

**CORNERSTONE CHARTER ACADEMY**  
**BELLE ISLE, FLORIDA**  
(A Charter School Under Cornerstone Charter Academy,  
Inc.)

**BASIC FINANCIAL STATEMENTS, INDEPENDENT  
AUDITOR'S REPORT AND SUPPLEMENTAL  
INFORMATION**

JUNE 30, 2024

**CORNERSTONE CHARTER ACADEMY**  
**BASIC FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION**  
**JUNE 30, 2024**

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**CORNERSTONE CHARTER ACADEMY**  
(A Charter School Under Cornerstone Charter Academy, Inc.)

906 Waltham Avenue  
Belle Isle, FL 32809  
(407) 608-7171

**2023-2024**

**BOARD OF DIRECTORS**

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Charlyne Cross, Secretary  
Daniel Springen, Treasurer  
Robert Altemose, Director  
Alexa Dowlen, Director  
Sean Roberts, Director  
Dr. Cristina Fernandez Valle, Director  
Ralph Armstead, Director  
Mayor Nick Fouraker, Ex-Officio (Non-Voting)

**SCHOOL ADMINISTRATION**

Dr. Renee Pancoast, Principal  
Jorge Rivas, Principal, Effective 6/12/2024

**BOARD COUNSEL**

Michael Sasso, Board Counsel  
Melissa Gross-Arnold, Board Counsel



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CERTIFIED PUBLIC ACCOUNTANTS  
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CERTIFIED VALUATION ANALYSTS  
COLLABORATIVE FAMILY  
LAW INSTITUTE

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Cornerstone Charter Academy  
Belle Isle, Florida

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cornerstone Charter Academy (the "School"), a charter school under Cornerstone Charter Academy, Inc., as of and for the year ended June 30, 2024, 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 Cornerstone Charter Academy, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standard applicable to financial audits contained in the Government Auditing Standards (GAS), 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.

### 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 and budgetary comparison information 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 Matters**

As described in Note 1, the accompanying financial statements referred to above present only the financial position of the School as of June 30, 2024, and the respective changes in financial position or the year then ended, and is not intended to be a complete presentation of Cornerstone Charter Academy, Inc.. These financial statements do not purport to and do not present fairly the financial position of Cornerstone Charter Academy, Inc. as of June 30, 2024 and its changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

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

In accordance with Government Auditing Standards, we have also issued our report dated September 24, 2024 on our consideration of the Academy'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 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 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 Academy's internal control over financial reporting and compliance.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 24, 2024

## Management's Discussion and Analysis

Cornerstone Charter Academy

June 30, 2024

The corporate officers of Cornerstone Charter Academy (the "School") have prepared this narrative overview and analysis of the School's financial activities for the year ended June 30, 2024.

### FINANCIAL HIGHLIGHTS

1. The net position of the school at June 30, 2024 was \$4,766,964.
2. At year-end, the School had current assets on hand of \$4,444,523.
3. The School had a decrease in net position of \$1,093,598 for the year ended June 30, 2024.
4. The total unassigned fund balance at year-end was \$3,622,644.

### *Overview of the Financial Statements*

This discussion and analysis are intended to serve as an introduction to the School's basic financial statements. The School's financial statements for the year ended June 30, 2024, are presented in accordance with GASB Codification Section 2200. The financial statements have three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

### *Government-Wide Financial Statements*

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

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

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

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

### *Fund Financial Statements*

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

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

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

The basic governmental fund financial statements can be found on pages 12-15 of this report.

*Notes to Financial Statements*

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

The notes to basic financial statements can be found on pages 16-26 of this report.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, over time net position may serve as a useful indicator of a charter school's financial position. In the case of the School, net position was \$4,756,115 at the close of the fiscal year. A summary of the School's net position as of June 30, 2024 and 2023 follows:

	2024	2023
Cash and cash equivalents	\$ 237,136	\$ 599,847
Restricted investments	3,430,000	2,710,000
Due from other agencies	9,473	9,473
Due from district	735,221	469,820
Prepaid expenses and other assets	3,417,246	496,122
Capital and right to use assets, net	34,539,262	38,573,541
Total Assets	\$ 42,368,338	\$42,858,803

**DEFERRED OUTFLOWS OF RESOURCES**

Accounts payable and accrued liabilities	\$ 386,157	\$ 347,929
Right to use liability	36,783,551	35,952,224
Notes payable	431,666	698,088
Total Liabilities	37,601,374	36,998,241

**DEFERRED INFLOWS OF RESOURCES**

Net investment in capital assets	456,410	1,923,229
Restricted	403,029	304,184
Unrestricted	3,907,525	3,633,149
Total Net Position	\$ 4,766,964	\$ 5,860,562

At the end of the year, the School is able to report positive balances in total net position.

