

1. The net position of the School at June 30, 2022 was \$7,945.
2. At year-end, the School had current assets on hand of \$463,366.
3. The School had a decrease in its net position of \$(88,774) for the year ended June 30, 2022.
4. The unassigned fund balance at year end was \$127,595.

**Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the School’s special purpose financial statements. The School’s financial statements for the year ended June 30, 2022 are presented in accordance with GASB Codification Section 2200. The financial statements have three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the special purpose financial statements themselves.

Government-Wide Financial Statements

The *Government-Wide Financial statements* are designed to provide readers with a broad overview of the School’s finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the School’s assets and deferred outflows of resources and liabilities and deferred inflows of resources. The difference between the four is reported as *net position*. Over time increases or decreases in net position may serve as an indicator of whether the financial position of the School is improving or deteriorating.

The *Statement of Activities* presents information on how the School’s net position changed during the fiscal year. All changes in net position are reported when the underlying event occurs without regard to the timing of related cash flows. Accordingly, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal years.

The government-wide financial statements can be found on pages 10 – 11 of this report.

Fund Financial Statements

A “fund” is a collection of related accounts grouped to maintain control over resources that have been segregated for specific activities, projects, or objectives. The School like other state and local governments uses fund accounting to ensure and report compliance with finance-related legal requirements.

All of the funds of the School are governmental funds. *Government Funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Government Fund financial statements, however, focus on *near-term* inflows and outflows of spendable resources, as well as on the balances of spendable resources which are available at the end of the fiscal year. Such information may be used to evaluate a government's requirements for near-term financing.

The Board of the School adopts an annual appropriated budget for its major governmental funds. A budgetary comparison statement has been provided for the major governmental funds to demonstrate compliance with the School's budget.

The special purpose governmental fund financial statements can be found on pages 12 – 15 of this report.

*Notes to Financial Statements*

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

The notes to the financial statements can be found on pages 16 - 28 of this report.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of a charter school's financial position. In the case of the School, the net position was \$7,945 at the close of the fiscal year. A summary of the School's net position as of June 30, 2022 and 2021 is as follows:

	<u>2022</u>	<u>2021</u>
Cash	\$ 147,038	\$ 75,000
Investments	246,000	240,000
Prepaid expenses and other assets	48,392	85,082
Due from other agencies	21,936	138,835
Due from other divisions from Pinecrest Academy, Inc.	-	2,770
Capital and right-of-use assets, net	9,654,740	1,266,072
<b>Total Assets</b>	<u>10,118,106</u>	<u>1,807,759</u>
<b>Deferred outflows of resources</b>	-	-
Salaries and wages payable	112,048	96,380
Accounts payable	145,996	147,689
Due to other divisions from Pinecrest Academy, Inc.	320,500	700,500
Long-term debt	927,430	766,471
Lease liability	8,604,187	-
<b>Total Liabilities</b>	<u>10,110,161</u>	<u>1,711,040</u>
<b>Deferred inflows of resources</b>	-	-
<b>Net Position:</b>		
Net investment in capital assets	387,595	524,824
Unrestricted	(379,650)	(428,105)
<b>Total Net Position</b>	<u>\$ 7,945</u>	<u>\$ 96,719</u>

At the end of both years, the School can report a positive balance in its total net position.



A summary and analysis of the School's revenues and expenses for the year ended June 30, 2022 is as follows:

	<u>2022</u>	<u>2021</u>
<b>REVENUES</b>		
Program Revenues		
Capital grants and contributions	\$ 274,902	\$ 273,043
Federal sources	195,439	533,291
Charges for services and other revenues	117,865	21,053
General Revenues		
Local sources (FTE and other non specific)	3,024,832	2,556,285
Other revenues	1,116,901	98,556
<b>Total Revenues</b>	<u>\$ 4,729,939</u>	<u>\$ 3,482,228</u>
<b>EXPENSES</b>		
Governmental Activities:		
Instruction	\$ 2,297,240	\$ 1,652,024
Student support services	51,090	56,842
Instructional staff training	44,645	1,320
Board	25,734	25,327
School administration	534,430	509,129
Fiscal services	61,875	53,475
Food services	210,109	4,229
Central services	76,257	85,012
Operation of plant	906,072	840,367
Maintenance of plant	48,821	52,945
Administrative technology services	39,988	-
Community services	42,570	11,156
Debt service	479,882	130,171
<b>Total Expenses</b>	<u>4,818,713</u>	<u>3,421,997</u>
Increase in Net Position	(88,774)	60,231
Net Position at Beginning of Year	96,719	36,488
Net Position at End of Year	<u>\$ 7,945</u>	<u>\$ 96,719</u>

The School's revenue and expenses increased by \$1,247,711 and \$1,396,716, respectively. Its net position decreased by \$(88,774) during the year.

### **Capital Improvement Requirements**

The School maintains a continuous capital improvements program to enhance facilities and update fixtures and equipment as required.

### **Facility and School Location**

The School entered into a lease agreement for use of facility located at 1100 S. US Highway 27, Clermont, Florida, 34714.

## **FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUND**

As noted earlier, the School uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

### **Governmental Funds**

The focus of the School's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the School's financing requirements. In particular, the *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

Most of the School's operations are funded in the General Fund. The majority of the General Fund revenues are distributed to the School by the District through the Florida Education Finance Program (FEFP), which uses formulas to distribute state funds and an amount of local property taxes (i.e., required local effort) established each year by the Florida Legislature.

At the end of the fiscal year, the School's governmental general fund reported ending fund balance of \$175,987. The fund balance unassigned and available for spending at the School's discretion is \$127,595. These funds will be available for the School's future operations.

