

# Keys Gate Charter High School

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

Basic Financial Statements  
For the Year Ended June 30, 2021



# Keys Gate Charter High School

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## INDEPENDENT AUDITOR'S REPORT

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

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the School, as of June 30, 2021, and the respective changes in financial position, and budgetary comparison for the General Fund and Grants Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Emphasis of Matter

As discussed in Note 1, the financial statements of the School are intended to present the financial position and change in financial position of only that portion of the governmental activities, each major fund and the aggregate remaining fund information of Renaissance Charter School, Inc. that is attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2021 and the changes in its financial position or budgetary comparisons, where applicable, for the year ended June 30, 2021 in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

## Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2021, on our consideration of the School's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the School's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
September 15, 2021

# MANAGEMENT'S DISCUSSION AND ANALYSIS



As management of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida (the "School Board"), we offer readers of the School's basic financial statements this narrative overview and analysis of the financial activities of the School for the years ended June 30, 2021 and 2020.

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

### **Financial Highlights**

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

- The net position (deficit) of the School as of June 30, 2021 was \$ (5,285,557) as compared to \$ (5,257,701) as of June 30, 2020.
- As of June 30, 2021, the School's governmental fund balance was \$ 162,847 as compared to \$ 94,118 as of June 30, 2020.

### **Overview of the Financial Statements**

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

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

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

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

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

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

**Fund Basic Financial Statements:** A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The School, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

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

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

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

The governmental fund financial statements can be found on pages 10 through 15 of this report.

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 16 through 26 of this report.

### **Government-Wide Financial Analysis**

The School has been in operation for eleven years; therefore, comparative government-wide data is presented. The School's net position (deficit) was \$ (5,285,557) at June 30, 2021. Of this amount, \$ (460,968) represented unrestricted net position (deficit), \$ 14,196 represented restricted net position and \$ (4,838,785) represented net investment in capital assets (deficit). The School's net position (deficit) was \$ (5,257,701) at June 30, 2020, of which \$ (1,107,912) represented unrestricted net position (deficit), \$ 25,785 represented restricted net position and \$ (4,175,574) represented net investment in capital assets (deficit).

**Keys Gate Charter High School  
Management's Discussion and Analysis  
June 30, 2021**

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

Keys Gate Charter High School Net Position (Deficit)		
	June 30, 2021	June 30, 2020
Assets:		
Current and other assets	\$ 1,355,243	\$ 2,274,495
Capital assets, net of depreciation	<u>15,646,206</u>	<u>16,122,664</u>
Total assets	<u>17,001,449</u>	<u>18,397,159</u>
Deferred Outflows of Resources	<u>2,669,977</u>	<u>2,762,045</u>
Liabilities:		
Current liabilities	1,848,653	2,686,135
Noncurrent liabilities	<u>23,108,330</u>	<u>23,730,770</u>
Total liabilities	<u>24,956,983</u>	<u>26,416,905</u>
Net Position (Deficit):		
Net investment in capital assets (deficit)	(4,838,785)	(4,175,574)
Restricted	14,196	25,785
Unrestricted (deficit)	<u>(460,968)</u>	<u>(1,107,912)</u>
Total net position (deficit)	<u>\$ (5,285,557)</u>	<u>\$ (5,257,701)</u>

Current and other assets decreased mainly due to a reduction in the School's cash position. Capital assets, net of depreciation decreased due to an increase in depreciation expense of \$ 671,000 somewhat offset by an increase in capital assets of \$ 195,000. Current liabilities decreased due to a reduction in the amount owed to the School's management company. Noncurrent liabilities decreased due to principal payments made on the School's capital lease and promissory note payable.

**Governmental Activities:** The results of this year's operations for the School as a whole are reported in the statement of activities on page 9. The following table provides a condensed presentation of the School's revenues and expenses for the years ended June 30, 2021 and 2020:

Keys Gate Charter High School Change in Net Position		
	June 30, 2021	June 30, 2020
Revenues:		
General revenues	\$ 6,463,849	\$ 5,879,440
Program revenues	<u>1,809,379</u>	<u>2,072,161</u>
Total revenues	<u>8,273,228</u>	<u>7,951,601</u>
Functions/Program Expenses:		
Instruction	3,323,840	3,581,812
Instructional support services	2,870,739	2,807,033
Operation of non-instructional services	<u>2,106,505</u>	<u>2,203,876</u>
Total governmental activities	<u>8,301,084</u>	<u>8,592,721</u>
Change in net position (deficit)	<u>\$ (27,856)</u>	<u>\$ (641,120)</u>



**Keys Gate Charter High School  
Management's Discussion and Analysis  
June 30, 2021**

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General revenues increased due to an increase in state source revenues compared to the previous year with the new teacher salary allocation funds. Program revenues decreased compared to last year due to a reduction in NSLP funds. Total expenses decreased due to a decrease in operation of non-instructional services.

