# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL

## A CHARTER SCHOOL AND COMPONENT UNIT
## OF THE HILLSBOROUGH COUNTY PUBLIC SCHOOLS, FLORIDA

## BASIC FINANCIAL STATEMENTS AND
## INDEPENDENT AUDITOR'S REPORT

## FOR THE YEAR ENDED JUNE 30, 2026

# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## JUNE 30, 2026

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# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## JUNE 30, 2026

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# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
# SCHOOL BOARD AND ADMINISTRATION

## Board of Directors

**Board Chair**
Dr. Matthew Schabath

**Treasurer/Secretary**
Sean Franklin

**Board Member**
Patricia Douglas

## School Administration

**Principal**
Stephanie Mullings

**Assistant Principal**
Ms. Montoya

Thomas & Company, CPA, PA
Certified Public Accountants and Business Consultants

# INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Excelsior Prep Charter School, Inc.
D/B/A Excelsior Prep Charter Middle School
Tampa, 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School (the Charter School), which is a component unit of the Hillsborough County Public Schools, Tampa, Florida as of, and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprises the Charter 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School as of June 30, 2026, and the respective changes in its 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 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School 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 — Change in Accounting Principle*

As discussed in Note 2 to the financial statements, the School adopted the provisions of GASB Statement No. 103, Financial Reporting Model Improvements, for the year ended June 30, 2026. Adoption affected the organization of management's discussion and analysis, the presentation of unusual or infrequent items, and the variance columns and explanations in the budgetary comparison schedules. It did not change beginning net position or beginning fund balances. Our opinions are 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle 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 and budgetary comparison information on pages 8-16 and 35–37 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 28, 2026, on our consideration of the Charter School's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts, 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 Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle 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 Excelsior Prep Charter School, Inc. D/B/A Excelsior Prep Charter Middle School's internal control over financial reporting and compliance.



Thomas & Company, CPA, PA
Cooper City, Florida
September 28, 2026

# MANAGEMENT'S DISCUSSION AND ANALYSIS
## (Required Supplementary Information)

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**MANAGEMENT DISCUSSION AND ANALYSIS**
**FOR THE YEAR ENDED JUNE 30, 2026**

Our discussion and analysis of the Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School (the "Charter School") financial performance provides an overview of the Charter School's financial activities for the fiscal year ended June 30, 2026. It should be read in conjunction with the Charter School's financial statements which immediately follow this discussion.

For financial reporting purposes, the Charter School is considered a component unit of the Hillsborough County Public Schools, Florida, which is a primary government entity.

Beginning with this fiscal year, Management's Discussion and Analysis is organized into the five sections required by GASB Statement No. 103, Financial Reporting Model Improvements: I. Overview of the Financial Statements; II. Financial Summary; III. Detailed Analyses; IV. Significant Capital Asset and Long-Term Financing Activity; and V. Currently Known Facts, Decisions or Conditions. Consistent with GASB 103, the detailed analyses in Section III compare the current year to the prior year and explain why balances and results of operations changed, rather than presenting only the dollar amounts by which they changed. Comparative amounts in the tables below are presented on a dollar-variance basis only; no percentage-change column is presented, consistent with the format used in the School's prior-year MD&A.

## I. OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of Management's Discussion and Analysis (this section), the basic financial statements, the notes to the financial statements, and required supplementary information. The basic financial statements present two different views of the Charter School.

*Government-wide financial statements.* The Statement of Net Position and the Statement of Activities report information about the Charter School as a whole using the economic resources measurement focus and the accrual basis of accounting, similar to methods used by private-sector businesses. The Statement of Net Position reports all of the Charter School's assets, deferred outflows of resources, liabilities and deferred inflows of resources, including capital assets and long-term obligations. The Statement of Activities reports all revenues and expenses of the year regardless of when cash is received or paid. Net position — the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources — is one measure of the Charter School's financial position, and changes in net position over time indicate whether that position is improving or deteriorating. All of the Charter School's activities are governmental activities, financed principally by State funding through the Florida Education Finance Program.

*Fund financial statements.* The Balance Sheet – Governmental Funds and the Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds report the Charter School's individual funds using the current financial resources measurement focus and the modified accrual basis of accounting. These statements report only those assets expected to be converted to cash and those liabilities expected to be paid from current resources; capital assets and long-term obligations are not reported. Revenues are recognized when measurable and available, and expenditures are recognized when the related liability is incurred and payable from current resources. The Charter School reports three governmental funds: the General Fund, its primary operating fund, and the Special Revenue Fund and Capital Projects Fund, which account for resources restricted to specified purposes.

## I. OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

The following table summarizes the significant differences between the two presentations:

| | Government-Wide Statements | Fund Financial Statements – Governmental Funds |
|---|---|---|
| **Types of assets and liabilities** | All assets and liabilities, both financial and nonfinancial, short term and long term | Only current financial resources, such as cash, receivable, and accounts payable |
| **Types of revenue/additions** | All types of revenues/additions that flow into the government during the year that relate to that year, regardless of when cash is received | Only revenues that are measurable and available to finance expenditures of that year |
| **Types of expenses/deductions /expenditures** | All types of expenses/deductions that flow out of the government during the year that relate to that year, regardless of when cash is paid | Only expenditures for which the related governmental fund liability is incurred in that year |
| **Types of deferred outflows of resources and deferred inflows of resources** | All types of resources that flow into and out of the government during the year that relate to a future year | Current financial resources that flow into and out of the governmental funds during the year that relate to a future year |

*Relationship between the statements.* Because the two presentations use different measurement focuses and bases of accounting, fund balance and the net change in fund balances will differ from net position and the change in net position. Reconciliations of these differences immediately follow each of the fund financial statements and identify the effects of capital assets and related depreciation and amortization, long-term debt principal, compensated absences, and other long-term items that are reported in the government-wide statements but not in the governmental funds.

The notes to the financial statements provide additional information essential to a full understanding of the data in the basic financial statements. Required supplementary information follows the notes and includes the budgetary comparison schedules.

Effective July 1, 2025, the Charter School adopted GASB Statement No. 103, Financial Reporting Model Improvements. The adoption resulted in changes to certain financial reporting and presentation requirements. The Charter School evaluated the effects of the new requirements and determined that the adoption did not have a material effect on its financial position or results of operations.

