

# 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, 2023



# 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 Audit of the Financial Statements

#### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the School, as of June 30, 2023, and the respective changes in financial position and the respective budgetary comparisons for the General Fund and Grants Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the School and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Emphasis of Matter

As discussed in Note 1, the financial statements of the School are intended to present the financial position and change in financial position of only that portion of the governmental activities and each major fund of Renaissance Charter School, Inc. that is attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2023 and the changes in its financial position or budgetary comparisons, where applicable, for the year ended June 30, 2023 in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

## **Responsibilities of Management for the Financial Statements**

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

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

## **Auditor's Responsibilities for the Audit of the Financial Statements**

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

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the School's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the School's ability to continue as a going concern for a reasonable period of time.

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

**Required Supplementary Information**

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4 through 8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated September 15, 2023 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, 2023

# 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, 2023 and 2022.

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, 2023 was \$ (4,814,536) as compared to \$ (4,654,646) as of June 30, 2022.
- As of June 30, 2023, the School's governmental fund balance was \$ 751,627 as compared to \$ 803,862 as of June 30, 2022.

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

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

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

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

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

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

The government-wide basic financial statements can be found on pages 9 and 10 of this report.

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

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

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

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

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

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

**Notes to Basic Financial Statements:** The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 17 through 27 of this report.

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

The School has been in operation for thirteen years; therefore, comparative government-wide data is presented. The School's net position (deficit) was \$ (4,814,536) at June 30, 2023. Of this amount, \$ 652,078 represented unrestricted net position, \$ 20,594 represented restricted net position and \$ (5,487,208) represented net investment in capital assets (deficit). The School's net position (deficit) was \$ (4,654,646) at June 30, 2022, as restated, of which \$ 431,234 represented unrestricted net position, \$ 15,671 represented restricted net position and \$ (5,101,551) represented net investment in capital assets (deficit).



**Keys Gate Charter High School  
Management's Discussion and Analysis  
June 30, 2023**

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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, 2023	June 30, 2022
Assets:		
Current and other assets	\$ 1,887,962	\$ 1,100,103
Other noncurrent assets	8,243,453	9,218,077
Capital assets, net of depreciation	17,386,904	18,060,357
Total assets	27,518,319	28,378,537
Deferred Outflows of Resources	2,474,581	2,566,232
Liabilities:		
Current liabilities	1,185,853	1,282,036
Noncurrent liabilities	24,942,986	25,327,157
Total liabilities	26,128,839	26,609,193
Deferred Inflows of Resources	8,678,597	8,990,222
Net Position (Deficit):		
Net investment in capital assets (deficit)	(5,487,208)	(5,101,551)
Restricted	20,594	15,671
Unrestricted	652,078	431,234
Total net position (deficit)	\$ (4,814,536)	\$ (4,654,646)

Current and other assets rose due to an increase in the School's cash position and prepaid items. Capital assets, net of depreciation decreased due to depreciation expense of approximately \$ 723,600 offset by the addition of \$ 50,103 in capital assets. Current liabilities decreased mainly due to a reduction in promissory note payable. Noncurrent liabilities decreased due to principal payments made on the School's lease liabilities.

**Governmental Activities:** The results of this year's operations for the School as a whole are reported in the statement of activities on page 10. The following table provides a condensed presentation of the School's revenues and expenses for the years ended June 30, 2023 and 2022:

Keys Gate Charter High School Change in Net Position		
	June 30, 2023	June 30, 2022
Revenues:		
General revenues	\$ 8,004,693	\$ 7,941,373
Program revenues	2,520,801	2,260,616
Total revenues	10,525,494	10,201,989
Functions/Program Expenses:		
Instruction	4,031,298	3,401,715
Instructional support services	3,908,277	3,566,807
Operation of non-instructional services	2,745,809	2,698,833
Total governmental activities	10,685,384	9,667,355
Change in net position	\$ (159,890)	\$ 534,634