A summary and analysis of the School's revenues and expenses for the years ended June 30, 2024 and 2023 follows:

<b>REVENUES</b>	<u>2024</u>	<u>2023</u>
Program Revenues		
Capital grants and contributions	\$ 702,386	\$ 534,816
Operating grants and contribution	1,965,877	845,363
Lunch programs and after-care program	139,301	165,597
Charges for services	1,151,676	1,055,761
General Revenues		
Local sources (FTE and other non specific)	8,868,829	8,558,363
Other revenue	159,080	96,269
Total Revenues	<u>\$ 12,987,149</u>	<u>\$ 11,256,169</u>
<b>EXPENSES</b>		
Instruction	\$ 6,175,731	\$ 5,639,301
Student support services	189,071	89,051
Instructional staff training	12,973	28,131
Board	17,548	28,164
General administration	44,106	-
School administration	1,305,153	1,004,939
Facilities acquisition and construction	29,730	29,730
Fiscal services	147,300	148,350
Food services	235,140	227,935
Central services	419,161	182,326
Operation of plant	2,202,998	1,954,975
Maintenance of plant	417,619	407,890
Administrative technology services	101,128	125,720
Community services	300,988	261,695
Extracurricular activities	657,601	556,170
Interest expense	1,824,500	1,696,700
Total Expenses	<u>\$ 14,080,747</u>	<u>\$ 12,381,077</u>
Increase in net position	(1,093,598)	(1,124,908)
<b>Net Position at Beginning of Year</b>	<u>5,860,562</u>	<u>6,985,470</u>
<b>Net Position at End of Year</b>	<u>\$ 4,766,964</u>	<u>\$ 5,860,562</u>

The School's revenues and expenses increased by \$1,730,980 and \$1,699,670, respectively in the current year. The School had a decrease in its net position of \$1,093,598 for the year.

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

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

## **CAPITAL IMPROVEMENT REQUIREMENTS**

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

## **GOVERNMENTAL FUNDS**

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

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

At the end of the fiscal year, the School's general fund reported ending fund balance of \$3,907,525. The fund balance unassigned and available for spending at the School's discretion is \$3,622,644. These funds will be available for the School's future operations.

## **CAPITAL AND RIGHT TO ASSETS**

The School's investment in capital and right to use assets, as of June 30, 2024, amounts to \$34,539,262 (net of accumulated depreciation). This investment in capital assets includes building and improvements, furniture, fixtures, and computer equipment. Due to the implementation of GASB 87 *Leases*, the above amount includes a right to use asset of \$32,751,842, net of accumulated amortization.

## **REQUESTS FOR INFORMATION**

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

## **GOVERNMENTAL FUND BUDGET ANALYSIS AND HIGHLIGHTS**

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

	<u>Governmental Fund</u>		
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>
<b>REVENUES</b>			
Program revenues:			
State capital outlay funding	\$ 678,665	\$ 703,335	\$ 702,386
Federal sources	1,397,382	2,071,669	2,105,178
Lunch program fees	137,900	135,450	135,445
General revenues:			
FTE nonspecific revenues	8,864,434	8,864,434	8,868,829
Charges and other revenues	1,051,980	1,172,030	1,175,311
<b>TOTAL REVENUES</b>	<u>\$ 12,130,361</u>	<u>\$ 12,946,918</u>	<u>\$ 12,987,149</u>
<b>CURRENT EXPENDITURES</b>			
Instruction	\$ 5,457,651	\$ 6,080,228	\$ 6,080,245
Student support services	205,034	205,034	189,071
Instructional staff training	8,365	44,190	12,973
Board	28,000	30,111	17,548
General administration	48,500	48,500	44,106
School administration	970,017	1,013,185	1,304,193
Fiscal services	147,750	155,483	147,300
Food services	254,212	280,500	232,926
Central services	188,050	407,483	186,861
Operation of plant	1,177,461	1,129,288	1,220,502
Maintenance of plant	272,345	341,071	340,833
Administrative technology services	182,345	105,774	101,128
Community services	210,000	303,300	300,988
Extracurricular activities	618,000	658,922	657,601
Capital outlay	-	395,000	385,693
Debt services	2,090,922	2,090,922	2,090,922
<b>TOTAL CURRENT EXPENDITURES</b>	<u>\$ 11,858,652</u>	<u>\$ 13,288,991</u>	<u>\$ 13,312,890</u>
<b>OTHER FINANCING SOURCES</b>	<u>\$ 698,962</u>	<u>\$ 698,962</u>	<u>\$ 698,962</u>
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 970,671</u>	<u>\$ 356,889</u>	<u>\$ 373,221</u>

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

#### **SCHOOL LOCATION AND LEASE FACILITY**

The School leases a facility located at 906 Waltham Avenue, Belle Isle, FL 32809.