## II. FINANCIAL SUMMARY

### Net Position

The Charter School's combined net position was $591,811 on June 30, 2026.

| | Governmental Activities as of June 30, | | |
|---|---|---|---|
| | **2026** | **2025** | **Variance** |
| **Assets** | | | |
| Current Assets | $ 457,666 | $ 88,284 | $ 369,382 |
| Capital Assets, Net | 560,393 | - | 560,393 |
| **Total Assets** | **1,018,059** | **88,284** | **929,775** |
| **Liabilities and Net Position** | | | |
| **Liabilities** | | | |
| Current Liabilities | 426,248 | 24,518 | 401,730 |
| Long-term liabilities (including current portion) | - | - | - |
| **Total Liabilities** | **426,248** | **24,518** | **401,730** |
| **Net Position** | | | |
| Net Investment in Capital Assets | 560,393 | - | 560,393 |
| Restricted | 52,881 | - | 52,881 |
| Unrestricted | (21,463) | 63,766 | (85,229) |
| **Total Net Position** | **591,811** | **63,766** | **528,045** |
| **Total Liabilities and Net Position** | **$ 1,018,059** | **$ 88,284** | **$ 929,775** |

## II. FINANCIAL SUMMARY (CONTINUED)

### Changes in Net Position

The following table compares the changes in the Charter School's net position from its activities for the fiscal years ended June 30, 2026, and 2025:

| | Governmental Activities as of June 30, | | |
|---|---|---|---|
| | **2026** | **2025** | **Variance** |
| **Revenue:** | | | |
| General Revenues | | | |
| Hillsborough County Public Schools - FTE | $ 522,019 | $ 295,973 | $ 226,046 |
| Referendum Revenues | 62,658 | - | 62,658 |
| Miscellaneous Revenues | 93,795 | 18,561 | 75,234 |
| Program Revenues: | | | |
| Operating Grants and Contributions | 1,555,682 | 40,833 | 1,514,849 |
| Capital Grants and Contributions | 43,262 | 29,758 | 13,504 |
| **Total Revenue** | **2,277,416** | **385,125** | **1,892,291** |
| **Expenses:** | | | |
| Instruction | 1,079,200 | 227,330 | 851,870 |
| Instruction and Curriculum Development | 173,194 | - | 173,194 |
| General Administration | 44,140 | - | 44,140 |
| Fiscal Services | 17,836 | 10,255 | 7,581 |
| Food Services | 31,897 | 22,874 | 9,023 |
| Operation of Plant | 263,126 | 163,069 | 100,057 |
| Maintenance of Plant | 8,392 | 500 | 7,892 |
| School Administration | 81,716 | - | 81,716 |
| School Board | 2,000 | - | 2,000 |
| Unallocated Depreciation Expense | 47,870 | - | 47,870 |
| **Total Expenses** | **1,749,371** | **424,028** | **1,325,343** |
| **Excess (deficiency) before unusual/infrequent items and transfers** | **528,045** | **(38,903)** | **566,948** |
| Unusual or Infrequent Item | - | - | - |
| **Change in Net Position** | **528,045** | **(38,903)** | **566,948** |
| Net Position - Beginning of the year | 63,766 | 102,669 | (38,903) |
| **Net Position - End of the year** | **$ 591,811** | **$ 63,766** | **$ 528,045** |

## III. DETAILED ANALYSES

### A. GOVERNMENT-WIDE FINANCIAL POSITION AND RESULTS OF OPERATIONS

Net position increased $528,045, or 828.1%, to $591,811 at June 30, 2026. Net investment in capital assets increased $560,393 (from $0). Restricted net position increased $52,881 (from $0). Unrestricted net position decreased $85,229 to a deficit of $(21,463). The School reported no deferred outflows or deferred inflows of resources at June 30, 2026 or 2025.

Current assets increased $369,382, or 418.4%, to $457,666. Cash and cash equivalents increased $261,932 to $346,284. Accounts receivable increased $86,348 to $90,280. Prepaid expenses of $11,000 and due from other agencies of $10,102 were recorded in the current year (none in the prior year). Capital assets, net, increased $560,393 to $560,393. Current-year additions totaled $608,263 (vehicles $308,485, computer hardware $189,440, and furniture and equipment $110,338) with depreciation expense of $47,870. There were no deletions or disposals.

Total liabilities increased $401,730, or 1,638.5%, to $426,248; all liabilities are current. Accounts payable increased $24,160 to $33,935 and salaries and benefits payable increased $5,301 to $17,799, reflecting a larger volume of unpaid vendor invoices and accrued payroll at year-end. Due to other agency of $373,248 was recognized (amount due to Excelsior Prep Charter School – Tampa). Compensated absences payable decreased $979 to $1,266. The School had no noncurrent liabilities at either year-end.

Total revenues increased $1,892,291, or 491.3%, to $2,277,416. Florida Education Finance Program funding received through Hillsborough County Public Schools was $522,019, an increase of $226,046, or 76.4%, from $295,973 in fiscal 2025, and constitutes 22.9% of total revenues. Referendum revenues of $62,658 were recognized in the current year (none in the prior year). Miscellaneous revenues increased $75,234, or 405.3%, to $93,795. Operating grants and contributions increased $1,514,849, or 3,710.1%, to $1,555,682. Capital grants and contributions increased $13,504, or 45.4%, to $43,262.

Total expenses increased $1,325,343, or 312.6%, to $1,749,371. Instruction remained the School's largest function at 61.7% of total expenses and increased $851,870 to $1,079,200. Instruction and curriculum development increased $173,194 (none in fiscal 2025). General administration increased $44,140 (none in fiscal 2025). Fiscal services increased $7,581 to $17,836. Food services increased $9,023 to $31,897. School administration increased $81,716 (none in fiscal 2025). School board expense was $2,000 (none in fiscal 2025). Operation of plant increased $100,057 to $263,126. Maintenance of plant increased $7,892 to $8,392. Unallocated depreciation expense of $47,870 was recorded (none in fiscal 2025).

The excess of revenues over expenses produced an increase in net position of $528,045, compared with a decrease of $38,903 in fiscal 2025 (a swing of $566,948). There were no unusual or infrequent items in either year.

## III. DETAILED ANALYSES (CONTINUED)

## B. INDIVIDUAL MAJOR FUNDS

At June 30, 2026, the Charter School's governmental funds reported combined fund balances of $32,684. The General Fund reported a fund balance of $38,565, the Special Revenue Fund reported $(17,493), and the Capital Projects Fund reported $11,612. Combined fund balances decreased $33,327 from the prior year (beginning $66,011 ending $32,684).

General Fund: The General Fund is the Charter School's primary operating fund. At June 30, 2026, the General Fund reported a fund balance of $38,565, consisting of nonspendable fund balance of $11,000 (prepaid expenses), restricted fund balance of $41,269, and unassigned fund balance of $(13,704). General Fund balance decreased $23,848 because expenditures of $702,320, including capital outlay of $75,949 for furniture and equipment and computer hardware, exceeded revenues of $678,472. Unassigned fund balance of $(13,704) is available for general operations.

Special Revenue Fund: The Special Revenue Fund accounts for federal awards restricted by grant agreement to specified purposes. At June 30, 2026, the Special Revenue Fund reported a fund balance of $(17,493). Special Revenue Fund balance decreased $9,479 (revenues of $1,555,682 and expenditures of $1,565,161). That deficit represents amounts due to the General Fund and is not available for general operations.