**Keys Gate Charter High School  
Management’s Discussion and Analysis  
June 30, 2023**

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General revenues increased compared to the previous year due to an increase in CSUSA contributions. The program revenues rose due to an increase in referendum funding. Total expenses increased due to rising instructional and 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	2023		2022	
	Expenditures	Percent	Expenditures	Percent
Governmental expenditures:				
Instructional expenditures	\$ 3,849,599	37%	\$ 3,139,952	33%
Debt service	2,197,482	21%	2,178,575	22%
Plant operations and maintenance	1,534,351	15%	1,350,054	14%
School administration	891,840	8%	820,460	8%
Student support services	531,642	5%	482,836	5%
All other functions/programs	<u>1,572,819</u>	<u>14%</u>	<u>1,755,164</u>	<u>18%</u>
Total governmental expenditures	\$ <u>10,577,733</u>	<u>100%</u>	\$ <u>9,727,041</u>	<u>100%</u>

**Capital Assets and Debt Administration**

**Capital Assets:** At June 30, 2023, the School had capital assets of \$ 17,386,904, net of accumulated depreciation and amortization, invested in intangible right to use assets, leasehold improvements, computer equipment, and furniture, fixtures and equipment, as compared to \$ 18,060,357 at June 30, 2022.

**Debt:** At June 30, 2023 the School had debt of \$ 25,398,693 as compared to \$ 26,053,140 at June 30, 2022. More information about the School’s debt can be found in Notes 9 through 11 on pages 24 and 25 of this report.

**General Fund Budgetary Highlights**

State source revenues were unfavorable to budget due to a decrease in Florida Education Finance Program (FEFP) revenue. Local source revenues were favorable to budget due to increase in referendum revenues and CSUSA contributions. Total General Fund revenues were favorable to budget by \$ 1,346,284. Total General Fund expenditures were unfavorable to budget by \$ 1,440,197. Overall, the School ended the year with a decrease in fund balance of \$ 57,162.

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

In fiscal year 2023, the State of Florida continued to include a teacher salary increase allocation (TSIA) of \$ 800 million. The capital outlay funding pool ended up at \$ 196.2 million. In addition to the TSIA, teachers also received a compensation increase to align overall salaries with district levels.

For fiscal year 2024, the teacher salary increase allocation will be \$ 1.1 billion and will continue to be part of FEFP funding. Additionally, the State of Florida approved an increase to the base funding allocation and capital outlay. A 3% 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 Michael Valdes, Controller - School Accounting; Charter Schools USA, 800 Corporate Drive, Suite 700, Fort Lauderdale, Florida 33334.

# BASIC FINANCIAL STATEMENTS



**Keys Gate Charter High School**  
**Statement of Net Position (Deficit)**  
**June 30, 2023**

	<u>Governmental Activities</u>
<b>Current Assets:</b>	
Cash and cash equivalents	\$ 314,839
Other receivables	2,311
Lease receivables	974,624
Due from management company	376,416
Due from related party	5,828
Due from other governments	31,751
Prepaid items	170,617
Deposits	11,576
	<u>1,887,962</u>
<b>Noncurrent Assets:</b>	
Lease receivables	8,243,453
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	<u>17,386,904</u>
Total noncurrent assets	<u>25,630,357</u>
Total assets	<u>27,518,319</u>
<b>Deferred Outflows of Resources:</b>	
Deferred amount on renegotiation of lease liability	<u>2,474,581</u>
<b>Current Liabilities:</b>	
Accounts payable and accrued expenses	238,553
Salaries and wages payable	340,999
Due to other school	115,161
Due to related party	6,478
Compensated absences	21,716
Leases	412,946
Promissory note payable	50,000
	<u>1,185,853</u>
<b>Noncurrent Liabilities:</b>	
Compensated absences	7,239
Leases	<u>24,935,747</u>
Total noncurrent liabilities	<u>24,942,986</u>
Total liabilities	<u>26,128,839</u>
<b>Deferred Inflows of Resources:</b>	
Deferred amount on lease receivables	<u>8,678,597</u>
<b>Commitments (Note 12)</b>	
	-
<b>Net Position (Deficit):</b>	
Net investment in capital assets (deficit)	(5,487,208)
Restricted for extracurricular activities	20,594
Unrestricted	<u>652,078</u>
Total net position (deficit)	<u>\$ (4,814,536)</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, 2023**