**CORNERSTONE CHARTER ACADEMY**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2024**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash and cash equivalents	\$ 237,136
Investment	3,430,000
Due from district	735,221
Due from other agencies	9,473
Prepaid expenses and other assets	32,693
TOTAL CURRENT ASSETS	<u>4,444,523</u>
Due from Cornerstone Inc.	3,132,365
Security deposits	252,188
Capital assets, non-depreciable	209,118
Capital and right to use assets, net	34,330,144
TOTAL ASSETS	<u>\$ 42,368,338</u>
 DEFERRED OUTFLOWS OF RESOURCES	 -
<b>LIABILITIES AND NET POSITION</b>	
<b>CURRENT LIABILITIES</b>	
Accounts payable and accrued liabilities	\$ 386,157
Current portions of long term debt	271,095
Right to use liability - current portion	-
TOTAL CURRENT LIABILITIES	<u>657,252</u>
Right to use liability - long-term portion	36,783,551
Notes payable- long term	160,571
TOTAL LIABILITIES	<u>37,601,374</u>
 DEFERRED INFLOWS OF RESOURCES	 -
<b>NET POSITION</b>	
Invested in capital assets	456,410
Restricted for extracurricular activities	403,029
Unrestricted	3,907,525
TOTAL NET POSITION	<u>4,766,964</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 42,368,338</u>

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

**CORNERSTONE CHARTER ACADEMY  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024**

<b>Functions</b>	Expenses	Program Revenues		Net (Expense) Revenue and Changes in Net Position	
		Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
<b>Governmental Activities:</b>					
Instruction	\$ 6,175,731	\$ -	\$ 1,636,263	\$ -	\$ (4,539,468)
Student support services	189,071	-	86,122	-	(102,949)
Instructional staff training	12,973	-	-	-	(12,973)
Board	17,548	-	-	-	(17,548)
General administration	44,106	-	-	-	(44,106)
School administration	1,305,153	-	159,754	-	(1,145,399)
Facilities acquisition and construction	29,730	-	-	-	(29,730)
Fiscal services	147,300	-	-	-	(147,300)
Food services	235,140	135,445	139,301	-	39,606
Central services	419,161	-	-	-	(419,161)
Operation of plant	2,202,998	-	34,355	702,386	(1,466,257)
Maintenance of plant	417,619	-	-	-	(417,619)
Administrative technology services	101,128	-	49,383	-	(51,745)
Community services	300,988	318,027	-	-	17,039
Extracurricular activities	657,601	698,204	-	-	40,603
Debt service	1,824,500	-	-	-	(1,824,500)
<b>Total Governmental Activities</b>	<b>\$ 14,080,747</b>	<b>\$ 1,151,676</b>	<b>\$ 2,105,178</b>	<b>\$ 702,386</b>	<b>\$ (10,121,507)</b>
GENERAL REVENUES:					
					\$ 8,868,829
					159,080
					9,027,909
					(1,093,598)
					5,860,562
					\$ 4,766,964