Capital Projects Fund: The Capital Projects Fund reported a fund balance of $11,612 at June 30, 2026, unchanged from the beginning of the year. Capital outlay revenues of $43,262 were received and expended for qualifying capital-related activities during the fiscal year.

The Charter School evaluated transactions and events occurring during fiscal year 2026 and determined that there were no unusual or infrequent items requiring separate presentation or disclosure under GASB Statement No. 103.

## C. SIGNIFICANT POLICY CHANGES AND ECONOMIC FACTORS

Student membership and one-time federal start-up funding are the economic factors that dominate fiscal 2026 results. The Charter School operated a full year after a prior-year start-up period. Unweighted FTE used for FEFP payments declined during the year from a revised projection of 72 to Survey 3 FTE of 67.29 (original projection 82). FEFP revenue received through Hillsborough County Public Schools was $522,019, compared with the adopted General Fund FEFP budget of $567,806 (shortfall of $45,787) and compared with prior-year FEFP of $295,973 (increase of $226,046). Operating grants and contributions of $1,555,682 are reported in the Special Revenue Fund and include federal start-up and other restricted awards. Restricted fund balance of $41,269 remains in the General Fund at June 30, 2026. No millage or tax-rate change applies to the Charter School. There was no change in the capitalization policy. No new debt is reported on the Statement of Net Position at June 30, 2026. The Board did not amend the fiscal 2026 budget; the original and final budgets are the same for both the General Fund and the Special Revenue Fund.

## III. DETAILED ANALYSES (CONTINUED)

## C. SIGNIFICANT POLICY CHANGES AND ECONOMIC FACTORS (CONTINUED)

Effective July 1, 2025, the Charter School adopted GASB Statement No. 103, Financial Reporting Model Improvements. Adoption changed the content and organization of this discussion and analysis, the presentation of unusual or infrequent items, and the budgetary comparison information presented as required supplementary information. It did not change beginning net position or beginning fund balances.

## IV. SIGNIFICANT CAPITAL ASSET AND LONG-TERM FINANCING ACTIVITY

### Capital Assets

At June 30, 2026, the Charter School had $560,393 invested in capital assets, net of accumulated depreciation of $47,870. These assets, with a total cost of $608,263, consist of vehicles of $308,485, computer hardware of $189,440, and furniture and equipment of $110,338. There were no capital assets at June 30, 2025. Current-year additions totaled $608,263, there were no disposals, and depreciation expense of $47,870 was reported as unallocated depreciation expense. Capital assets, net, therefore increased $560,393 from nil at June 30, 2025. Net investment in capital assets was $560,393, equal to capital assets, net, because no borrowings are attributable to those assets. Details are discussed in Note 8.

### Long-Term Financing

The Charter School had no bonds, notes payable, or recorded lease liabilities outstanding at June 30, 2026 or 2025. Compensated absences payable decreased $979 from $2,245 to $1,266 and is expected to be liquidated within one year.

Facility rent for the year ended June 30, 2026 was charged to operation of plant under the occupancy arrangement then in effect. Effective July 1, 2026 (the day after fiscal year-end), occupancy of the educational facility at 10402 N. 56th Street, Temple Terrace, Florida, is under a Lease Agreement dated as of August 1, 2025 between Red Hook Capital Partners IV LLC, as lessor, and Excelsior Prep Charter School, Inc., a Florida not-for-profit corporation (notice address 502 E. Tyler Street, Tampa, Florida), d/b/a “Excelsior Prep Charter Middle School,” as lessee. The initial term commences July 1, 2026 and ends 25 years thereafter, with two five-year extension options. Because commencement occurs after June 30, 2026, no related lease liability is reported at year-end. Remaining payments after commencement are expected to follow the lease, subject to its terms.

## V. CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

The following facts, decisions, or conditions are known to management as of the date the financial statements were issued and are expected to have a significant effect on financial position or to produce significant differences from FY 2026 results. Prospective information that is not currently known is omitted.

## V. CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS (CONTINUED)

*Student membership*. Recurring operating revenue is earned primarily through the Florida Education Finance Program (FEFP) on a per-student basis. Fiscal 2026 FEFP revenue received through Hillsborough County Public Schools was $522,019, based on funded membership that declined during the year from a revised projection of 72 UFTE to Survey 3 UFTE of 67.29. A further decline in membership from that level would reduce FEFP revenue below $522,019. Fiscal 2026 also included operating grants and contributions of $1,555,682 (68.3% of total revenues), including Charter School Program and other federal awards. That funding is not part of the FEFP formula. If CSP and similar federal funding is not continued at a comparable amount, total revenue and the change in net position will differ materially from fiscal 2026.

*Facility lease.* Effective July 1, 2026, the Charter School occupies the educational facility at 10402 N. 56th Street, Temple Terrace, Florida, under a Lease Agreement dated as of August 1, 2025 between Red Hook Capital Partners IV LLC and Excelsior Prep Charter School, Inc. (d/b/a Excelsior Prep Charter Middle School), with notice address 502 E. Tyler Street, Tampa, Florida. The initial term is 25 years from July 1, 2026, with two five-year extension options. No related lease liability is reported at June 30, 2026, because the term commences after year-end. Rent under that lease will be charged to operation of plant beginning in fiscal 2027.

*Charter term.* The Charter School operates under a charter approved by its sponsor, the Hillsborough County Public Schools, Florida. A significant reduction in full-time equivalent student enrollment, a change in State funding levels, or non-renewal or termination of the charter would have a substantial effect on the Charter School's operations.

*Due to other agencies.* At June 30, 2026, $373,248 was due to other agencies. Timing of settlement of that payable will affect General Fund cash and unrestricted net position.

*Federal awards*. Continuation of Title I and National School Lunch Program funding at approximately the fiscal 2026 level is assumed. No new award is known at the date the financial statements were issued.

*Debt obligations.* The Charter School had no bonds, notes payable, or recorded lease liabilities at June 30, 2026 or 2025, and no scheduled debt-service principal or interest for fiscal 2027.

No other currently known facts, decisions, or conditions are expected to have a significant effect on financial position or results of operations.

## REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Dr. Matthew Schabath, Chairman, at 10402 N 56th St, Temple Terrace, FL 33617, United States.