**Governmental Fund Expenditures**

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

Functions/Programs	2021		2020	
	Expenditures	Percent	Expenditures	Percent
Governmental expenditures:				
Instructional expenditures	\$ 3,134,255	38%	\$ 3,304,844	26%
Debt service	2,148,547	26%	5,240,629	41%
Plant operations and maintenance	1,187,246	14%	1,075,323	9%
School administration	637,789	8%	440,634	3%
Student support services	264,505	3%	421,210	3%
All other functions/programs	917,647	11%	2,277,068	18%
Total governmental expenditures	\$ 8,289,989	100%	\$ 12,759,708	100%

**Capital Assets and Debt Administration**

**Capital Assets:** At June 30, 2021, the School had capital assets of \$ 15,646,206, net of accumulated depreciation, invested in buildings, leasehold improvements, computer equipment, and furniture, fixtures and equipment, as compared to \$ 16,122,664 at June 30, 2020.

**Debt:** At June 30, 2021 the School had debt of \$ 23,779,968 as compared to \$ 24,274,127 at June 30, 2020. More information about the School's debt can be found in Notes 8 through 10 on pages 22 and 23 of this report.

**General Fund Budgetary Highlights**

State source revenues were unfavorable to budget due to an enrollment shortfall. Local source revenues were also unfavorable to budget due to lower support from the School's management company than anticipated. Total General Fund expenditures were favorable to budget due to savings in instruction, administration, maintenance and operation of plant expenses, as well as a reduction in debt service. Overall, the School ended the year with a change in fund balance that was favorable to the budget by approximately \$ 80,300.

**Economic Factors and Next Year's Budget**

In fiscal year 2021, the State of Florida increased its Florida Education Finance Program (FEFP) base funding to include a teacher salary increase pool of \$ 500 million and mental health initiative allocations. The capital outlay funding pool increased to \$ 169.6 million. A 2% merit increase was paid out to eligible staff.

For fiscal year 2022, the Florida Education Finance Program funding and the capital outlay revenue assumed at a flat rate in comparison to the current rate per student. The teacher salary allocation will continue to be a part of the base FEFP funding. A 2% merit increase for all staff was included in the budget. All other expenditures are budgeted in alignment with enrollment changes and the School's strategic objectives.

**Requests for Information**

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

# BASIC FINANCIAL STATEMENTS

**Keys Gate Charter High School**  
**Statement of Net Position (Deficit)**  
**June 30, 2021**

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	<b>Governmental Activities</b>
<b>Current Assets:</b>	
Cash and cash equivalents	\$ 256,617
Other receivables	429,221
Due from other school	150,433
Due from related party	45,822
Due from other governments	181,183
Due from Trustee	217,960
Prepaid items	48,241
Deposits	<u>25,766</u>
Total current assets	1,355,243
<b>Noncurrent Assets:</b>	
Capital assets (depreciable), net of accumulated depreciation	<u>15,646,206</u>
Total assets	<u>17,001,449</u>
<b>Deferred Outflows of Resources:</b>	
Deferred amount on renegotiation of capital lease	<u>2,669,977</u>
<b>Current Liabilities:</b>	
Accounts payable and accrued expenses	62,770
Salaries and wages payable	398,720
Due to management company	486,837
Due to related party	200,036
Compensated absences	19,772
Capital leases	378,229
Accrued interest payable	2,239
Unearned revenue	50
Promissory note payable	<u>300,000</u>
Total current liabilities	<u>1,848,653</u>
<b>Noncurrent Liabilities:</b>	
Compensated absences	6,591
Capital leases	22,776,739
Promissory note payable	<u>325,000</u>
Total noncurrent liabilities	<u>23,108,330</u>
Total liabilities	<u>24,956,983</u>
<b>Commitments (Note 11)</b>	-
<b>Net Position (Deficit):</b>	
Net investment in capital assets (deficit)	(4,838,785)
Restricted for extracurricular activities	14,196
Unrestricted (deficit)	<u>(460,968)</u>
Total net position (deficit)	<u>\$ (5,285,557)</u>

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

**Keys Gate Charter High School  
Statement of Activities  
For the Year Ended June 30, 2021**

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Activities Net Revenue (Expense) and Change in Net Position</u>
<b>Functions/Programs:</b>					
Instruction	\$ 3,323,840	\$ -	\$ 162,257	\$ -	\$ (3,161,583)
Student support services	264,505	-	-	-	(264,505)
Instruction and curriculum development services	6,766	-	-	-	(6,766)
Instructional staff training services	43,478	-	-	-	(43,478)
Instruction related technology	84,024	-	-	-	(84,024)
Board	84,246	-	-	-	(84,246)
School administration	637,789	-	-	-	(637,789)
Fiscal services	11,911	-	-	-	(11,911)
Food services	130,358	2,286	130,358	-	2,286
Central services	97,244	-	-	-	(97,244)
Transportation services	183,750	-	47,714	-	(136,036)
Operation of plant	1,439,408	534,238	409,525	-	(495,645)
Maintenance of plant	211,019	78,320	-	-	(132,699)
Community services	26,945	-	-	-	(26,945)
Extracurricular activities	54,290	-	42,701	-	(11,589)
Interest on long-term debt	1,701,511	-	-	401,980	(1,299,531)
Total governmental activities	\$ <u>8,301,084</u>	\$ <u>614,844</u>	\$ <u>792,555</u>	\$ <u>401,980</u>	<u>(6,491,705)</u>
General revenues:					
Grants and entitlements					5,599,522
Contributions					779,370
Miscellaneous income					52,803
Interest income					32,154
Total general revenues					<u>6,463,849</u>
Change in net position					(27,856)
Net position (deficit), July 1, 2020, as restated (Note 15)					<u>(5,257,701)</u>
Net position (deficit), June 30, 2021					\$ <u><u>(5,285,557)</u></u>