	<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	\$ 4,031,298	\$ -	\$ 729,507	\$ -	\$ (3,301,791)
Student support services	531,642	-	-	-	(531,642)
Instructional staff training services	14,514	-	-	-	(14,514)
Instruction related technology	168,339	-	-	-	(168,339)
Board	25,528	-	-	-	(25,528)
School administration	891,840	-	-	-	(891,840)
Fiscal services	13,650	-	-	-	(13,650)
Food services	388,923	19,363	301,643	-	(67,917)
Central services	154,807	-	33,338	-	(121,469)
Transportation services	228,740	-	122,277	-	(106,463)
Operation of plant	1,735,710	493,741	26,539	-	(1,215,430)
Maintenance of plant	337,492	-	7,680	-	(329,812)
Community services	118,636	-	-	-	(118,636)
Extracurricular activities	409,579	-	414,502	-	4,923
Interest on long-term debt	1,634,686	-	-	372,211	(1,262,475)
Total governmental activities	\$ <u>10,685,384</u>	\$ <u>513,104</u>	\$ <u>1,635,486</u>	\$ <u>372,211</u>	<u>(8,164,583)</u>
General revenues:					
Grants and entitlements					5,432,442
Contributions					2,025,171
Interest income					547,080
Total general revenues					<u>8,004,693</u>
Change in net position					(159,890)
Net position (deficit), July 1, 2022					<u>(4,654,646)</u>
Net position (deficit), June 30, 2023					\$ <u>(4,814,536)</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, 2023**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
<b>Assets:</b>					
Cash and cash equivalents	\$ 294,617	\$ -	\$ -	\$ 20,222	\$ 314,839
Due from other governments	-	15,949	15,802	-	31,751
Lease receivables	9,218,077	-	-	-	9,218,077
Other receivables	2,311	-	-	-	2,311
Due from management company	376,416	-	-	-	376,416
Due from related party	5,828	-	-	-	5,828
Due from other funds	31,751	-	-	372	32,123
Prepaid items	170,617	-	-	-	170,617
Deposits	11,576	-	-	-	11,576
	<u>10,111,193</u>	<u>15,949</u>	<u>15,802</u>	<u>20,594</u>	<u>10,163,538</u>
Total assets	\$ <u>10,111,193</u>	\$ <u>15,949</u>	\$ <u>15,802</u>	\$ <u>20,594</u>	\$ <u>10,163,538</u>
<b>Liabilities:</b>					
Accounts payable and accrued expenses	\$ 238,553	\$ -	\$ -	\$ -	\$ 238,553
Salaries and wages payable	340,999	-	-	-	340,999
Due to other school	115,161	-	-	-	115,161
Due to related party	6,478	-	-	-	6,478
Due to other funds	372	15,949	15,802	-	32,123
	<u>701,563</u>	<u>15,949</u>	<u>15,802</u>	<u>-</u>	<u>733,314</u>
Total liabilities	701,563	15,949	15,802	-	733,314
<b>Deferred Inflows of Resources:</b>					
Deferred amount on lease receivables	8,678,597	-	-	-	8,678,597
	<u>8,678,597</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>8,678,597</u>
Total deferred inflows of resources	8,678,597	-	-	-	8,678,597
<b>Commitments (Note 12)</b>					
	-	-	-	-	-
<b>Fund Balances:</b>					
Nonspendable:					
Deposits	11,576	-	-	-	11,576
Prepaid items	170,617	-	-	-	170,617
Leases	539,480	-	-	-	539,480
Restricted for extracurricular activities	-	-	-	20,594	20,594
Unassigned	9,360	-	-	-	9,360
	<u>731,033</u>	<u>-</u>	<u>-</u>	<u>20,594</u>	<u>751,627</u>
Total fund balances	731,033	-	-	20,594	751,627
Total liabilities and fund balances	\$ <u>10,111,193</u>	\$ <u>15,949</u>	\$ <u>15,802</u>	\$ <u>20,594</u>	\$ <u>10,163,538</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, 2023**