# BASIC FINANCIAL STATEMENTS

# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## STATEMENT OF NET POSITION
## AS OF JUNE 30, 2026

| | Governmental Activities |
|---|---|
| **ASSETS** | |
| **Current Assets** | |
| Cash & Cash Equivalents | $ 346,284 |
| Accounts Receivable | 90,280 |
| Prepaid Expense | 11,000 |
| Due from Other Agencies | 10,102 |
| **Total Current Assets** | **457,666** |
| **Non-Current Assets** | |
| Capital Assets, Net | 560,393 |
| **Total Non-Current Assets** | **560,393** |
| **TOTAL ASSETS** | **1,018,059** |
| **LIABILITIES AND NET POSITION** | |
| **LIABILITIES** | |
| **Current Liabilities** | |
| Salaries and Benefits Payable | 17,799 |
| Compensated Absences Payable | 1,266 |
| Accounts Payable | 33,935 |
| Due to Other Agency | 373,248 |
| **Total Current Liabilities** | **426,248** |
| **TOTAL LIABILITIES** | **426,248** |
| **NET POSITION** | |
| Net Investment in Capital Assets | 560,393 |
| Restricted | 52,881 |
| Unrestricted | (21,463) |
| **TOTAL NET POSITION** | **591,811** |
| **TOTAL LIABILITIES AND NET POSITION** | **$ 1,018,059** |

*The accompanying notes are an integral part of these statements*

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**STATEMENT OF ACTIVITIES**
**FOR THE YEAR ENDED JUNE 30, 2026**

| | | Program Revenues | | Net Revenues (Expenses) and Changes in Net Position |
|---|---|---|---|---|
| | Expenses | Operating Grants and Contributions | Capital Grants and Contributions | Total Governmental Activities |
| **Governmental Activities** | | | | |
| Instruction | $ 1,079,200 | $ 1,509,166 | $ - | $ 429,966 |
| Fiscal Services | 17,836 | - | - | (17,836) |
| Food Services | 31,897 | 38,859 | - | 6,962 |
| General Administration | 44,140 | - | - | (44,140) |
| Instruction and Curriculum Development | 173,194 | - | - | (173,194) |
| Maintenance of Plant | 8,392 | - | - | (8,392) |
| Operation of Plant | 263,126 | - | 43,262 | (219,864) |
| School Administration | 81,716 | - | - | (81,716) |
| School Board | 2,000 | - | - | (2,000) |
| Student Transportation Services | - | 7,657 | - | 7,657 |
| Unallocated Depreciation Expense | 47,870 | - | - | (47,870) |
| **Total Governmental Activities** | **$ 1,749,371** | **$ 1,555,682** | **$ 43,262** | **(150,427)** |
| | **General Revenue:** | | | |
| | Hillsborough County Public Schools - FTE | | | 522,019 |
| | Referendum Revenues | | | 62,658 |
| | Miscellaneous Revenues | | | 93,795 |
| | **Total General Revenue** | | | **678,472** |
| | **Change in Net Position** | | | **528,045** |
| | Net Position at Beginning of year | | | 63,766 |
| | **Net Position at End of year** | | | **$ 591,811** |

*The accompanying notes are an integral part of these statements*

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**BALANCE SHEET – GOVERNMENTAL FUND**
**AS OF JUNE 30, 2026**

| | General Fund | Special Revenue Fund | Capital Projects Fund | Total Governmental Funds |
|---|---|---|---|---|
| **ASSETS** | | | | |
| Cash & Cash Equivalents | $ 346,284 | $ - | $ - | $ 346,284 |
| Accounts Receivable | 6,692 | 78,749 | 4,839 | 90,280 |
| Prepaid Expense | 11,000 | - | - | 11,000 |
| Due from Other Agencies | 10,102 | - | - | 10,102 |
| Due from Other Fund | 89,469 | - | 6,773 | 96,242 |
| **TOTAL ASSETS** | **463,547** | **78,749** | **11,612** | **553,908** |
| **LIABILITIES AND FUND BALANCES** | | | | |
| **LIABILITIES** | | | | |
| Salaries and Benefits Payable | 17,799 | - | - | 17,799 |
| Accounts Payable | 33,935 | - | - | 33,935 |
| Due to Other Agency | 373,248 | - | - | 373,248 |
| Due to Other Fund | - | 96,242 | - | 96,242 |
| **TOTAL LIABILITIES** | **424,982** | **96,242** | **-** | **521,224** |
| **FUND BALANCES** | | | | |
| Nonspendable: | | | | |
| Prepaid Expense | 11,000 | - | - | 11,000 |
| Restricted | 41,269 | - | 11,612 | 52,881 |
| Unassigned | (13,704) | (17,493) | - | (31,197) |
| **TOTAL FUND BALANCES** | **38,565** | **(17,493)** | **11,612** | **32,684** |
| **TOTAL LIABILITIES AND FUND BALANCES** | **$ 463,547** | **$ 78,749** | **$ 11,612** | **$ 553,908** |

*The accompanying notes are an integral part of these statements*

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION**
**AS OF JUNE 30, 2026**

| | | | | |
|---|---|---|---|---|
| **Total Fund Balances - Governmental Funds** | | | **$** | **32,684** |
| Amounts reported for governmental activities in the Statement of Net Position are different because: | | | | |
| Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds. | | | | |
| Cost of Capital Assets | $ | 608,263 | | |
| Accumulated Depreciation | $ | (47,870) | | 560,393 |
| Compensated absences are recognized in the government-wide financial statements when earned by employees, while in the governmental funds, liabilities are recognized only when they are due and payable | | | | (1,266) |
| **Total Net Position - Governmental Activities** | | | **$** | **591,811** |

*The accompanying notes are an integral part of these statements*

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**STATEMENT OF REVENUES, EXPENDITURES AND**
**CHANGE IN FUND BALANCE – GOVERNMENTAL FUND**
**FOR THE YEAR ENDED JUNE 30, 2026**

| | General Fund | Special Revenue Fund | Capital Projects Fund | Total Governmental Funds |
|---|---|---|---|---|
| **Revenue** | | | | |
| Hillsborough County Public Schools - FTE | $ 522,019 | $ - | $ - | $ 522,019 |
| Operating Grants and Contributions | - | 1,555,682 | - | 1,555,682 |
| Capital Grants and Contributions | - | - | 43,262 | 43,262 |
| Referendum Revenues | 62,658 | - | - | 62,658 |
| Miscellaneous Revenues | 93,795 | - | - | 93,795 |
| **Total Revenue** | **678,472** | **1,555,682** | **43,262** | **2,277,416** |
| | | | | |
| **Expenditure** | | | | |
| Current: | | | | |
| Instruction | 334,075 | 746,104 | - | 1,080,179 |
| Fiscal Services | 9,836 | 8,000 | - | 17,836 |
| Food Services | - | 31,897 | - | 31,897 |
| General Administration | 38,915 | 5,225 | - | 44,140 |
| Instruction and Curriculum Development | 73,367 | 99,827 | - | 173,194 |
| Maintenance of Plant | 8,392 | - | - | 8,392 |
| Operation of Plant | 128,143 | 91,721 | 43,262 | 263,126 |
| School Administration | 31,643 | 50,073 | - | 81,716 |
| School Board | 2,000 | - | - | 2,000 |
| Capital Outlay: | | | | |
| Furniture & Equipment | 620 | 109,718 | - | 110,338 |
| Computer Hardware | 75,329 | 114,111 | - | 189,440 |
| Vehicles | - | 308,485 | - | 308,485 |
| **Total Expenditure** | **702,320** | **1,565,161** | **43,262** | **2,310,743** |
| | | | | |
| **Net Changes in Fund Balances (Deficit)** | **(23,848)** | **(9,479)** | **-** | **(33,327)** |
| Fund Balance at Beginning of year | 62,413 | (8,014) | 11,612 | 66,011 |
| **Fund Balance at End of year** | **$ 38,565** | **$ (17,493)** | **$ 11,612** | **$ 32,684** |