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

**Keys Gate Charter High School  
Balance Sheet - Governmental Funds  
June 30, 2021**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Nonmajor Club and Activities Fund</u>	<u>Total</u>
<b>Assets:</b>					
Cash and cash equivalents	\$ 242,244	\$ -	\$ -	\$ 14,373	\$ 256,617
Due from other governments	217	149,417	31,549	-	181,183
Other receivables	429,221	-	-	-	429,221
Due from other school	150,433	-	-	-	150,433
Due from related party	45,822	-	-	-	45,822
Due from other funds	137,160	-	-	-	137,160
Due from Trustee	217,960	-	-	-	217,960
Prepaid items	48,241	-	-	-	48,241
Deposits	25,766	-	-	-	25,766
	<u>1,297,064</u>	<u>149,417</u>	<u>31,549</u>	<u>14,373</u>	<u>1,492,403</u>
Total assets	<u>\$ 1,297,064</u>	<u>\$ 149,417</u>	<u>\$ 31,549</u>	<u>\$ 14,373</u>	<u>\$ 1,492,403</u>
<b>Liabilities:</b>					
Accounts payable and accrued expenses	\$ 62,770	\$ -	\$ -	\$ -	\$ 62,770
Salaries and wages payable	398,720	-	-	-	398,720
Unearned revenue	50	-	-	-	50
Due to related party	200,036	-	-	-	200,036
Due to management company	486,837	-	-	-	486,837
Due to other funds	-	105,434	31,549	177	137,160
	<u>1,148,413</u>	<u>105,434</u>	<u>31,549</u>	<u>177</u>	<u>1,285,573</u>
Total liabilities	<u>1,148,413</u>	<u>105,434</u>	<u>31,549</u>	<u>177</u>	<u>1,285,573</u>
<b>Deferred Inflows of Resources:</b>					
Unavailable revenues	-	43,983	-	-	43,983
	<u>-</u>	<u>43,983</u>	<u>-</u>	<u>-</u>	<u>43,983</u>
Total deferred inflows of resources	<u>-</u>	<u>43,983</u>	<u>-</u>	<u>-</u>	<u>43,983</u>
<b>Commitments (Note 11)</b>					
	-	-	-	-	-
<b>Fund Balances:</b>					
Nonspendable:					
Deposits	25,766	-	-	-	25,766
Prepaid items	48,241	-	-	-	48,241
Restricted for extracurricular activities	-	-	-	14,196	14,196
Unassigned	74,644	-	-	-	74,644
	<u>148,651</u>	<u>-</u>	<u>-</u>	<u>14,196</u>	<u>162,847</u>
Total fund balances	<u>148,651</u>	<u>-</u>	<u>-</u>	<u>14,196</u>	<u>162,847</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 1,297,064</u>	<u>\$ 149,417</u>	<u>\$ 31,549</u>	<u>\$ 14,373</u>	<u>\$ 1,492,403</u>

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

**Keys Gate Charter High School**  
**Reconciliation of the Balance Sheet of Governmental Funds**  
**to the Statement of Net Position (Deficit)**  
**June 30, 2021**

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<b>Total Fund Balance of Governmental Funds</b>		\$	162,847
<p>Amounts reported for governmental activities in the statement of net position (deficit) are different because:</p>			
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.</p>			
Cost of capital assets	\$	22,499,562	
Less accumulated depreciation		<u>(6,853,356)</u>	15,646,206
<p>Unavailable revenue in the governmental funds is susceptible to full accrual in the government-wide statements.</p>			
			43,983
<p>Liabilities not payable with current available resources are not reported as fund liabilities in the governmental fund statements. All liabilities both current and long-term, are reported in the government-wide statements.</p>			
Compensated absences	\$	(26,363)	
Accrued interest payable		(2,239)	
Capital lease		(23,154,968)	
Promissory note payable		<u>(625,000)</u>	(23,808,570)
<p>Governmental funds report the effect of premiums, discounts and refundings and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.</p>			
			<u>2,669,977</u>
<b>Net Position (Deficit) of Governmental Activities</b>		\$	<u><u>(5,285,557)</u></u>