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<b>Total Fund Balance of Governmental Funds</b>		\$	751,627
<p>Amounts reported for governmental activities in the statement of net position (deficit) are different because:</p> <p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.</p>			
Cost of capital assets	\$	25,794,532	
Less accumulated depreciation and amortization		<u>(8,407,628)</u>	17,386,904
<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	\$	(28,955)	
Leases		(25,348,693)	
Promissory note payable		<u>(50,000)</u>	(25,427,648)
<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>2,474,581</u>
<b>Net Position (Deficit) of Governmental Activities</b>		\$	<u><u>(4,814,536)</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, 2023**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
<b>Revenues:</b>					
Federal through state	\$ -	\$ 418,081	\$ -	\$ -	\$ 418,081
State sources	5,567,139	3,811	372,211	-	5,943,161
Local sources	<u>3,749,750</u>	<u>-</u>	<u>-</u>	<u>414,502</u>	<u>4,164,252</u>
Total revenues	<u>9,316,889</u>	<u>421,892</u>	<u>372,211</u>	<u>414,502</u>	<u>10,525,494</u>
<b>Expenditures:</b>					
Instruction	3,807,119	42,480	-	-	3,849,599
Student support services	531,642	-	-	-	531,642
Instructional staff training services	14,514	-	-	-	14,514
Instruction related technology	168,339	-	-	-	168,339
Board	25,528	-	-	-	25,528
School administration	891,840	-	-	-	891,840
Fiscal services	13,650	-	-	-	13,650
Food services	87,280	301,643	-	-	388,923
Central services	121,469	33,338	-	-	154,807
Transportation services	228,740	-	-	-	228,740
Operation of plant	1,196,859	-	-	-	1,196,859
Maintenance of plant	329,812	7,680	-	-	337,492
Community services	118,636	-	-	-	118,636
Extracurricular activities	-	-	-	409,579	409,579
Capital outlay	50,103	-	-	-	50,103
Debt service:					
Principal	683,974	-	-	-	683,974
Interest	<u>1,141,297</u>	<u>-</u>	<u>372,211</u>	<u>-</u>	<u>1,513,508</u>
Total expenditures	<u>9,410,802</u>	<u>385,141</u>	<u>372,211</u>	<u>409,579</u>	<u>10,577,733</u>
Excess (deficiency) of revenues over expenditures	<u>(93,913)</u>	<u>36,751</u>	<u>-</u>	<u>4,923</u>	<u>(52,239)</u>
<b>Other Financing Sources (Uses):</b>					
Transfer in	36,751	-	-	-	36,751
Transfer out	<u>-</u>	<u>(36,751)</u>	<u>-</u>	<u>-</u>	<u>(36,751)</u>
Total other financing sources (uses)	<u>36,751</u>	<u>(36,751)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(57,162)	-	-	4,923	(52,239)
<b>Fund Balances, July 1, 2022</b>	<u>788,195</u>	<u>-</u>	<u>-</u>	<u>15,671</u>	<u>803,866</u>
<b>Fund Balances, June 30, 2023</b>	<u>\$ 731,033</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 20,594</u>	<u>\$ 751,627</u>

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

**Keys Gate Charter High School  
Reconciliation of the Statement of Revenues,  
Expenditures and Changes in Fund Balances  
of the Governmental Funds to the Statement of Activities  
For the Year Ended June 30, 2023**

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**Net Change in Fund Balances - Governmental Funds** \$ (52,239)

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

Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are depreciated over their estimated useful lives as provision for depreciation and amortization.

Cost of capital assets	\$	50,103	
Provision for depreciation and amortization		<u>(723,556)</u>	(673,453)

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). 683,974

Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.

Change in compensated absences	\$	3,006	
Amortization of costs associated with lease liability		(29,527)	
Amortization of deferred amount on renegotiation of lease liability		<u>(91,651)</u>	<u>(118,172)</u>