*The accompanying notes are an integral part of these statements*

**EXCELSIOR PREP CHARTER SCHOOL, INC.**
**D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**
**FOR THE YEAR ENDED JUNE 30, 2026**

| | | | |
|---|---|---|---|
| **Net Changes in Fund Balance - Total Governmental Funds** | | | **$ (33,327)** |
| Amounts reported for governmental activities in the statement of net position are different because: | | | |
| Capital outlays are reported in governmental funds as expenditures however, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. | | | |
| Cost of Capital Assets Purchased | $ | 608,263 | |
| Depreciation Expense | $ | (47,870) | 560,393 |
| In the Statement of Activities, certain operating expenses - compensated absences - are measured by amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (amounts actually paid). | | | 979 |
| **Change in Net Position of Governmental Activities** | | | **$ 528,045** |

*The accompanying notes are an integral part of these statements*

## Note 1 – Organization and Operations

### Nature of Operations

Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School (the "Charter School") is a not-for-profit corporation, organized pursuant to Chapter 617, Florida Statutes, the Florida Not-For-Profit Corporation Act, and Section 1002.33, Florida Statutes. The Charter School operates under a Charter approved by its sponsor, the Hillsborough County Public Schools, Florida. The governing body of the Charter School is the not-for-profit corporation's Board of Directors which is composed of three (3) members.

The Charter School provides educational services to students in grades 6 – 8th. The core philosophy and purpose of the Charter School is to demonstrate that the Charter School's students can learn at high levels through an academically rigorous and innovative curriculum that incorporates the development of good character.

## Note 2 - Summary of Significant Accounting Policies

### Reporting Entity

The Charter School operates under a charter of the sponsoring School district, the Hillsborough County Public Schools, Florida (the "District"). The renewed charter is effective until June 30, 2027 and may be renewed in increments of 5 to 15 years by mutual agreement between the Charter School and the District. At the end of the term of the charter, the District may choose not to renew the charter under the grounds specified in the charter in which case the District is required to notify the Charter School in writing at least 90 days prior to the Charter's expiration. During the term of the charter, the District may also terminate the charter if good cause is shown. Excelsior Prep Charter School is considered a component unit of the Hillsborough County Public Schools, Florida.

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

### Basis of Presentation

Based on the guidance provided in the American Institute of Certified Public Accountants Audit and Accounting Guide – Audit for States and Local Governments and provisions of Florida Statutes, the Charter School is presented as a governmental organization for financial statement reporting purposes.

**Note 2 - Summary of Significant Accounting Policies (Continued)**

Government – wide Financial Statement:
The government-wide financial statements (i.e., the statement of net position and the statement of changes in net position) report information on all activities of the Charter School. The effect of interfund activity, generally, has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or program is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function. Program revenues include 1) operating grants and contributions that are used to meet the operational requirements of a particular function or program, and 2) capital grants and contributions that are restricted to meeting the capital requirements of a particular function or program.

Fund financial statements:
The Charter School accounts are organized on the basis of funds. The fund financial statements provide more detailed information about the School's most significant funds, not the School as a whole. The operations of the fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, equity, revenues and expenditures. The funds in the financial statements of this report are as follows:

*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 revenue, such as federal grants that are legally restricted to expenditures for particular purposes.

*Capital Projects Fund* – used to account for financial resources used for the acquisition or construction of major capital facilities and for the proceeds and related expenditures of charter school capital outlay funding.

**Measurement Focus, Basis of Accounting**

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

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. Grants and similar items are recognized when all eligibility requirements imposed by the provider have been met. Revenues from non-exchange transactions are reported according to GASB Codification Section 1600.111 and Section N50 Accounting and Financial Reporting for Non-Exchange Transactions. On the accrual basis, revenues from grants and donations are recognized in the fiscal years in which all eligibility requirements have satisfied.

## Note 2 - Summary of Significant Accounting Policies (Continued)

### Measurement Focus, Basis of Accounting (Continued)

The governmental fund financial statements are presented on the modified accrual basis of accounting under which revenues is recognized in the accounting period in which it becomes susceptible to accrual (i.e., when it becomes both 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 be used to pay liabilities of the current period. For this purpose, the Charter School considers revenues to be available if they are collected within 60 days of the end of the current fiscal years.

### Capital Assets

Capital assets, which include furniture and equipment, computer hardware, and vehicles, are reported in the applicable governmental activities in the government-wide financial statements. Capital assets are defined by the Charter School as assets with an initial, individual cost of more than $500 and a life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Estimated useful lives, in years, for depreciable assets are as follows:

| | |
|---|---|
| Furniture & Equipment | 5-7 years |
| Computer Hardware | 5 years |
| Vehicles | 10 years |

Donated capital assets, if any, are recorded at estimated fair value at the date of donation. Within governmental funds, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported within the governmental fund financial statements.

### Due from Other Governments or Agencies

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

### Revenue Sources

Revenues for operations will be received primarily from the District pursuant to the funding provisions included in the Charter School's charter. In accordance with the funding provisions of the charter and section 1002.33, Florida Statutes, the Charter 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 Charter School during the designated full-time equivalent student survey periods.

**Note 2 - Summary of Significant Accounting Policies (Continued)**

**Revenue Sources (continued)**
The Charter School also receives Federal funding for the School food program. 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, revenues are recognized to the extent that eligible expenditures have been incurred. Also, other revenues may be derived from various fundraising activities and certain other programs.

**Income Taxes**
The Charter School qualifies as a tax-exempt organization under the 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.

**Compensated Absences**
The Charter School's paid-time-off policy allows the eligible employees to carry over two days of unused paid-time-off into the following school year. These benefits are reported as liabilities in the government-wide financial statements and as expenditures when taken in the fund financial statements of the General Fund.

**Deferred Outflows/Inflows of Resources:**
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 Charter School has no items that meet this criterion.

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 Charter School has no items that meet this criterion.

**Interfund Activity**

From time to time, the School may have interfund activity. This activity is eliminated in the government wide financial statements.

**Use of Estimates**

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

## Note 2 - Summary of Significant Accounting Policies (Continued)

### Net Position and Fund Balance Classifications

***Government-wide Financial Statement***

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, reduced by the outstanding balances of any bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. At June 30, 2026, net investment in capital assets was $560,393. There was no related debt.

b. Restricted Net Position – 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. Restricted net position was $52,881 at June 30, 2026, consisting of $41,269 reported in the General Fund and $11,612 of capital outlay resources reported in the Capital Projects Fund.

c. Unrestricted Net Position – all other net position that does not meet the definition of "restricted" or "net investment in capital assets". Unrestricted net position was a deficit of $21,463 at June 30, 2026.