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

**Keys Gate Charter High School  
Statement of Revenues, Expenditures and  
Changes in Fund Balances - Governmental Funds  
For the Year Ended June 30, 2021**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Nonmajor Club and Activities Fund</u>	<u>Total</u>
<b>Revenues:</b>					
Federal through state	\$ -	\$ 462,788	\$ -	\$ -	\$ 462,788
State sources	5,838,714	3,366	401,980	-	6,244,060
Local sources	1,520,069	-	-	42,701	1,562,770
Total revenues	<u>7,358,783</u>	<u>466,154</u>	<u>401,980</u>	<u>42,701</u>	<u>8,269,618</u>
<b>Expenditures:</b>					
Instruction	3,134,255	-	-	-	3,134,255
Student support services	264,505	-	-	-	264,505
Instruction and curriculum development services	6,766	-	-	-	6,766
Instructional staff training services	43,478	-	-	-	43,478
Instruction related technology Board	84,024	-	-	-	84,024
School administration	84,246	-	-	-	84,246
Fiscal services	637,789	-	-	-	637,789
Food services	11,911	-	-	-	11,911
Central services	-	130,358	-	-	130,358
Transportation services	97,244	-	-	-	97,244
Operation of plant	183,750	-	-	-	183,750
Maintenance of plant	613,457	362,770	-	-	976,227
Community services	211,019	-	-	-	211,019
Extracurricular activities	26,945	-	-	-	26,945
Capital outlay	-	-	-	54,290	54,290
Debt service:	194,635	-	-	-	194,635
Principal	567,786	-	-	-	567,786
Interest	1,178,781	-	401,980	-	1,580,761
Total expenditures	<u>7,340,591</u>	<u>493,128</u>	<u>401,980</u>	<u>54,290</u>	<u>8,289,989</u>
Excess (deficiency) of revenues over expenditures	<u>18,192</u>	<u>(26,974)</u>	<u>-</u>	<u>(11,589)</u>	<u>(20,371)</u>
<b>Other Financing Sources (Uses):</b>					
Proceeds from debt	44,100	-	-	-	44,100
Transfer in	17,009	43,983	-	-	60,992
Transfer out	(43,983)	(17,009)	-	-	(60,992)
Insurance recoveries	45,000	-	-	-	45,000
Total other financing sources (uses)	<u>62,126</u>	<u>26,974</u>	<u>-</u>	<u>-</u>	<u>89,100</u>
Net change in fund balances	80,318	-	-	(11,589)	68,729
<b>Fund Balances, July 1, 2020, as restated (Note 15)</b>	<u>68,333</u>	<u>-</u>	<u>-</u>	<u>25,785</u>	<u>94,118</u>
<b>Fund Balances, June 30, 2021</b>	<u>\$ 148,651</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 14,196</u>	<u>\$ 162,847</u>

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



**Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances  
of the Governmental Funds to the Statement of Activities  
For the Year Ended June 30, 2021**

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<b>Net Change in Fund Balances - Governmental Funds</b>		\$	68,729
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>			
<p>Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are depreciated over their estimated useful lives as provision for depreciation.</p>			
Cost of capital assets	\$	194,635	
Provision for depreciation		<u>(671,093)</u>	(476,458)
<p>Revenues that are earned but not received within the availability period are recognized in the statement of activities when earned and subsequently in the governmental fund financial statements when they become available.</p>			
			(37,430)
<p>Debt proceeds provide current financial resources to governmental funds, but issuing debt increases long-term liabilities in the statement of net position (deficit).</p>			
Proceeds from capital lease			(44,100)
<p>Principal payments on long-term debt are reported as expenditures in governmental funds, but as a reduction of long-term liabilities in the statement of net position (deficit).</p>			
			567,786
<p>Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.</p>			
Change in accrued interest payable	\$	845	
Compensated absences		14,367	
Amortization of costs associated with capital lease		(29,527)	
Amortization of deferred amount on renegotiation of capital lease		<u>(92,068)</u>	<u>(106,383)</u>
<b>Change in Net Position of Governmental Activities</b>			\$ <u><u>(27,856)</u></u>

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

**Keys Gate Charter High School  
Statement of Revenues and Expenditures -  
Budget and Actual - General Fund  
For the Year Ended June 30, 2021**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
State sources	\$ 6,061,018	\$ 5,838,714	\$ (222,304)
Local sources	<u>2,116,912</u>	<u>1,520,069</u>	<u>(596,843)</u>
Total revenues	<u>8,177,930</u>	<u>7,358,783</u>	<u>(819,147)</u>
<b>Expenditures:</b>			
Instruction	3,239,313	3,134,255	105,058
Student support services	320,205	264,505	55,700
Instruction and curriculum development services	-	6,766	(6,766)
Instructional staff training services	12,086	43,478	(31,392)
Instruction related technology	131,848	84,024	47,824
Board	26,630	84,246	(57,616)
School administration	770,419	637,789	132,630
Fiscal services	8,351	11,911	(3,560)
Food services	85,899	-	85,899
Central services	102,604	97,244	5,360
Transportation services	207,000	183,750	23,250
Operation of plant	856,691	613,457	243,234
Maintenance of plant	309,476	211,019	98,457
Community services	471	26,945	(26,474)
Capital outlay	152,490	194,635	(42,145)
Debt service:			
Principal	739,257	567,786	171,471
Interest	<u>1,259,290</u>	<u>1,178,781</u>	<u>80,509</u>
Total expenditures	<u>8,222,030</u>	<u>7,340,591</u>	<u>881,439</u>
Excess (deficiency) of revenues over expenditures	<u>(44,100)</u>	<u>18,192</u>	<u>62,292</u>
<b>Other Financing Sources (Uses):</b>			
Proceeds from debt	44,100	44,100	-
Transfer in	-	17,009	17,009
Transfer out	-	(43,983)	(43,983)
Insurance recoveries	<u>-</u>	<u>45,000</u>	<u>45,000</u>
Total other financing sources (uses)	<u>44,100</u>	<u>62,126</u>	<u>18,026</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ 80,318</u>	<u>\$ 80,318</u>