### **Capital Assets**

The School's investment in capital assets as of June 30, 2022 amounts to \$9,654,740 (net of accumulated depreciation) and right of use lease asset (building) \$8,742,298 (net of accumulated amortization). This investment in capital assets includes right-of-use asset (building), furniture, fixtures and computer equipment. As of June 30, 2022 the School had \$9,531,617 of long term debt associated to its capital assets.

### **New Accounting Pronouncements Adopted**

As described in Note 6, the School adopted GASB Statement No, 87, Leases. The effect of the adoption was to capitalize a right of use asset (building) with a corresponding liability which is being amortized over the life of the underlying lease agreement. The overall impact on the financial statements was to record interest and amortization expense related to the underlying asset and liability which results in higher total expenses (compared to pre-adoption) during the early years of the lease agreement.

## Governmental Fund Budget Analysis and Highlights

Prior to the start of the School’s fiscal year, the Board of the School adopted an annual budget. A budgetary comparison statement has been provided for total governmental funds (both general fund and special revenue funds) to demonstrate compliance with the School’s budget.

	Governmental Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
Program Revenues			
State capital outlay	\$ 275,650	\$ 275,650	\$ 274,902
Federal sources	54,443	67,222	72,449
Lunch program	170,399	177,047	182,836
Other revenues	840,886	867,369	58,019
General Revenues			
FTE nonspecific revenues	2,847,009	2,856,408	2,864,004
Local sources	150,632	152,431	160,828
Charges and other revenues	279,094	280,947	1,116,901
Total Revenues	<u>\$ 4,618,113</u>	<u>\$ 4,677,074</u>	<u>\$ 4,729,939</u>
<b>CURRENT EXPENDITURES</b>			
Governmental Activities			
Instruction	\$ 2,037,189	\$ 2,015,512	\$ 1,982,706
Student support services	75,310	59,628	51,090
Instructional staff training	45,885	44,792	44,645
Board	35,656	28,727	25,734
School administration	536,507	535,106	534,430
Food services	213,719	211,279	209,896
Fiscal services	66,625	64,878	61,875
Central services	78,625	76,257	76,257
Operation of plant	320,552	316,458	314,600
Maintenance of plant	57,122	52,824	48,821
Administrative technology services	37,500	37,500	39,988
Community services	44,916	43,252	42,570
Total Current Expenditures	<u>\$ 3,549,606</u>	<u>\$ 3,486,213</u>	<u>\$ 3,432,612</u>

Most variances occurred as a result of the budget adopted being more conservative than actual results for the year.

### Requests for Information

This financial report is intended to provide a general overview of the finances of the School. Requests for additional information may be addressed to Ms. Ana Martinez at Academica Broward, LLC, 6340 Sunset Drive, Miami, Florida 33143.

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Statement of Net Position  
June 30, 2022

<u>Assets</u>	<u>Governmental Activities</u>
Current assets:	
Cash	\$ 147,038
Investments	246,000
Prepaid expenses and other assets	48,392
Due from other agencies	21,936
Total Current Assets	<u>463,366</u>
Capital assets, depreciable	1,827,368
Less: accumulated depreciation	(914,926)
Right-of-use lease asset	9,256,546
Less: accumulated amortization	(514,248)
Total Capital Assets, net	<u>9,654,740</u>
Total Assets	<u>10,118,106</u>
 <u>Deferred Outflows of Resources</u>	 <u>-</u>
 <u>Liabilities</u>	
Current liabilities:	
Salaries and wages payable	112,048
Accounts payable	145,996
Lease liabilities, current portion	530,292
Total Current Liabilities	<u>788,336</u>
Lease liability	8,604,187
Long-term debt	397,138
Due to other divisions from Pinecrest Academy, Inc.	320,500
Total Liabilities	<u>10,110,161</u>
 <u>Deferred Inflows of Resources</u>	 <u>-</u>
 <b>Net Position:</b>	
Net investment in capital assets	387,595
Unrestricted	(379,650)
Total Net Position	<u>\$ 7,945</u>

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

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Statement of Activities  
For the year ended June 30, 2022

FUNCTIONS	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
<b>Governmental activities:</b>					
Instruction	\$ 2,297,240	\$ 209,951	\$ 58,772	\$ -	\$ (2,028,517)
Student support services	51,090	-	13,677	-	(37,413)
Instructional staff training	44,645	-	-	-	(44,645)
Board	25,734	-	-	-	(25,734)
School administration	534,430	-	-	-	(534,430)
Fiscal services	61,875	-	-	-	(61,875)
Food services	210,109	59,846	122,990	-	(27,273)
Central services	76,257	-	-	-	(76,257)
Operation of plant	906,072	78,131	-	274,902	(553,039)
Maintenance of plant	48,821	-	-	-	(48,821)
Administrative technology services	39,988	-	-	-	(39,988)
Community services	42,570	58,019	-	-	15,449
Debt service	479,882	-	-	-	(479,882)
<b>Total governmental activities</b>	<b>4,818,713</b>	<b>405,947</b>	<b>195,439</b>	<b>274,902</b>	<b>(3,942,425)</b>
General revenues:					
FTE and other nonspecific revenues					3,024,832
Other revenues					828,819
Change in net position					(88,774)
Net position, beginning					96,719
Net position, ending					\$ 7,945

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

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Balance Sheet - Governmental Funds  
June 30, 2022