**Change in Net Position of Governmental Activities** \$ (159,890)

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, 2023**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
State sources	\$ 6,676,082	\$ 5,567,139	\$ (1,108,943)
Local sources	<u>1,294,523</u>	<u>3,749,750</u>	<u>2,455,227</u>
Total revenues	<u>7,970,605</u>	<u>9,316,889</u>	<u>1,346,284</u>
<b>Expenditures:</b>			
Instruction	3,136,739	3,807,119	(670,380)
Student support services	183,850	531,642	(347,792)
Instruction and curriculum development services	4,200	-	4,200
Instructional staff training services	11,398	14,514	(3,116)
Instruction related technology	149,976	168,339	(18,363)
Board	17,490	25,528	(8,038)
School administration	713,245	891,840	(178,595)
Fiscal services	8,352	13,650	(5,298)
Food services	150,938	87,280	63,658
Central services	114,190	121,469	(7,279)
Transportation services	239,630	228,740	10,890
Operation of plant	1,175,847	1,196,859	(21,012)
Maintenance of plant	307,073	329,812	(22,739)
Community services	116	118,636	(118,520)
Capital outlay	67,480	50,103	17,377
Debt service:			
Principal	713,108	683,974	29,134
Interest	<u>976,973</u>	<u>1,141,297</u>	<u>(164,324)</u>
Total expenditures	<u>7,970,605</u>	<u>9,410,802</u>	<u>(1,440,197)</u>
Excess (deficiency) of revenues over expenditures	<u>-</u>	<u>(93,913)</u>	<u>(93,913)</u>
<b>Other Financing Sources (Uses):</b>			
Transfer in	<u>-</u>	<u>36,751</u>	<u>36,751</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ (57,162)</u>	<u>\$ (57,162)</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, 2023**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>			
Federal sources:			
National School Lunch Program	\$ 256,849	\$ 297,832	\$ 40,983
Title IV	13,135	-	(13,135)
ESSER II	699,976	120,249	(579,727)
ESSER III	196,198	-	(196,198)
Emergency Impact Aid	26,261	-	(26,261)
State sources:			
National School Lunch Program	-	3,811	3,811
 Total revenues	 <u>1,192,419</u>	 <u>421,892</u>	 <u>(770,527)</u>
<b>Expenditures:</b>			
Instruction	759,188	42,480	716,708
Student support services	130,121	-	130,121
Food services	256,849	301,643	(44,794)
Central services	-	33,338	(33,338)
Operation of plant	26,261	-	26,261
Maintenance of plant	-	7,680	(7,680)
Capital outlay	20,000	-	20,000
 Total expenditures	 <u>1,192,419</u>	 <u>385,141</u>	 <u>807,278</u>
 Excess (deficiency) of revenues over expenditures	 <u>-</u>	 <u>36,751</u>	 <u>36,751</u>
<b>Other Financing Sources (Uses):</b>			
Transfer out	-	(36,751)	(36,751)
 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 692 students enrolled for the 2022/2023 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, 2023, and its changes in financial position or budgetary comparisons, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. Accordingly, these basic financial statements only include balances, activity and disclosures related to the School.

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

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

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

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

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

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

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

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

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

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

The School's major governmental funds are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Nonspendable - this classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. The School classifies inventories, prepaid items, long-term notes receivable and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- Restricted - this classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.



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

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

The details of the fund balances are included in the Governmental Fund Balance Sheet on page 11.

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

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

**Budget:** An operating budget is adopted and maintained by the governing board for all governmental funds, except the Club and Activities Fund, 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, 2023 which is the date the financial statements were available to be issued.

**Note 3 - Deposits**

At June 30, 2023, the carrying amount of the deposits and cash on hand totaled \$ 314,839 with a bank balance of \$ 356,543.

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

**Note 4 - Interfund Receivables and Payables and Interfund Transfers**

The composition of interfund balances as of June 30, 2023 is as follows:

Due To/From Other Funds			Amount
Receivable Fund	Payable Fund		
General Fund	Grants Fund	\$	15,949
General Fund	Capital Project Fund		15,802
Clubs and Activities Fund	General Fund		372
		\$	32,123

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

The composition of interfund transfers for the year ended June 30, 2023 is as follows:

	Transfers In General Fund
Transfers Out: Grants Fund	\$ 36,751

During the year, transfers were used to move the grant revenue received in the current year for prior year expenditures to the General Fund.