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

**Keys Gate Charter High School  
Statement of Revenues and Expenditures -  
Budget and Actual - Grants Fund  
For the Year Ended June 30, 2021**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
Federal sources:			
National School Lunch Program	\$ 198,812	\$ 445,779	\$ 246,967
Title IV	21,697	17,009	(4,688)
State sources:			
National School Lunch Program	1,523	3,366	1,843
Total revenues	<u>222,032</u>	<u>466,154</u>	<u>244,122</u>
<b>Expenditures:</b>			
Food services	200,335	130,358	69,977
Operation of plant	-	362,770	(362,770)
Capital outlay	21,697	-	21,697
Total expenditures	<u>222,032</u>	<u>493,128</u>	<u>(271,096)</u>
Excess of revenues over expenditures	<u>-</u>	<u>(26,974)</u>	<u>(26,974)</u>
<b>Other Financing Sources (Uses):</b>			
Transfer in	-	43,983	43,983
Transfer out	-	(17,009)	(17,009)
Total other financing sources (uses)	<u>-</u>	<u>26,974</u>	<u>26,974</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

### **Note 1 - Organization and Operations**

Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, was established in July 2010 as a public charter school to serve students from ninth to twelfth grade in Miami-Dade County. The School is sponsored by its charter-holder, Renaissance Charter School, Inc., a Florida nonprofit corporation organized in August 1998. There were 779 students enrolled for the 2020/2021 school year.

The basic financial statements of the School present only the balances, activity and disclosures related to the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2021, and its changes in financial position or budgetary comparisons, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. Renaissance Charter School, Inc. (Note 11) is the entity that funded the purchase of the facility housing the School's operations. Accordingly, these basic financial statements only include balances, activity and disclosures related to the School.

### **Note 2 - Summary of Significant Accounting Policies**

**Reporting entity:** The School operates under a charter granted by the sponsoring School Board, the School Board of Miami-Dade County. The current charter is effective until June 2025 and may be renewed in increments of five years by mutual written agreement between the School and the School Board. At the end of the term of the charter, the School Board may choose not to renew the charter under grounds specified in the charter, in which case the School Board is required to notify the School in writing at least ninety days prior to the charter's expiration. During the term of the charter, the School Board may also terminate the charter if good cause is shown. Keys Gate Charter High School is considered a component unit of the School Board of Miami-Dade County.

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

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

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

**Government-wide financial statements:** Government-wide financial statements, including the statement of net position and the statement of activities, present information about the School as a whole.

Government-wide financial statements are prepared using the economic resources measurement focus. The statement of activities presents a comparison between direct expenses and program revenues for each function or program of the School's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are thereby clearly identifiable to a particular function.

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

Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the School.

**Fund financial statements:** Fund financial statements report detailed information about the School in the governmental funds. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column. Because the focus of governmental fund financial statements differs from the focus of government-wide financial statements, a reconciliation is presented with each of the governmental fund financial statements.

The School's major governmental funds are as follows:

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

**Grants Fund** - This special revenue fund is used to account for federal grants and certain state grants that are legally restricted to expenditures for particular purposes.

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

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

**Club and Activities Fund** - This special revenue fund is used to administer funds raised and earned by the various clubs and activities that are part of the School.

**Basis of accounting:** Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are prepared using the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows.

Governmental fund financial statements are prepared using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The School considers revenues to be available if they are collected within sixty days of the end of the current period. Under the modified accrual basis of accounting, expenditures are generally recognized when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized when due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

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

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

The School maintains its cash accounts with two financial institutions. The School's accounts at these institutions, at times, may exceed the federally insured limit. The School has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risk (Note 3).

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

**Due to and due from other funds and transfers:** Interfund receivables and payables arise from interfund transactions and are recoded by all funds in the period in which transactions are executed. The balances result from the time lag between dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. Transfers are used to move revenues from the fund that is required to collect them to the fund that incurred the reimbursable expenditures in the prior year.

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

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

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

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

Building	45 years
Leasehold improvements	10 years
Furniture, fixtures and equipment	5 years
Computer equipment	3 years

**Deferred outflows/inflows of resources:** In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will *not* be recognized as an outflow of resources (expense/expenditure) until then. The School has one item that qualifies for reporting in the category. The government-wide statement of net position reports a deferred amount on renegotiation of capital lease.