	General Fund	Special Revenue Fund	Total Governmental Funds
<b><u>Assets</u></b>			
Cash	\$ 117,703	\$ 29,335	\$ 147,038
Investments	246,000	-	246,000
Due from other agencies	-	21,936	21,936
Due from other fund	21,936	-	21,936
Prepaid expenses and other assets	48,392	-	48,392
Total Assets	<u>434,031</u>	<u>51,271</u>	<u>485,302</u>
<b>Deferred Outflows of Resources</b>			
	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>Liabilities</u></b>			
Salaries and wages payable	112,048	-	112,048
Accounts payable	145,996	-	145,996
Due to other fund	-	21,936	21,936
Total Liabilities	<u>258,044</u>	<u>21,936</u>	<u>279,980</u>
<b>Deferred Inflows of Resources</b>			
	<u>-</u>	<u>-</u>	<u>-</u>
<b><u>Fund balance</u></b>			
Nonspendable, not in spendable form	48,392	-	48,392
Assigned	-	29,335	29,335
Unassigned	127,595	-	127,595
	<u>175,987</u>	<u>29,335</u>	<u>205,322</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 434,031</u>	<u>\$ 51,271</u>	<u>\$ 485,302</u>

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

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position  
June 30, 2022

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Total Fund Balance - Governmental Funds \$ 205,322

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

Capital assets net of accumulated depreciation and amortization used in governmental activities are not financial resources and therefore are not reported in the fund.

Capital assets	1,827,368	
Accumulated depreciation	(914,926)	
Right-of-use lease asset	9,256,546	
Less: accumulated amortization	<u>(514,248)</u>	9,654,740

Long term liabilities in governmental activities are not due and payable in the current period and therefore, are not reported in the governmental funds. (9,852,117)

Total Net Position - Governmental Activities \$ 7,945

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

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds  
For the year ended June 30, 2022

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
<b>Revenues:</b>				
State capital outlay funding	\$ -	\$ -	\$ 274,902	\$ 274,902
State passed through local	2,864,004	-	-	2,864,004
Local sources	160,828	-	-	160,828
Federal sources	-	72,449	-	72,449
Lunch program	-	182,836	-	182,836
Charges for services	288,082	-	-	288,082
Other revenues	828,819	58,019	-	886,838
<b>Total Revenues</b>	<b>4,141,733</b>	<b>313,304</b>	<b>274,902</b>	<b>4,729,939</b>
<b>Expenditures:</b>				
<b>Current</b>				
Instruction	1,923,934	58,772	-	1,982,706
Student support services	37,413	13,677	-	51,090
Instructional staff training	44,645	-	-	44,645
Board	25,734	-	-	25,734
School administration	534,430	-	-	534,430
Fiscal services	61,875	-	-	61,875
Food services	-	209,896	-	209,896
Central services	76,257	-	-	76,257
Operation of plant	314,600	-	-	314,600
Maintenance of plant	48,821	-	-	48,821
Administrative technology services	39,988	-	-	39,988
Community services	1,310	41,260	-	42,570
<b>Capital Outlay:</b>				
Right-of-use lease asset (building)	-	-	9,256,546	9,256,546
Other capital outlay	23,079	-	-	23,079
<b>Debt Service:</b>				
Redemption of Principal	181,178	-	325,484	506,662
Interest	24,445	-	455,437	479,882
<b>Total Expenditures</b>	<b>3,337,709</b>	<b>323,605</b>	<b>10,037,467</b>	<b>13,698,781</b>
Excess (deficit) of revenues over expenditures	804,024	(10,301)	(9,762,565)	(8,968,842)
<b>Other financing sources (uses)</b>				
Transfers in (out)	(531,769)	25,750	506,019	-
Increase in lease liabilities	-	-	9,256,546	9,256,546
Repayments to Pinecrest Academy, Inc.	(380,000)	-	-	(380,000)
Net change in fund balance	(107,745)	15,449	-	(92,296)
Fund Balance at beginning of year	283,732	13,886	-	297,618
Fund Balance at end of year	\$ 175,987	\$ 29,335	\$ -	\$ 205,322

The accompanying notes are an integral part of these financial statement.



Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance  
of Governmental Funds to the Statement of Activities  
For the year ended June 30, 2022

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Net Change in Fund Balance - Governmental Funds \$ (92,296)

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 cost of those assets is allocated over their estimated useful lives as depreciation and amortization expense. This is the amount by which capital outlays differed from depreciation and amortization expense and disposals.

Capital outlays	23,079	
Right of use lease asset capital outlay	9,256,546	
Depreciation and amortization expense	<u>(890,958)</u>	8,388,667

Increase in long term liabilities is revenue in the governmental funds, but a decrease or repayment of such payables reduces liabilities in the statement of net position.

Increases in long-term liabilities	(9,271,807)	
Principal payments on long-term liabilities	<u>886,662</u>	<u>(8,385,145)</u>

Change in Net Position of Governmental Activities \$ (88,774)

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

## **Note 1 – Summary of Significant Accounting Policies**

### Reporting Entity

Pinecrest Academy Four Corners (the "School"), is a component unit of the School Board of Lake County, Florida (the "District") and a charter school in Lake County, Florida. The Schools' charter is held by Pinecrest Academy, Inc., a not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes, the Florida Not-For-Profit Corporation Act. The corporate board of the school is the Governing board of Pinecrest Academy, Inc., as established in its Bylaws. The board of directors of the School is the local governing board as established in the Bylaws of Pinecrest Academy, Inc. The duties of each are further defined in the charter contract. The board of directors of Pinecrest Academy, Inc. is composed of seven members that also govern other charter schools. The board of directors has determined that no component units exist that would require inclusion in the School's financial statements.

The general operating authority of the School is contained in Section 1002.33, Florida Statutes. The School operates under a charter granted by the sponsoring district, the School Board of Lake County, Florida. The current charter expires on June 30, 2023 and it can be renewed in accordance with the law. A charter can also be terminated before its date of expiration for reasons set forth in the charter and Section 1002.33 of the Florida Statutes.