**Note 5 - Lease Receivables**

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

For 2023, the School reported lease revenue of \$ 311,625 and interest revenue of \$ 521,219 related to lease payments received. These leases are summarized as follows:

Lease	Lease Receivable	Lease Revenue	Lease Interest Revenue
Grounds	\$ 974,624	\$ 24,067	\$ 29,310
Building	8,243,453	287,558	491,909
Total	\$ 9,218,077	\$ 311,625	\$ 521,219

Additionally, lease income on the statement of activities for the year ended June 30, 2023 includes an additional \$ 182,116 in variable lease payments related to building usage.

**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2023**

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**Note 6 - Due To 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, 2023, the basic financial statements include an amount due to KGCS of \$ 115,161.

**Note 7 - Due From/To Related Parties**

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

**Note 8 - Capital Assets**

Capital asset balances and activity for the year ended June 30, 2023 are as follows:

	Balance at July 1, 2022	Additions	Transfers	Balance at June 30, 2023
Capital assets being depreciated/ amortized:				
Improvements other than building	\$ 245,484	\$ 15,274	\$ -	\$ 260,758
Furniture, fixtures and equipment	1,516,798	5,435	(231,354)	1,290,879
Computer equipment	1,783,790	29,394	231,354	2,044,538
Intangible right to use:				
Land	2,942,351	-	-	2,942,351
Building	19,211,906	-	-	19,211,906
Computer equipment	44,100	-	-	44,100
	<u>25,744,429</u>	<u>50,103</u>	<u>-</u>	<u>25,794,532</u>
Total capital assets being depreciated/amortized				
Accumulated depreciation/ amortization:				
Improvements other than building	145,884	22,553	-	168,437
Furniture, fixtures and equipment	1,255,565	16,241	-	1,271,806
Computer equipment	1,738,466	154,989	-	1,893,455
Intangible right to use:				
Land	143,530	71,765	-	215,295
Building	4,372,452	444,533	-	4,816,985
Computer equipment	28,175	13,475	-	41,650
	<u>7,684,072</u>	<u>723,556</u>	<u>-</u>	<u>8,407,628</u>
Total accumulated depreciation/ amortization				
Net capital assets being depreciated/amortized	\$ <u>18,060,357</u>	\$ <u>(673,453)</u>	\$ <u>-</u>	\$ <u>17,386,904</u>

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

Instruction	\$ 184,705
Operation of plant	<u>538,851</u>
Total	<u>\$ 723,556</u>

**Note 9 - Promissory Note Payable**

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

The following is a schedule of the future minimum promissory note payments at June 30, 2023:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ <u>50,000</u>	\$ <u>256</u>	\$ <u>50,256</u>

**Note 10 - Leases**

The School amended its lease arrangement with Red Apple, LLC for use of its facility. The original lease arrangement was entered into as part of a transaction consisting of a bond issuance by the Renaissance Charter School, Inc. and Red Apple Development, Inc. (Note 12) and was amended when the Series 2020 Bonds were issued to refund the Series 2011 Bonds. The lease is through June 2065 and requires monthly principal and interest payments through June 2050. As of June 30, 2023, the net book value of the leased facility is approximately \$ 14,394,900. Amortization of the leased facility is included with depreciation expense.

Future minimum payments at June 30, 2023 are as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 401,095	\$ 1,398,983	1,800,078
2025	421,217	1,379,201	1,800,418
2026	442,680	1,358,405	1,801,085
2027	464,143	1,336,563	1,800,706
2028	485,607	1,313,674	1,799,281
2029-2033	2,825,105	6,173,095	8,998,200
2034-2038	3,676,929	5,323,119	9,000,048
2039-2043	4,814,483	4,182,918	8,997,401
2044-2048	6,455,082	2,544,606	8,999,688
2049-2050	3,249,204	433,990	3,683,194
	\$ <u>23,235,545</u>	\$ <u>25,444,554</u>	\$ <u>48,680,099</u>

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

**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2023**

**Note 10 - Leases (continued)**

The following is a schedule of the School's future lease payments as of June 30, 2023.