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

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will *not* be recognized as an inflow of resources (revenue) until that time. The School has one item that qualifies for reporting in this category. The governmental funds report unavailable revenues that are deferred and recognized as an inflow of resources in the period that the amounts become available.

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

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

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

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

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

- Nonspendable - this classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. The School classifies inventories, prepaid items, long-term notes receivable and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.

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

- Restricted - this classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.
- Committed - this classification includes amounts that can be used for specific purposes voted on through formal action of the Board of Directors (the highest level of decision making authority). The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.
- Assigned - this classification includes amounts that the Board of Directors intends to use for a specific purpose but they are neither restricted nor committed. The School classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.
- Unassigned - this classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the General Fund.

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

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

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

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

**Date of management review:** Subsequent events were evaluated by management through September 15, 2021 which is the date the financial statements were available to be issued.

## Note 3 - Deposits

At June 30, 2021, the carrying amount of the deposits and cash on hand totaled \$ 256,617 with a bank balance of \$ 281,038.

State statutes require, and it is the School's policy, that all deposits be made into, and be held by, financial institutions designated by the Treasurer of the State of Florida as "qualified public depositories" as defined by Chapter 280 of the Florida Statutes. This Statute requires that every qualified public depository institution maintain eligible collateral to secure the public entity's funds. The minimum collateral to be pledged by an institution, the collateral eligible for pledge, and reporting requirements of the qualified public depositor to the Treasurer is defined by the Statute. Collateral is pooled in a multiple qualified public depository institution pool with the ability to assess members of the pool should the need arise. The School's deposits are held in a qualified public depository. They are covered by the collateral pool as the School has identified itself as a public entity at June 30, 2021.



**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

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**Note 4 - Due From Other School**

The School and Keys Gate Charter School (“KGCS”) share teachers, administrative staff, as well as expenses relative to their facility. As of June 30, 2021, the basic financial statements include an amount due from KGCS of \$ 150,433.

**Note 5 - Due From Trustee**

Due from Trustee at June 30, 2021 consists of \$ 217,960 relating to accrued interest and funding that has yet to be transferred to the School.

**Note 6 - Due To/From Related Party**

The School is a Department of Renaissance Charter School, Inc. (“RCS”). The due to/from balances represent amounts that are due to/from RCS and other schools that share common board membership and are departments of RCS.

**Note 7 - Capital Assets**

Capital asset balances and activity for the year ended June 30, 2021 are as follows:

	Balance July 1, 2020, as restated	Additions	Deletions	Balance June 30, 2021
Capital assets, depreciable:				
Buildings	\$ 19,211,906	\$ -	\$ -	\$ 19,211,906
Leasehold improvements	223,784	2,750	-	226,534
Furniture, fixtures and equipment	1,276,261	7,985	-	1,284,246
Computer equipment	1,592,976	183,900	-	1,776,876
<b>Total capital assets, depreciable</b>	<b>22,304,927</b>	<b>194,635</b>	<b>-</b>	<b>22,499,562</b>
Accumulated depreciation:				
Buildings	3,483,386	444,533	-	3,927,919
Leasehold improvements	100,149	22,608	-	122,757
Furniture, fixtures and equipment	1,151,125	68,471	-	1,219,596
Computer equipment	1,447,603	135,481	-	1,583,084
<b>Total accumulated depreciation</b>	<b>6,182,263</b>	<b>671,093</b>	<b>-</b>	<b>6,853,356</b>
<b>Net capital assets</b>	<b>\$ 16,122,664</b>	<b>\$ (476,458)</b>	<b>\$ -</b>	<b>\$ 15,646,206</b>

**Note 7 - Capital Assets (continued)**

Provision for depreciation was charged to governmental activities as follows:

Instruction	\$	203,952
Operation of plant		<u>467,141</u>
Total	\$	<u><u>671,093</u></u>

**Note 8 - Promissory Note Payable**

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

The following is a schedule of the future minimum promissory note payments at June 30, 2021:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 300,000	\$ 19,780	\$ 319,780
2023	<u>325,000</u>	<u>7,697</u>	<u>332,697</u>
	\$ <u><u>625,000</u></u>	\$ <u><u>27,477</u></u>	\$ <u><u>652,477</u></u>

**Note 9 - Capital Leases**

The School amended its capital lease arrangement with Red Apple, LLC for use of its facility. The original lease arrangement was entered into as part of a transaction consisting of a bond issuance by the Renaissance Charter School, Inc. and Red Apple Development, Inc. (Note 11) and was amended when the Series 2020 Bonds were issued to refund the Series 2011 Bonds. The lease is through June 2065 and requires monthly principal and interest payments through June 2050. As of June 30, 2021, the net book value of the leased facility is approximately \$ 15,284,000. Amortization of the leased facility is included with depreciation expense.