The School, serves students from kindergarten through eighth grades and is funded by the District. These financial statements are for the year ended June 30, 2022, when on average 413 students were enrolled for the school year.

### Basis of presentation

The School's accounting policies conform to accounting principles generally accepted in the United States as applicable to state and local governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. Accordingly, the basic financial statements include both the government-wide and fund financial statements.

### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net 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 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 net 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 and so will not be recognized as an inflow of resources (revenue) until that time. The School does not have any items that qualify for reporting in this category.

## **Note 1 – Summary of Significant Accounting Policies (continued)**

### Government-Wide and Fund Financial Statements

#### *Government-Wide Financial Statements*

The government-wide financial statements include the statement of net position and the statement of activities. These statements report information about the School as a whole. Any internal interfund activity has been eliminated from these financial statements. Both statements report only governmental activities as the School does not engage in any business type activities. These statements do not include fiduciary funds.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services, such as food service and student activity fees; (2) operating grants such as the National School Lunch Program, Federal grants, and other state allocations; and (3) capital grants specific to capital outlay. In addition, revenues not classified as program revenues are shown as general revenues, which include Florida Education Finance Program (FEFP) revenues and other miscellaneous sources.

#### *Fund Financial Statements*

Fund financial statements are provided for governmental funds. The operations of the funds are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflow of resources, liabilities, deferred inflows of resources, equity, revenues and expenditures. The School reports the following major governmental funds with all non-major funds aggregated in a single column:

*General Fund* - is the School's primary operating fund. It accounts for all financial resources of the school, except those required to be accounted for in another fund.

*Special Revenue Fund* – accounts for specific revenues, such as federal funding, federal lunch program, and COVID-19 emergency relief funding that are legally restricted to expenditures for particular purposes. Also, accounts for resources of the School's Internal Fund, which is used to administer monies collected in connection with school, student athletics, class, and club activities.

*Capital Projects Funds* – accounts for state and local capital outlay as authorized by Charter School Capital Outlay, Section 1013.62, Florida Statutes mainly for capital outlay expenditures.

### Measurement Focus and Basis of Accounting

The financial statements of the School are prepared in accordance with generally accepted accounting principles (GAAP). The School's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) *Codification of Accounting and Financial Reporting Guidance*.

### **Note 1 – Summary of Significant Accounting Policies (continued)**

The government-wide statements report using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The School recognizes assets of non-exchange transactions in the period when the underlying transaction occurs, when an enforceable legal claim has arisen, or when all eligibility requirements are met. Revenues are recognized, on the modified accrual basis, when they are measurable and available. Non-exchange transactions occur when the school provides (or receives) value to (from) another party without receiving (or giving) equal or nearly equal value in return. Most donations are examples of non-exchange transactions. Revenues from grants and donations are recognized on the accrual basis, in the fiscal year in which all eligibility requirements have been satisfied.

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. “Measurable” means the amount of the transaction can be determined. “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 60 days of the end of the fiscal year. Florida Education Finance Program (FEFP) revenues are recognized when received. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Charges for services and fees are recognized when cash is collected as amounts are not measurable. When grant terms provide that the expenditure of funds is the prime factor for determining eligibility for federal, state, and other grant funds, revenue is recognized at the time the expenditure is made. Expenditures are recorded when the related fund liability is incurred, except for long-term debt principal and interest which are reported as expenditures in the year due.

#### Due from Other Governments or Agencies

Amounts due to the School by other governments or agencies are for grants or programs under which the services have been provided by the School.

#### Budgets and Budgetary Accounting

In compliance with Florida Statutes, the Board of Directors adopts an annual budget using 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). Revisions to the annual budget are approved by the Board.

#### Cash, Cash Equivalents and Investments

Cash and cash equivalents are considered to be cash on hand, demand deposits, non-marketable time deposits with maturities of three months or less when purchased, and money market/savings accounts.

**Note 1 – Summary of Significant Accounting Policies (continued)**

The School has not adopted a formal deposit and investment policy that limits the School’s allowable deposits or investments and address specific types of risk; however the School invests excess deposit funds in a government money market mutual fund. The School follows the provisions of GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and External Investment Pools, GASB Statement No. 72, *Fair Value Measurement and Application*, and other related standards which establish accounting and financial reporting standards for all investments (see Note 2). Money market investment that have maturities of one year or less from the date of acquisition are reported at amortized cost rather than fair value. Amortized cost closely approximates fair value.

Inter-fund Transfers

Inter-fund receivables/payables (“due from/to”) are short-term balances that represent reimbursements between funds for payments made by one fund on behalf of another fund.

Prepaid Expenses and Other Current Assets

Prepaid expenses and other assets consist mainly of prepaid expenses which are payments for goods or services that have not been consumed or used at year end. The expenditure will be recorded when the asset is used. Accordingly, prepaid expenses are equally offset by a nonspendable fund balance classification.

Capital Assets

The School’s property, plant and equipment with useful lives of more than one year are stated at historical cost and comprehensively reported in the statement of net position in the government-wide financial statements. Donated capital assets are recorded at their estimated fair market value on the date donated. The School generally capitalizes assets with a cost of \$1,000 or more. Building improvements, additions and other capital outlays that significantly extend the useful life of an asset are capitalized. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are sold or disposed of, the related cost and accumulated depreciation are removed from the accounts, and the resulting gain or loss is recorded in the government wide statements. Proceeds received from the sale or disposal of capital assets are recorded as Other Financing Sources in the governmental funds.

The right to use assets are initially measure 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 assets are amortized on a straight-line basis over the life of the related lease.