Year Ending June 30,	Principal	Interest	Total
2024	\$ 11,851	\$ 87,149	\$ 99,000
2025	12,211	86,789	99,000
2026	12,583	86,417	99,000
2027	23,003	85,897	108,900
2028	23,703	85,198	108,901
2029-2033	152,180	414,088	566,268
2034-2038	237,682	385,214	622,896
2039-2043	343,123	342,089	685,212
2044-2048	457,356	281,880	739,236
2049-2053	555,399	205,581	760,980
2054-2058	645,161	115,819	760,980
2059-2061	436,121	20,464	456,585
	<u>\$ 2,910,373</u>	<u>\$ 2,196,585</u>	<u>\$ 5,106,958</u>

**Note 11 - Long-Term Liabilities**

Changes in the School's long-term liabilities for fiscal year ended June 30, 2023, are as follows:

	Balance July 1, 2022	Additions	Retirements	Amortization	Balance June 30, 2023	Amount Due Within One Year
Lease - building, net of unamortized costs of \$ 797,225	\$ 22,791,108	\$ -	\$ 382,315	\$ 29,527	\$ 22,438,320	\$ 401,095
Lease - land	2,921,874		11,501		2,910,373	11,851
Promissory note payable	325,000		275,000	-	50,000	50,000
Lease - computer equipment	15,158		15,158	-	-	-
Compensated absences	31,961	96,399	99,405	-	28,955	21,716
	<u>\$ 26,085,101</u>	<u>\$ 96,399</u>	<u>\$ 783,379</u>	<u>\$ 29,527</u>	<u>\$ 25,427,648</u>	<u>\$ 484,662</u>

**Note 12 - Commitments**

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

For the year ended June 30, 2023, there were no cost reimbursement and management fees and CSUSA contributed \$ 2,025,171 to the School.

**Note 12 - Commitments (continued)**

The School had an amount of \$ 376,416 due from CSUSA for the year ending June 30, 2023.

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

Concurrent with the preceding loan transaction, RAD, through its wholly-owned subsidiaries, amended its four lease agreements with REN. The facilities which are owned by RAD are leased by REN on behalf of the schools under a 45-year lease (Note 10). The leases are deemed to be intangible right to use leases and the lease payments are based on the debt service requirements of the bonds which extend through June 2050. These payments are made from the revenues received from the School Board of Miami-Dade County for the operation of the Schools. REN is obligated under the Indenture to deposit all Charter revenues received from the School Board and additional revenues, if any, directly with the trustee during the term of the lease. The payments are applied by the trustee to make sinking fund payments and pay for operating expenses.

In addition to the lease payments noted in Note 10, the School is required to pay incremental rent payments to RAD. Going forward, the incremental rent payments range from \$ 779,300 in 2026 to \$ 2,429,002 in 2060. For the year ending June 30, 2023, no incremental rent was due.

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

**Note 13 - Employee Benefit Plan**

During the year ended June 30, 2023, 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 13 - 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, 2022, there were \$ 411 in forfeitures for the School. For the year ended June 30, 2023, the School contributed a matching amount of \$ 18,899.

**Note 14 - Capital Appropriations Funding**

The Florida Department of Education has approved a Charter School Capital Outlay (CSCO) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes, those funds are allocated among eligible charter schools. The funds for the School's allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring School Board. The School's CSCO Award totaled \$ 372,211 for the 2022/2023 school year which has been recognized as revenue in the accompanying financial statements. If the CSCO funds are used to acquire tangible property assets, the School Board has a reversionary interest in those assets. In the event of nonrenewal, termination, or breach of the charter school agreement, ownership of the assets would automatically revert to the School Board. The School has elected to use these funds to pay a portion of the interest expense on the capital lease.

**Note 15 - Risk Financing**

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

As disclosed in Note 12, CSUSA employs all of the employees of the School. As a result, the School is not exposed to medical or workers' compensation claims for these individuals. In addition, CSUSA carries all required insurance including, but not limited to, general liability and errors and omissions insurance.

# OTHER INDEPENDENT AUDITOR'S REPORTS



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2023, 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, 2023.

### Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the School's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the School's internal control. Accordingly, we do not express an opinion on the effectiveness of the School's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

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

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

### **Purpose of this Report**

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



KEEFE McCULLOUGH

Fort Lauderdale, Florida  
September 15, 2023

## 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, 2023, and have issued our report thereon dated September 15, 2023.

### 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, 2023, 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, 2023