***Fund Financial Statements***

Generally accepted accounting principles define the different types of fund balances that a governmental entity must use for financial reporting purposes. Fund balance amounts are to be properly reported within one of the fund balance categories listed below:

a. Non spendable fund balance associated with inventories, prepaid expenses, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed, or assigned). At June 30, 2026, nonspendable fund balance consists of prepaid expense of $11,000. There was no nonspendable fund balance at June 30, 2025.

b. Restricted fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource provider, or through enabling legislation. Restricted fund balance at June 30, 2026 was $52,881, consisting of $41,269 in the General Fund and $11,612 in the Capital Projects Fund related to charter school capital outlay resources.

c. Committed – fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the Charter School's Board of Director. There are no committed fund balances at year end.

d. Assigned – fund balance classification is intended to be used by the Charter School's management for specific purposes but do not meet the criteria to be classified as restricted or committed. There are no assigned fund balances at year end.

**Note 2 - Summary of Significant Accounting Policies (Continued)**

***Fund Financial Statements (Continued)***

e. Unassigned – fund balance is the residual classification for the Charter School's general fund and includes all spendable amounts not contained in the other classification. At June 30, 2026, unassigned fund balance was $(13,704) in the General Fund and $(17,493) in the Special Revenue Fund. Total unassigned fund balance was $(31,197). The Special Revenue Fund deficit is reported as unassigned and represents amounts due to the General Fund.

**Encumbrances**

Encumbrances represent commitments relating to unperformed contracts for goods or services. At June 30, 2026, there were no encumbrances outstanding.

**New Accounting Pronouncement Adopted**

GASB Statement No. 103: During the year ended June 30, 2026, the Charter School adopted GASB Statement No. 103, Financial Reporting Model Improvements, issued in April 2024 and effective for fiscal years beginning after June 15, 2025. The objective of GASB 103 is to improve key components of the financial reporting model, and it establishes new or modified requirements related to (a) MD&A, (b) unusual or infrequent items, (c) presentation of the proprietary fund statement of revenues, expenses, and changes in fund net position, (d) information about major component units in the basic financial statements, (e) budgetary comparison information, and (f) financial trends information in the statistical section The Charter School engages only in governmental activities, has no proprietary funds, has no component units, and does not present a statistical section.

Accordingly, the requirements of GASB 103 relating to the proprietary fund statement of revenues, expenses, and changes in fund net position, to major component unit information, and to the statistical section had no effect on the accompanying financial statements. Adoption of GASB 103 affected the content and organization of MD&A, the presentation of unusual or infrequent items (of which there were none) in the statements of resource flows, and the presentation of budgetary comparison information and the related variance columns and explanations within required supplementary information.

In accordance with paragraph 19 of GASB 103, changes adopted at transition are reported as a change in accounting principle in accordance with GASB Statement No. 100, Accounting Changes and Error Corrections. Because the changes affect presentation and disclosure only, adoption of GASB 103 did not result in a change to the School's net position as of July 1, 2025, or to its previously reported fund balances.

GASB Statement No. 104: Disclosure of Certain Capital Assets, is effective for the same reporting period. The Statement requires certain capital assets — including lease assets, subscription assets, and intangible assets other than those — to be disclosed separately.

## Note 2 - Summary of Significant Accounting Policies (Continued)

### New Accounting Pronouncement Adopted (Continued)

The School does not own its educational facility and has no lease assets, no subscription-based information technology arrangement assets, and no other intangible assets requiring separate GASB 104 display at June 30, 2026. Adoption of GASB 104 therefore had no additional effect on the accompanying financial statements.

## Note 3 - Cash and Cash Equivalents

As of June 30, 2026, the cash and cash equivalents were $ 346,284. The bank balance exceeded the FDIC limit by $96,284 as of June 30, 2026. The Charter School is operated under a Charter sponsored by the Hillsborough County Public Schools as described in Note 1.

Accordingly, its bank deposits are governed by Chapter 280 of the Florida Statutes. All time and demand deposits are held in banking institutions approved by the State Treasurer of the State of Florida to hold public funds. Under Florida Statutes, Chapter 280, "Florida Security for Public Deposits Act", the State Treasurer requires all qualified public depositories to deposit with the Treasurer or another banking institution eligible collateral having a market value equal to an amount from 50% to 125% of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held.

The percentage of eligible collateral (generally, U.S. Government and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its financial condition. Any losses to public depositors are covered by applicable deposit insurance, sale of securities pledged as collateral and, if necessary, assessments against other qualified public depositories of the same type as the depository in default. Therefore, all cash deposits in an approved Florida banking institution are both collateralized and insured and not subject to a concentration of credit risk or a custodial credit risk as defined in Government Accounting Standards Board ("GASB") Statement No. 40. The Charter School has no monetary assets other than cash in an approved depository.

## Note 4 – Accounts Receivable

Accounts Receivable as of June 30, 2026 represents the following:

| Description | Amount |
|---|---|
| CSP Grant Receivable | $ 78,749 |
| Capital Outlay | 4,839 |
| Lunch Reimbursement | 6,692 |
| **Total** | **$ 90,280** |

## Note 5 – Prepaid Expense

Prepaid expense of $11,000 at June 30, 2026 represents the unexpired portion of a digital outdoor-advertising impressions contract with Outfront Media LLC (Contract No. 4250423). The contract provides 11,000,000 preferred non-guaranteed digital impressions in the Tampa DMA for the period September 12, 2025 through September 11, 2026, at a contract price of $55,000. The portion of the contract period remaining after June 30, 2026 (July 1 through September 11, 2026) is recorded as prepaid expense in the General Fund and in governmental activities. The related cost is charged to Instruction as the advertising period elapses. The contract is non-cancelable by the Charter School except as provided in the vendor's terms. There is no corresponding prepaid at June 30, 2025.

## Note 6 – Management Contract

The Charter School has contracted with School Development Services for administrative and educational management services for the operation of the Charter School. All staff are employees of the Charter School. The contract expires in June 2028 and provides for a fee based on a percentage of certain revenues of the Charter School which is 12%. Fees recognized under the contract for the year ended June 30, 2026 were $44,140 and are reported as general administration in the government-wide statement of activities and in the General Fund.

## Note 7 – Risk Management

The Charter 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 charter School carries commercial insurance. Settlement amounts have not exceeded insurance coverage for the past year.