Estimated useful lives, in years, for capital assets are as follows:

Right-of-use asset (building)	18 Years
Furniture, Equipment, and Computer	5 Years

**Note 1 – Summary of Significant Accounting Policies (continued)**

Compensated Absences

The School grants a specific number of sick days. Full time instructional employees are eligible to one day per month to up to ten days of active work during the ten-month period (a “benefit year”). In the event that available time is not used by the end of the benefit year, employees may “rollover” all unused days for use in future benefit years. Employees may “cash out” unused sick days however, the employees may only cash out if they have used three days or less of their sick leave in that benefit year. Employees may not cash out more than ten days per school year and are required to always maintain a minimum of twenty-one unused days in order to cash out. The cash out value is eighty percent of their current daily rate. There is no termination payment for accumulated unused sick days.

GASB Codification Section C60, *Accounting for Compensated Absences*, provides that compensated absences that are contingent on a specific event that is outside the control of the employer and employee should be accounted for in the period those events take place. Accordingly, these financial statements do not include an accrual for compensated absences available to be used in future benefits years. The School also provides certain days to be used for specific personal matters such as family death and jury duty. Because the use of such days is contingent upon those events taking place and such events are out of the control of both the employer and the employee, there is no accrual for such days.

Revenue Sources

Revenues for current operations are received primarily from the State through 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, Florida Statutes, the School will report the number of full-time equivalent (FTE) students and related data to the District. Under the provisions of Section 1011.62, Florida Statutes, the District reports the number of the full-time equivalent (FTE) students and related data to the Florida Department of Education (FDOE) for funding through the 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 students reported by the School during the designated full-time equivalent student survey periods. After review and verification of FTE reports and supporting documentation, the FDOE may adjust subsequent fiscal period allocations of FEFP funding for prior year errors disclosed by its review as well as to prevent statewide allocations from exceeding the amount authorized by the Legislature. Normally, such adjustments are treated as reductions of revenue in the year the adjustment is made.

The School receives state funds through the District under charter school capital outlay funding pursuant to Section 1013.62, Florida Statutes. Funds are based on a capital outlay plan submitted to the District and are to be used for lease of school facilities. In addition, the School may receive a portion of the local capital improvement ad valorem tax revenues levied by the District.

**Note 1 – Summary of Significant Accounting Policies (continued)**

Finally, the School also receives Federal awards for the enhancement of various educational programs. Federal awards are generally received based on applications submitted to and approved by various granting agencies. For Federal awards in which a claim to these grant proceeds is based on incurring eligible expenditures, revenue is recognized to the extent that eligible expenditures have been incurred. Any excess amounts are recorded as deferred revenues until expended. Additionally, other revenues may be derived from various fundraising activities and certain other programs.

Net Position and Fund Balance Classifications

*Government-wide financial statements*

Equity is classified as net position and displayed in three components:

- a) Net investment in capital assets - consists of capital assets net of accumulated depreciation and long term debt, reduced by the outstanding balances of any borrowings that are attributable to the acquisition or improvement of those assets.
- b) Restricted net position – consists of balances with constraints placed on their use either by external groups such as creditors, grantors, contributors or laws or regulations of other governments.
- c) Unrestricted net position - all other balances that do not meet the definition of "restricted" or "net investment in capital assets."

When both restricted and unrestricted resources are available for a specific purpose, it is the school's policy to use restricted resources first, until exhausted, before using unrestricted resources.

*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 properly reported within one of the fund balance categories list below:

- a) Nonspendable – includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Consists of fund balance associated with prepaid expenses.
- b) Restricted – this classification includes fund balance category amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. There are no restricted balances at year end.
- c) Committed - fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the School's Board of Directors. There are no committed fund balances at year end.

**Note 1 – Summary of Significant Accounting Policies (continued)**

- d) Assigned - fund balance classification that is intended to be used by the School's management for specific purposes but do not meet the criteria to be classified as restricted or committed. At year end assigned balances are in connection with the School's Internal Account.
- e) Unassigned – portion of the fund balance that has not been restricted, committed or assigned for a specific purpose. This is the residual classification for the School's general fund.

Committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Long –Term Debt and Liabilities

In the government-wide financial statements, long-term debt and other long-term liabilities are reported as liabilities in the applicable governmental activities statement of net position. In the fund financial statements, governmental fund types report the face amount of debt issued as other financing sources.

Income Taxes

Pinecrest Academy, Inc. qualifies as a tax-exempt organization under Internal Revenue Code Section 501(c)(3), and is, therefore, exempt from income tax. Accordingly, no tax provision has been made in the accompanying financial statements.

New Accounting Standard Adopted

In fiscal year 2022, the School adopted a new statement of financial accounting standard issued by Governmental Accounting Standards Board: Statement No. 87 Leases. See Note 6.

In fiscal year 2022, the School adopted GASB issued Statement No. 92, Omnibus. This Statement enhances comparability in accounting and financial reporting and improves the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements. Certain requirements of this Statement are effective immediately and others for reporting periods beginning after June 15, 2021. These changes were incorporated in the School's 2022 financial statements and had no effect.

Pronouncements Issued But Not Yet Effective

GASB has issued GASBS Statement No. 96, Subscription-Based Information Technology Arrangements. This Statement provides guidance on the accounting and financial reporting for subscription-based information technology arrangements (SBITAs) for government end users. The School is currently evaluating the effect that implementation of the new standard will have on its financial statements. The requirements of this Statement are effective for reporting periods beginning after June 15, 2022.



## **Note 1 – Summary of Significant Accounting Policies (continued)**

### Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

### Subsequent Events

In accordance with GASB Codification Section 2250.106, the School has evaluated subsequent events and transactions for potential recognition or disclosure through September 30, 2022, which is the date the financial statements were available to be issued.