Future minimum payments at June 30, 2021 are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 363,534	\$ 1,435,801	\$ 1,799,335
2023	382,315	1,417,850	1,800,165
2024	401,095	1,398,983	1,800,078
2025	421,217	1,379,201	1,800,418
2026	442,680	1,358,405	1,801,085
2027-2031	2,556,814	6,441,955	8,998,769
2032-2036	3,306,687	5,693,153	8,999,840
2037-2041	4,310,096	4,687,500	8,997,596
2042-2046	5,734,721	3,264,324	8,999,045
2047-2050	<u>6,062,235</u>	<u>1,221,033</u>	<u>7,283,268</u>
	\$ <u><u>23,981,394</u></u>	\$ <u><u>28,298,205</u></u>	\$ <u><u>52,279,599</u></u>

**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2021**

**Note 9 - Capital Leases (continued)**

During the year, the School entered into a capital lease arrangement for personal computers and other equipment. The lease requires annual payments of \$ 15,635 through July 2023. As of June 30, 2021, the net book value of the personal computers and other equipment is approximately \$ 29,400. Amortization of the personal computers and other equipment is included with depreciation expenses.

Year Ending June 30,	Principal	Interest	Total
2022	\$ 14,695	940	15,635
2023	15,158	477	15,635
	<u>\$ 29,853</u>	<u>\$ 1,417</u>	<u>\$ 31,270</u>

**Note 10 - Long-Term Liabilities**

Changes in the School’s long-term liabilities for fiscal year ended June 30, 2021, are as follows:

	Balance July 1, 2020, as restated	Additions	Retirements	Amortization	Balance June 30, 2021	Amount Due Within One Year
Facility capital lease obligation, net of unamortized costs of \$ 856,279	\$ 23,349,127	\$ -	\$ 253,539	\$ 29,527	\$ 23,125,115	\$ 363,534
Promissory note payable	925,000	-	300,000	-	625,000	300,000
Capital lease, equipment	-	44,100	14,247	-	29,853	14,695
Compensated absences	40,730	9,645	24,012	-	26,363	19,772
	<u>\$ 24,314,857</u>	<u>\$ 53,745</u>	<u>\$ 591,798</u>	<u>\$ 29,527</u>	<u>\$ 23,806,331</u>	<u>\$ 698,001</u>

**Note 11 - Commitments**

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

For the year ended June 30, 2021, there were no cost reimbursement and management fees and CSUSA contributed \$ 779,370 to the School.

The School had an amount of \$ 486,837 due to CSUSA for the year ending June 30, 2021.

**Note 11 - Commitments (continued)**

**Lease agreement:** In March 2020, the Florida Development Finance Corporation (the “Corporation”) issued \$ 95,565,000 in Tax Convertible Educational Facilities Revenue Bonds, Series 2020A and \$ 450,000 in Taxable Educational Facilities Revenue Bonds, Series 2020B pursuant to an Indenture of Trust between the Corporation and a trustee to make a loan to Renaissance Charter Schools, Inc. (“REN”), a division of which the School exists, and Red Apple Development, LLC and subsidiaries (“RAD”) to refund the Series 2011 Tax Exempt Educational Facilities Revenue Bonds which financed the acquisition of the facilities of six charter schools existing under Renaissance Charter Schools, Inc. In order to secure the payment of the principal and interest on the bonds, the Corporation assigned all of its rights and interest in the loan agreement to the trustee. The bonds are payable from and secured by a lien upon and pledge of payments to be received by the trustee.

Concurrent with the preceding loan transaction, RAD, through its wholly-owned subsidiaries, amended its four lease agreements with REN. The facilities which are owned by RAD are leased by REN on behalf of the schools under a 45-year lease (Note 9). The leases are deemed to be capital leases and the capital lease payments are based on the debt service requirements of the bonds which extend through June 2050. These payments are made from the revenues received from the School Board of Miami-Dade County for the operation of the Schools. REN is obligated under the Indenture to deposit all Charter revenues received from the School Board and additional revenues, if any, directly with the trustee during the term of the lease. The payments are applied by the trustee to make sinking fund payments and pay for operating expenses.

In addition to the capital lease payments noted in Note 9, the School is required to pay incremental rent payments to RAD. Going forward, the incremental rent payments range from \$ 779,300 in 2026 to \$ 2,429,002 in 2060. For the year ending June 30, 2021, no incremental rent was due.

**Reimbursement agreement:** The School has a reimbursement agreement with Red Apple Development, LLC and subsidiaries (“RAD”) to reimburse RAD for payments made by RAD in connection with RAD’s ground lease obligations for the property on which the School exists. For the year ended June 30, 2021, the School reimbursed RAD \$ 62,370.