## Note 8 – Capital Assets

Capital assets activity for the year ended June 30, 2026, was as follows:

| | Beginning Balance | Additions | Deletions | Ending Balance |
|---|---|---|---|---|
| **Governmental Activities:** | | | | |
| **Capital Assets** | | | | |
| Furniture & Equipment | $ - | $ 110,338 | $ - | $ 110,338 |
| Computer Hardware | - | 189,440 | - | 189,440 |
| Vehicles | - | 308,485 | - | 308,485 |
| **Total Capital Assets** | **-** | **608,263** | **-** | **608,263** |
| Accumulated Depreciation | - | (47,870) | - | (47,870) |
| **Governmental Activities Capital Assets, Net** | **$ -** | **$ 560,393** | **$ -** | **$ 560,393** |

## Note 8 – Capital Assets (Continued)

There were no capital assets at July 1, 2025. Current-year additions were furniture and equipment $110,338, computer hardware $189,440, and vehicles $308,485 (total cost $608,263). Accumulated depreciation increased $47,870, from Nil at July 1, 2025 to $47,870 at June 30, 2026. Capital assets, net, increased to $560,393. The provision for depreciation for the year ended June 30, 2026 amounted to $47,870 and is reported as unallocated depreciation expense in the statement of activities. Fiscal 2025 depreciation was Nil.

## Note 9 – Funding and Credit Risk Concentration

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

## Note 10 - Related Party

In accordance with the Charter Agreement, the Hillsborough County Public Schools, Florida, retains an administrative fee on FEFP funding pursuant to section 1002.33(20), Florida Statutes. Funding is received on a pro rata basis over the twelve-month period and is adjusted for changes in full-time equivalent student population. After review and verification of Full-Time Equivalent ("FTE") reports and supporting documentation, the Florida Department of Education may adjust subsequent fiscal period allocations of FTE funding for prior year's errors disclosed by its review as well as to prevent the statewide allocation from exceeding the amount authorized by the State Legislature.

The Charter School is affiliated with other Florida charter schools operating under the Excelsior name, including Excelsior Prep Charter School – Tampa, Excelsior Charter Academy (Miami Gardens), and Excelsior Prep Charter School of Hialeah. At June 30, 2026, due from other agencies totaled $10,102, consisting of $4,700 due from Excelsior Charter Academy (Miami Gardens) and $5,402 due from Excelsior Prep Charter School of Hialeah. Due to other agencies was $373,248, payable to Excelsior Prep Charter School – Tampa. There were no amounts due from or due to other agencies at June 30, 2025. These balances are non-interest-bearing and are expected to be settled in the subsequent fiscal year.

## Note 11 - Defined Contribution Retirement Plan

The Charter School's personnel are eligible to participate in a defined contribution 401(k) plan covering employees who meet certain age and tenure requirements. Under the Plan, the Charter School provides a match of the employee's contribution up to 3% of the employee's compensation. The Charter School contributed to the Plan $12,902 for the year ended June 30, 2026. The Charter School does not exercise any control or fiduciary responsibility over the plan's assets.

## Note 12 - Subsequent Events

In accordance with GASB Codification Section 2250.106, the School has evaluated subsequent events and transactions for potential recognition of disclosure through September 28, 2026, which is the date the financial statements were available to be issued.

On July 1, 2026, the Charter School commenced a new 25-year lease for its campus located at 10402 N. 56th Street, Temple Terrace, Florida. Extension-term base rent is the greater of then-prevailing market rent and the base rent in the year immediately preceding the extension, and thereafter increases 2.5% annually. Base Rent for the first Lease Year equals 8.5% of Lessor's Project Costs, as determined by the lessor and reviewed by the School on or before the Commencement Date. A commencement certificate confirming first-year Base Rent is required under the lease. As of the date the financial statements were available to be issued, management's working estimate of Project Costs, taken from the lessor's preliminary determination, is $18,109,420. On that base, estimated first-year Base Rent is $1,539,301 ($128,275 per month) before abatement. That estimate is subject to the final Project Cost certification. Provided no breach has occurred, Base Rent is 100% abated for the first three months of Lease Year 1 (July–September 2026), the first two months of Lease Year 2, and the first month of Lease Year 3.

The Charter School has evaluated the above matters and determined that they represent subsequent events requiring disclosure but do not require adjustment of the June 30, 2026 financial statements.

## Note 13 – Referendum Revenues

In November 2024, the voters of Hillsborough County approved an ad valorem operating millage of 1.0 mill annually from July 1, 2025 through June 30, 2029, pursuant to Section 1011.71(9), Florida Statutes. The levy is to recruit and retain teachers and staff and to support academic programs. Under Florida law, funds levied under that subsection are shared with charter schools based on each school's proportionate share of the District's unweighted full-time equivalent enrollment and must be used consistent with the purposes of the levy.

The Charter School's share is received through Hillsborough County Public Schools. Referendum revenue recognized for the year ended June 30, 2026 was $62,658. All amounts were collected during the year. The referendum receivable at year-end was nil. Of the amount recognized, $21,389 was expended for qualified teacher and support-staff purposes; the unexpended balance of $41,269 is reported as restricted fund balance in the General Fund and as restricted net position.

# REQUIRED SUPPLEMENTARY INFORMATION

# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
## BUDGET AND ACTUAL GENERAL FUND
## FOR THE YEAR ENDED JUNE 30, 2026

| | Original Budget | Final Budget | Variance - Original to Final Budget | Actual Amounts | Variance - Final Budget to Actual |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Hillsborough County Public Schools - FTE | $ 567,806 | $567,806 | $ - | $ 522,019 | $ (45,787) |
| Referendum Revenues | - | - | - | 62,658 | 62,658 |
| Miscellaneous Revenues | 107,600 | 107,600 | - | 93,795 | (13,805) |
| **Total Revenue** | **675,406** | **675,406** | **-** | **678,472** | **3,066** |
| | | | | | |
| **Expenditure** | | | | | |
| Current: | | | | | |
| Instruction | 270,284 | 270,284 | - | 334,075 | (63,791) |
| Instruction and Curriculum Development Services | 5,500 | 5,500 | - | 73,367 | (67,867) |
| School Board | 7,500 | 7,500 | - | 2,000 | 5,500 |
| General Administration | 11,356 | 11,356 | - | 38,915 | (27,559) |
| School Administration | 89,069 | 89,069 | - | 31,643 | 57,426 |
| Fiscal Services | 15,000 | 15,000 | - | 9,836 | 5,164 |
| Pupil Transportation Services | 17,280 | 17,280 | - | - | 17,280 |
| Operation of Plant | 35,931 | 35,931 | - | 128,143 | (92,212) |
| Maintenance of Plant | 1,905 | 1,905 | - | 8,392 | (6,487) |
| Debt Service: | | | | | |
| Interest and other charges | 5,000 | 5,000 | - | - | 5,000 |
| Capital Outlay: | | | | | |
| Furniture & Equipment | - | - | - | 620 | (620) |
| Computer Hardware | - | - | - | 75,329 | (75,329) |
| **Total Expenditure** | **458,825** | **458,825** | **-** | **702,320** | **(243,495)** |
| | | | | | |
| **Net Changes in Fund Balances** | **$ 216,581** | **$216,581** | **$ -** | **$ (23,848)** | **$ (240,429)** |

*"The accompanying notes are an integral part of this required supplementary information."*

# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## SCHEDULES OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
## SPECIAL REVENUE FUND
## FOR THE YEAR ENDED JUNE 30, 2026

| | Original Budget | Final Budget | Variance - Original to Final Budget | Actual Amounts | Variance - Final Budget to Actual |
|---|---|---|---|---|---|
| **Revenue** | | | | | |
| Operating Grants and Contributions | $ 39,865 | $ 39,865 | $ - | $1,555,682 | $1,515,817 |
| **Total Revenue** | **39,865** | **39,865** | **-** | **1,555,682** | **1,515,817** |
| | | | | | |
| **Expenditure** | | | | | |
| Current: | | | | | |
| Instruction | - | - | - | 746,104 | (746,104) |
| Fiscal Services | - | - | - | 8,000 | (8,000) |
| Food Services | 46,277 | 46,277 | - | 31,897 | 14,380 |
| General Administration | - | - | - | 5,225 | (5,225) |
| Instruction and Curriculum Developm | - | - | - | 99,827 | (99,827) |
| Operation of Plant | - | - | - | 91,721 | (91,721) |
| School Administration | - | - | - | 50,073 | (50,073) |
| Capital Outlay: | | | | | |
| Furniture & Equipment | - | - | - | 109,718 | (109,718) |
| Computer Hardware | - | - | - | 114,111 | (114,111) |
| Vehicles | - | - | - | 308,485 | (308,485) |
| **Total Expenditure** | **46,277** | **46,277** | **-** | **1,565,161** | **(1,518,884)** |
| | | | | | |
| **Net Changes in Fund Balances** | **$ (6,412)** | **$ (6,412)** | **$ -** | **$ (9,479)** | **$ (3,067)** |

*"The accompanying notes are an integral part of this required supplementary information."*

# EXCELSIOR PREP CHARTER SCHOOL, INC.
# D/B/A EXCELSIOR PREP CHARTER MIDDLE SCHOOL
## NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
## FOR THE YEAR ENDED JUNE 30, 2026

### NOTE 1 - BUDGETARY BASIS ACCOUNTING

The Charter School formally adopted a budget for the fiscal year ended June 30, 2026. Budgeted amounts may be amended by resolution of the School Board. Budgets are presented on the modified accrual basis of accounting. The budgetary comparison schedules present the original budget, the final budget, actual amounts on the budgetary basis, and separate columns for the variance between the original and final budget amounts and the variance between the final budget amounts and actual results.

### NOTE 2 – EXPLANATION OF SIGNIFICANT VARIATIONS

***Final budget to actual – General Fund.***

The Board did not amend the original General Fund budget. Original and final amounts are therefore the same. Total revenues of $678,472 exceeded the final budget of $675,406 by $3,066 (approximately 0.5 percent). Hillsborough County Public Schools – FTE revenue of $522,019 was $45,787 under the budget of $567,806. Referendum revenues of $62,658 were recognized and were not included in the adopted budget as a separate line. Miscellaneous revenues of $93,795 were $13,805 under the budget of $107,600. Operating grants and contributions are recorded in the Special Revenue Fund and are not part of the General Fund budget-to-actual comparison.

Total expenditures of $702,320 exceeded the final budget of $458,825 by $243,495 (approximately 53 percent). Favorable function variances were school board $5,500, school administration $57,426, fiscal services $5,164, pupil transportation services $17,280, and interest and other charges $5,000. Those amounts were offset by expenditures that exceeded the adopted budget, including instruction $63,791, instruction and curriculum development services $67,867, general administration $27,559, operation of plant $92,212, and maintenance of plant $6,487, and by capital outlay that was not in the adopted budget: furniture and equipment $620 and computer hardware $75,329. The net change in fund balance was a deficit of $23,848 compared with a budgeted surplus of $216,581, an unfavorable variance of $240,429.

***Final budget to actual – Special Revenue Fund.***

The Board did not amend the original Special Revenue Fund budget. Original and final amounts are therefore the same. Actual operating grants and contributions of $1,555,682 exceeded the final budget of $39,865 by $1,515,817. The excess is primarily Charter School Program and other federal start-up and restricted awards that were not included in the adopted Special Revenue Fund budget.

Actual expenditures of $1,565,161 exceeded the final budget of $46,277 by $1,518,884. The adopted budget included only food services of $46,277. Food services expenditures of $31,897 were $14,380 under that budget. All other current and capital functions were incurred with no corresponding appropriation, including instruction $746,104, instruction and curriculum development $99,827, operation of plant $91,721, school administration $50,073, fiscal services $8,000, general administration $5,225, furniture and equipment $109,718, computer hardware $114,111, and vehicles $308,485. Related program costs were incurred in the same period as the additional grant draws. The net change in fund balance was a deficit of $9,479 compared with a budgeted deficit of $6,412, an unfavorable variance of $3,067.

# OTHER REQUIRED REPORTS

Thomas & Company, CPA, PA
Certified Public Accountants and Business Consultants

# INDEPENDENT AUDITORS' 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
Excelsior Prep Charter School, Inc.
D/B/A Excelsior Prep Charter Middle School
Tampa, 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 Excelsior Prep Charter School, Inc ., D/B/A Excelsior Prep Charter Middle School (the "Charter School"), a component unit of the Hillsborough County Public Schools, Florida, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise Excelsior Prep Charter School, Inc ., D/B/A Excelsior Prep Charter Middle School's basic financial statements, and have issued our report thereon dated September 28, 2026. That report includes an emphasis-of-matter paragraph describing the Charter School's adoption of GASB Statement No. 103.

## Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Charter 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 Charter School's internal control. Accordingly, we do not express an opinion on the effectiveness of the Charter 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 have not been identified.

## Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Charter School's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, 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.



Thomas & Company, CPA, PA
Cooper City, Florida
September 28, 2026

Thomas & Company, CPA, PA
Certified Public Accountants and Business Consultants

# MANAGEMENT LETTER
# IN ACCORDANCE WITH THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Directors
Excelsior Prep Charter School, Inc.
D/B/A Excelsior Prep Charter Middle School
Tampa, Florida

## Report on the Financial Statements

We have audited the financial statements of Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School ("the School"), Florida, as of and for the fiscal year ended June 30, 2026, and have issued our report thereon dated September 28, 2026.

## 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 which are dated September 28, 2026, 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 annual financial 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 of the entity is Excelsior Prep Charter School, Inc., D/B/A Excelsior Prep Charter Middle School. The school code assigned by the Florida Department of Education is 7781.

## 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 Charter 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 Charter School did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Section 10.854(1)(e)6. a. and 10.855(12), Rules of the Auditor General, we applied financial condition assessment procedures for the Charter School. It is management's responsibility to monitor the Charter 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. Our assessment was performed as of the fiscal year end.

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 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 warrants the attention of those charged with governance. In connection with our audit, we did not note 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, School Board of Directors, School's management, and the Hillsborough County Public Schools, Florida is not intended to be and should not be used by anyone other than these specified parties.



Thomas & Company, CPA, PA
Cooper City, Florida
September 28, 2026