## **Note 2 – Cash and Investments**

### Deposits

The School maintains its cash in two financial institutions. Deposits at FDIC-insured institutions are insured up to \$250,000 per depositor, per financial institution. The School is a charter school under Pinecrest Academy, Inc., which also operates various other charter schools. All bank accounts are opened under the account ownership of Pinecrest Academy, Inc., therefore, bank balances at times may potentially be in excess of FDIC coverage. As of June 30, 2022, bank balances in potential excess of FDIC coverage was approximately \$224,000.

### Investments

The School follows the Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application*. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in markets for identical assets; Level 2 inputs are significant other observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.); Level 3 inputs are significant unobservable inputs.

At June 30, 2022, the School had \$750,000 invested in a governmental money market mutual fund that is exempt from GASB 72 fair value hierarchy disclosures. The governmental money market mutual fund values its portfolio securities at amortized cost which approximates fair value. The government money market mutual fund primarily invests in cash, high quality, short-term U.S. government securities and/or repurchase agreements that are collateralized fully by government securities that have been valued by the fund as Level 2. As of June 30, 2022, maturities of the fund's portfolio holdings are approximately 87% within 30 days.

### Credit Risk

*Concentration of credit risk* is the risk of loss attributed to the magnitude of investments in a single issuer. The School manages its exposure to credit risk by limiting investments to highly rated government money market mutual funds. The fund is rated Aaa-mf by Moody's.

**Note 2 – Cash and Investments (Continued)**

*Custodial credit risk* is the risk that in the event of a failure of a depository financial institution or counterparty that is in possession of investment or collateral securities, the School will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the School will not be able to recover the value of investments or collateral securities that are in the possession of an outside party.

At June 30, 2022, all of the School’s investments in government money market mutual funds were held in a separate account and designated as assets of the School.

*Interest rate risk* is the risk that changes in interest rate will adversely affect the fair value of an investment. The School manages its exposure to declines in fair values by limiting all investments to government money market mutual funds that can be redeemed daily.

**Note 3 – Capital Assets**

The following schedule provides a summary of changes in capital assets, acquired substantially with public funds, for the year ended June 30, 2022:

	Balance 07/01/21	Additions	Retirements	Balance 06/30/22
<b>Capital Assets, depreciable:</b>				
Furniture, fixtures and equipment	\$ 1,044,043	\$ 20,682	\$ -	\$ 1,064,725
Computer equipment	760,246	2,397	-	762,643
Total Capital Assets	<u>1,804,289</u>	<u>23,079</u>	<u>-</u>	<u>1,827,368</u>
Less Accumulated Depreciation:				
Furniture, fixtures and equipment	(343,151)	(224,176)	-	(567,327)
Computer equipment	(195,066)	(152,534)	-	(347,599)
Total Accumulated Depreciation	<u>(538,217)</u>	<u>(376,710)</u>	<u>-</u>	<u>(914,926)</u>
Total Capital Assets, being depreciated, net	<u>\$ 1,266,072</u>	<u>\$ (353,631)</u>	<u>\$ -</u>	<u>\$ 912,442</u>
<b>Lease Assets:</b>				
Right of use lease asset (building)	\$ -	\$ 9,256,546	\$ -	\$ 9,256,546
Less accumulated amortization:	-	(514,248)	-	(514,248)
Total Lease Assets being amortized, net	<u>-</u>	<u>8,742,298</u>	<u>-</u>	<u>8,742,298</u>
<b>Governmental Activities Capital Assets, net</b>	<u>\$ 1,266,072</u>	<u>\$ 8,388,667</u>	<u>\$ -</u>	<u>\$ 9,654,740</u>

**Note 3 – Capital Assets (continued)**

For the fiscal year ended June 30, 2022, depreciation and amortization expense is allocated in the Statement of Activities by function as follows:

	<u>Depreciation</u>	<u>Amortization</u>
Instruction	\$ 314,534	\$ -
Food services	213	-
Operation of plant	<u>61,963</u>	<u>514,248</u>
Total Expense	<u>\$ 376,710</u>	<u>\$ 514,248</u>

**Note 4 – Education Service and Support Provider**

Academica Broward, LLC, an education service and support provider, offers administrative services to the School including, but not limited to, facility design, staffing recommendations, human resource coordination, regulatory compliance, legal and corporate upkeep, maintenance of the books and records, bookkeeping, budgeting and financial reporting and virtual education services. The agreement calls for a fee on a per student basis. The agreement is for a period of five years, through June 30, 2023 and unless terminated by the board shall be renewed along with any renewals to the charter agreement. During the year ended June 30, 2022, the School incurred approximately \$185,625 in fees of which approximately \$129,000 was included in accounts payables as of year end.

Academica Broward, LLC is located at 6340 Sunset Drive Miami FL 33143.

**Note 5 – Transactions With Other Divisions of Pinecrest Academy, Inc.**

Pinecrest Academy, Inc. charges its affiliated schools an assessment for shared corporate costs and accreditation expenses. Pinecrest Academy Four Corners charged Pinecrest Academy, Inc. \$61,875 in connection with these charges during the year.

During the year ended June 30, 2022, the School received a \$815,000 recoverable grant from Pinecrest Academy, Inc. In previous years, the School received \$40,000 in recoverable grants. The purpose of these grants is for the School to fund operating expenses. Under the terms, the School would repay Pinecrest Academy, Inc. contingent on subsequently meeting certain financial conditions. To date, management has determined the School has not met the requirements for repayment under the grant terms. The maximum amount the School may be required to pay in the future should the School meet the requirements for repayment is \$855,000.