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

**Note 12 - Employee Benefit Plan**

During the year ended June 30, 2021, the School offered all of its full-time employees who had attained 21 years of age, a retirement plan (the “Plan”) under Internal Revenue Code Section 401(k). The employee is allowed to contribute up to a maximum of 100% of his/her annual gross compensation, subject to certain limitations. The Plan provides for a discretionary employer matching contribution of the participant’s annual elective deferral to the Plan. As determined annually by the School’s management, the School may also make a discretionary profit sharing contribution, which is allocated among the participants based on a pro rata formula. Participants are immediately vested in their own contributions and earnings on those contributions. Participants become vested in School contributions and earnings on School contributions according to the following schedule:

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

**Note 12 - Employee Benefit Plan (continued)**

Nonvested contributions are forfeited upon termination of employment and such forfeitures are used to reduce any employer contribution. For the Plan year ended December 31, 2020, there were no forfeitures for the School. For the year ended June 30, 2021, the School contributed a matching amount of \$ 7,134.

**Note 13 - Capital Appropriations Funding**

The Florida Department of Education has approved a Charter School Capital Outlay (CSCO) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes, those funds are allocated among eligible charter schools. The funds for the School's allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring School Board. The School's CSCO Award totaled \$ 401,980 for the 2020/2021 school year which has been recognized as revenue in the accompanying financial statements. If the CSCO funds are used to acquire tangible property assets, the School Board has a reversionary interest in those assets. In the event of nonrenewal, termination, or breach of the charter school agreement, ownership of the assets would automatically revert to the School Board. The School has elected to use these funds to pay a portion of the interest expense on the capital lease.

**Note 14 - Risk Financing**

The School is exposed to various risks of loss related to torts, thefts of, damage to, and destruction of assets and natural disasters. The School has obtained property insurance from commercial companies including, but not limited to, general liability and errors and omissions insurance. There were no claims in excess of insurance coverage limits during the past three years.

As disclosed in Note 11, CSUSA employs all of the employees of the School. As a result, the School is not exposed to medical or workers' compensation claims for these individuals. In addition, CSUSA carries all required insurance including, but not limited to, general liability and errors and omissions insurance.

**Note 15 - Prior Period Adjustments**

GASB No. 84, Fiduciary Activities, effective for fiscal year ended June 30, 2021, deals with financial reporting of Fiduciary Activities and no longer permits the use of Agency Funds, which requires a change to the way the School reports its Internal Accounts. Internal Account activity will now be reported in the Club and Activities Fund. This treatment requires the restatement of the net position and fund balances as of June 30, 2020.

In addition, on the statement of net position, capital assets and capital lease payable were overstated due to the incorrect recording of the Series 2011 Bond refunding.

**Note 15 - Prior Period Adjustments (continued)**

The restatements are as follows:

Fund balances, June 30, 2020	\$	68,333
Inclusion of Agency Fund		<u>25,785</u>
Restated fund balances, June 30, 2020	\$	<u><u>94,118</u></u>
Net position (deficit), June 30, 2020	\$	(5,331,509)
Inclusion of deferred amount on renegotiation of capital lease		3,050,889
Reduction of capital assets		(4,575,924)
Reduction of accumulated depreciation		48,023
Reduction of capital lease payable		1,525,035
Inclusion of Agency Fund		<u>25,785</u>
Restated net position (deficit), June 30, 2020	\$	<u><u>(5,257,701)</u></u>

**Note 16 - Risk and Uncertainties**

The coronavirus (COVID-19) outbreak has caused disruption in international and U.S. economies and markets. The coronavirus and fear of further spread has caused quarantines, cancellation of events, and overall reduction in business and economic activity. On March 11, 2020, the *World Health Organization* designated the coronavirus outbreak a pandemic. Management and the Board of Directors continue to evaluate and monitor the potential adverse effect that this event may have on the School's financial position and operations. The full impact of COVID-19 is unknown at this time and cannot be reasonably estimated as these events are still developing.

# OTHER INDEPENDENT AUDITOR'S REPORTS



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER  
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the School's basic financial statements, and have issued our report thereon dated September 15, 2021.

### Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the School's internal control over financial reporting (internal control) 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 may exist that have not been identified.

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### **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the School's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
September 15, 2021

## INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS

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

### Report on the Financial Statements

We have audited the financial statements of Keys Gate Charter High School (the "School"), a Department of the Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2021, and have issued our report thereon dated September 15, 2021.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.850, Rules of the Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated September 15, 2021, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.854(1)(e)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no recommendations made in the preceding audit report.

### Official Title

Section 10.854(1)(e)5., Rules of the Auditor General, requires that the name or official title of the entity and the school code assigned by the Florida Department of Education be disclosed in this management letter. The official title and the school code assigned by the Florida Department of Education are Keys Gate Charter High School and 137050.

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### **Financial Condition and Management**

Sections 10.854(1)(e)2. and 10.855(11), Rules of the Auditor General, require us to apply appropriate procedures and communicate whether or not the School has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the School did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.854(1)(e)6.a. and 10.855(12), Rules of the Auditor General, we applied financial condition assessment procedures for the School. It is management's responsibility to monitor the School's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.854(1)(e)3., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Transparency**

Sections 10.854(1)(e)7. and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the School maintains on its website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the School maintained on its website the information specified in Section 1002.33(9)(p), Florida Statutes.

### **Additional Matters**

Section 10.854(1)(e)4., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors and applicable management and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
September 15, 2021