The School received non-interest bearing advances from Pinecrest Academy, Inc. The following schedule provides a summary of changes in long-term payables for the year ended June 30, 2022:

	<u>Balance 07/01/21</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance 06/30/22</u>
Pinecrest Academy, Inc.	\$ 700,500	\$ -	\$ (380,000)	\$ 320,500
Total Long Term Payables	<u>\$ 700,500</u>	<u>\$ -</u>	<u>\$ (380,000)</u>	<u>\$ 320,500</u>

**Note 6 – Long Term Liabilities**

Note Payable

During 2020, the School obtained equipment financing from a financial institution in the amount of \$941,923. This financing was obtained using the School’s existing capital assets as collateral and will be repaid in 60 monthly principal and interest payments at a fixed interest rate of 3.50%. As of June 30, 2022, the balance due was at \$585,293.

Lease Agreement

Pinecrest Academy Four Corners (the “School”) entered into a Lease Agreement with Four Corners Development, LLC (the “Landlord”, an affiliate of the School’s education service provider – Note 4) for a 47,182 square foot facility. The agreement commences on the Occupancy Date and continues through June 30, 2039 with an option to renew for two additional five-year terms. Fixed initial annual payments under this agreement are based on a rate of \$16.53 per square footage of the building, which total to approximately \$780,000, to be adjusted commencing on the second lease year based on the Consumer Price Index (CPI) plus additional property costs including repairs, maintenance, and insurance.

The School has implemented GASB Statement No. 87 Leases, and as a result recorded a lease right of use asset and liability in these financial statements. At the time of the initial measurement, there was no interest rate specified in the original lease agreement. The School has used an average effective interest for several borrowings during FY 2021 and 2022. The average borrowing rate was 5% which was used to discount the annual lease payments to recognize the intangible right to use this asset and the lease liability as of June 30, 2022.

For the year ended June 30, 2022, interest expense totaled \$455,437, as it relates to its lease agreements. For 2022, there were no variable payments related to the lease agreement. For 2022, variable and other payments of \$38,989 in connection with the lease agreement not previously included in the measurement of the lease liability were recorded in rent expense.

Annual requirements to amortize the long term liabilities and related interest are as follows:

Year	Principal	Interest	Total	
2023	\$ 530,292	\$ 456,251	\$ 986,543	
2024	569,749	432,055	1,001,804	
2025	580,332	406,725	987,057	
2026	397,382	383,538	780,920	
2027	417,713	363,207	780,920	
2028-2032	2,431,855	1,472,744	3,904,599	Total for a five year period
2033-2037	3,120,942	783,657	3,904,599	Total for a five year period
2038-2039	1,483,351	78,489	1,561,840	Total for a two year period
	<u>\$ 9,531,616</u>	<u>\$ 4,376,666</u>	<u>\$ 13,908,282</u>	

**Note 6 – Long Term Liabilities (continued)**

Changes in long term lease liabilities during the year are as follows:

	Balance 07/01/21	Additions	Retirements / Payments	Balance 06/30/22
Note Payable	\$ 766,471	\$ -	\$ (181,178)	\$ 585,293
Lease liability	-	9,256,546	(325,484)	8,931,062
CPI deferred liability	-	15,261	-	15,261
Total Long Term Liabilities	<u>\$ 766,471</u>	<u>\$ 9,271,807</u>	<u>\$ (506,662)</u>	<u>\$ 9,531,616</u>

**Note 7 – Contingencies and Concentrations**

Contingencies and Concentrations

The School receives substantially all of its funding from the District under the Florida Education Finance Program (FEFP), which is based in part on a computation of the number of full-time equivalent (FTE) students attending different instructional programs. The accuracy of FTE student data submitted by individual schools and used in the FEFP computations is subject to audit by the state and, if found to be in error, could result in refunds to the state or in decreases to future funding allocations.

Additionally, the School participates in a number of federal, state and local grants which are subject to financial and compliance audits. It is the opinion of management that the amount of revenue, if any, which may be remitted back to the state due to errors in the FTE student data or the amount of grant expenditures which may be disallowed by grantor agencies would not be material to the financial position of the School.

Pursuant to the charter school contract with the District, the District withholds an administrative fee of up to 5% or 2% if high performing, of the qualifying revenues of the School. For the year ended June 30, 2022, administrative fees withheld by the School District totaled \$88,546.

**Note 8 – Risk Management**

The School is exposed to various risks of loss related to torts, thefts of, damage to and destruction of assets, errors and omissions and natural disasters for which the School carries commercial insurance. Settlement amounts have not exceeded insurance coverage for the past three fiscal years. In addition, there were no reductions in insurance coverage from those in the prior year.

The School has entered into a strategic relationship with ADP TotalSource, Inc., a human resource management firm, typically known as “Professional Employer Organization” (PEO). Under a co-employment agreement, the PEO is the employer of record and is responsible for administering payroll, payroll taxes, provide employee benefits and assist with human resources and risk management. Accordingly, certain human resource related risks are transferred to the PEO. Nevertheless, the School may be subject to risks, including loss, penalties and fines related to employment practices, administrative error and omissions.

**Note 9 – Defined Contribution Retirement Plan**

The School's personnel, who are leased through ADP Total Source Group, Inc., are eligible to participate in a defined contribution 401(k) plan sponsored by the leasing company, covering employees who meet certain age and tenure requirements. Under the ADP TotalSource Retirement Savings Plan (the "Plan"), the School provides a match of 100% of the employees' contribution up to 4% of the employee's compensation. The School contributed \$32,387 to the Plan for the year ended June 30, 2022. The School does not exercise any control or fiduciary responsibility over the Plans' assets, which are administered by Voya Financial.

REQUIRED SUPPLEMENTARY INFORMATION

Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the year ended June 30, 2022

	General Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
State passed through local	\$ 2,847,009	\$ 2,856,408	\$ 2,864,004
Local sources	150,632	152,431	160,828
Charges for services	279,094	280,947	288,082
Other revenues	810,665	817,280	828,819
Total Revenues	<u>4,087,400</u>	<u>4,107,066</u>	<u>4,141,733</u>
<b>EXPENDITURES</b>			
Current:			
Instruction	1,964,684	1,953,706	1,923,934
Student support services	51,719	41,948	37,413
Instructional staff training	45,885	44,792	44,645
Board	35,656	28,727	25,734
School administration	536,507	535,106	534,430
Fiscal services	66,625	64,878	61,875
Central services	78,625	76,257	76,257
Operation of plant	320,552	316,458	314,600
Maintenance of plant	57,122	52,824	48,821
Administrative technology services	37,500	37,500	39,988
Community services	-	1,500	1,310
Total Current Expenditures	<u>3,194,875</u>	<u>3,153,696</u>	<u>3,109,007</u>
Excess (Deficit) of Revenues Over Current Expenditures	<u>892,525</u>	<u>953,370</u>	<u>1,032,726</u>
Debt Service:			
Redemption of Principal	181,178	181,178	181,178
Interest	24,445	24,445	24,445
Capital Outlay	<u>23,079</u>	<u>23,079</u>	<u>23,079</u>
Other Capital Outlay			
Total Capital Outlay and Debt Service Expenditures	<u>228,702</u>	<u>228,702</u>	<u>228,702</u>
Total Expenditures	<u>3,423,577</u>	<u>3,382,398</u>	<u>3,337,709</u>
Excess (Deficit) of Revenues Over Expenditures	663,823	724,668	804,024
Other financing sources (uses):			
Transfers in (out)	(604,949)	(543,430)	(531,769)
Repayments to Pinecrest Academy, Inc.	<u>(380,000)</u>	<u>(380,000)</u>	<u>(380,000)</u>
Net change in fund balance	<u>(321,126)</u>	<u>(198,762)</u>	<u>(107,745)</u>
Fund Balance at beginning of year	<u>283,732</u>	<u>283,732</u>	<u>283,732</u>
Fund Balance at end of year	<u>\$ (37,394)</u>	<u>\$ 84,970</u>	<u>\$ 175,987</u>

Notes to Budgetary Comparison Schedule

An annual budget is adopted on the modified accrual basis of accounting, consistent with generally accepted accounting principles. Amendments to the budget can only be made with the approval of the Board of Directors.



Pinecrest Academy Four Corners  
(A charter school under Pinecrest Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the year ended June 30, 2022

	Special Revenue Governmental		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
Federal sources	\$ 54,443	\$ 67,222	\$ 72,449
Lunch program	170,399	177,047	182,836
Other revenues	30,221	50,089	58,019
Total Revenues	<u>255,063</u>	<u>294,358</u>	<u>313,304</u>
<b>EXPENDITURES</b>			
Current:			
Instruction	72,505	61,806	58,772
Student support services	23,591	17,680	13,677
Food services	213,719	211,279	209,896
Community services	44,916	41,752	41,260
Total Current Expenditures	<u>354,731</u>	<u>332,517</u>	<u>323,605</u>
Excess (Deficit) of Revenues Over Current Expenditures	<u>(99,668)</u>	<u>(38,159)</u>	<u>(10,301)</u>
Capital Outlay	-	-	-
Total Expenditures	<u>354,731</u>	<u>332,517</u>	<u>323,605</u>
Excess (deficit) of Revenues Over Expenditures	(99,668)	(38,159)	(10,301)
Other financing sources (uses)			
Transfers in (out)	<u>99,668</u>	<u>38,159</u>	<u>25,750</u>
Net change in fund balance	-	-	15,449
Fund Balance at beginning of year	<u>13,886</u>	<u>13,886</u>	<u>13,886</u>
Fund Balance at end of year	<u>\$ 13,886</u>	<u>\$ 13,886</u>	<u>\$ 29,335</u>

Notes to Budgetary Comparison Schedule

An annual budget is adopted on the modified accrual basis of accounting, consistent with generally accepted accounting principles. Amendments to the budget can only be made with the approval of the Board of Directors.



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*

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To the Board of Directors of  
Pinecrest Academy Four Corners  
Clermont, 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 Pinecrest Academy Four Corners (the "School") 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 30, 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.

## **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the School's financial statements are free of 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*.

We issued a separate management letter dated September 30, 2022 pursuant to Chapter 10.850, Rules of the Auditor General.

### **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.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 30, 2022



## MANAGEMENT LETTER

Board of Directors of  
Pinecrest Academy Four Corners  
Clermont, Florida

### **Report on the Financial Statements**

We have audited the financial statements of Pinecrest Academy Four Corners, Florida, as of and for the fiscal year ended June 30, 2022 and have issued our report thereon dated September 30, 2022.

### **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 Auditors' 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 schedules, which are dated September 30, 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 findings or recommendations made in the preceding financial audit report.

### **Official Title**

Section 10.854.(1)(e)5., Rules of the Auditor General, requires 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 Pinecrest Academy Four Corners, 9027.

### **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 Pinecrest Academy Four Corners has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identify the specific condition(s) met. In connection with our audit, we determined that Pinecrest Academy Four Corners 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 Pinecrest Academy Four Corners. It is management's responsibility to monitor Pinecrest Academy Four Corners 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 recommendation to improve financial management. In connection with our audit, we did not have any 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 Pinecrest Academy Four Corners maintains on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that Pinecrest Academy Four Corners maintained on its Web site 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 Florida House of Representatives, the Florida Auditor General, School Board of Lake County, 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.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 30, 2022