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

**CORNERSTONE CHARTER ACADEMY  
BALANCE SHEET – GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2024**

	General Fund	Non-Major Governmental Funds	Total Governmental Funds
<b>ASSETS</b>			
Cash and cash equivalents	\$ 237,136	\$ -	\$ 237,136
Investments	3,026,971	403,029	3,430,000
Due from district	-	735,221	735,221
Due from other agencies	9,473	-	9,473
Due from internal fund	735,221	-	735,221
Prepaid expenses and other assets	284,881	-	284,881
<b>TOTAL ASSETS</b>	<b><u>\$ 4,293,682</u></b>	<b><u>\$ 1,138,250</u></b>	<b><u>\$ 5,431,932</u></b>
<b>DEFERRED OUTFLOW OF RESOURCES</b>	-	-	-
<b>LIABILITIES</b>			
Accounts payable and accrued liabilities	\$ 386,157	\$ -	\$ 386,157
Due to internal funds	-	735,221	735,221
<b>TOTAL LIABILITIES</b>	<b><u>386,157</u></b>	<b><u>735,221</u></b>	<b><u>1,121,378</u></b>
<b>DEFERRED INFLOW OF RESOURCES</b>	-	-	-
<b>FUND BALANCE</b>			
Nonspendable, not in spendable form	284,881	-	284,881
Restricted for extracurricular activities	-	403,029	403,029
Unassigned	3,622,644	-	3,622,644
<b>TOTAL FUND BALANCE</b>	<b><u>3,907,525</u></b>	<b><u>403,029</u></b>	<b><u>4,310,554</u></b>
 Total liabilities, deferred inflows of resources and fund balance	 <b><u>\$ 4,293,682</u></b>	 <b><u>\$ 1,138,250</u></b>	 <b><u>\$ 5,431,932</u></b>

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

**CORNERSTONE CHARTER ACADEMY  
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT  
OF NET POSITION  
FOR THE YEAR ENDED JUNE 30, 2024**

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Total Fund Balance - Governmental Funds \$ 4,310,554

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

Capital assets, net of accumulated depreciation of used in the governmental activities are not financial resources and, therefore, are not as assets in governmental funds.

Capital assets 4,847,051  
Accumulated depreciation (3,059,631)

Note payable in governmental activities are not due and payable in the current period and, therefore, is not reported in the governmental funds.

Note payable (431,666)

Due from Cornerstone, Inc.in governmental activities are not due and payable in the current period and, therefore, is not reported in the governmental funds.

Due from Cornerstone, Inc. 3,132,365

Right-to-use assets and liabilities used in governmental activities are not financial resources or obligations and therefore are not reported.

Right to use asset, net 32,751,842  
Right to use liability (36,783,551)

Total Net Position - Governmental Activities \$ 4,766,964

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

**CORNERSTONE CHARTER ACADEMY  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2024**

	General Fund	Capital Projects Fund	Special Revenue Fund	Total Governmental Funds
<b>REVENUES</b>				
State capital outlay funding	\$ -	\$ 702,386	\$ -	\$ 702,386
Federal funding	-	-	1,965,877	1,965,877
State passed through local	8,868,829	-	-	8,868,829
Federal lunch program	-	-	139,301	139,301
Lunch program fees	-	-	135,445	135,445
Charges for services and other revenues	477,107	-	698,204	1,175,311
<b>TOTAL REVENUES</b>	<b>\$ 9,345,936</b>	<b>\$ 702,386</b>	<b>\$ 2,938,827</b>	<b>\$ 12,987,149</b>
<b>EXPENDITURES</b>				
<b>Current:</b>				
Instruction	\$ 4,443,982	\$ -	\$ 1,636,263	\$ 6,080,245
Student support services	102,949	-	86,122	189,071
Instructional staff training	12,973	-	-	12,973
Board	17,548	-	-	17,548
General administration	44,106	-	-	44,106
School administration	1,144,439	-	159,754	1,304,193
Fiscal services	147,300	-	-	147,300
Food services	16,422	-	216,504	232,926
Central services	186,861	-	-	186,861
Operation of plant	483,761	702,386	34,355	1,220,502
Maintenance of plant	340,833	-	-	340,833
Administrative technology services	51,745	-	49,383	101,128
Community services	300,988	-	-	300,988
Extracurricular activities	-	-	657,601	657,601
<b>Capital Outlay:</b>				
Other capital outlay	385,693	-	-	385,693
<b>Debt Service:</b>				
Interest	1,824,500	-	-	1,824,500
Repayment of principal	266,422	-	-	266,422
<b>TOTAL EXPENDITURES</b>	<b>9,770,522</b>	<b>702,386</b>	<b>2,839,982</b>	<b>13,312,890</b>
Excess (deficit) of revenues over expenditures	(424,586)	-	98,845	(325,741)
<b>OTHER FINANCING SOURCES (USES)</b>				
Increase in due from Cornerstone, Inc.	(132,365)	-	-	(132,365)
Right to use liability	831,327	-	-	831,327
Transfers in (out)	-	-	-	-
<b>Total other financing sources (uses)</b>	<b>698,962</b>	<b>-</b>	<b>-</b>	<b>698,962</b>
Net change in fund balance	274,376	-	98,845	373,221
Fund balance at beginning of year	3,633,149	-	304,184	3,937,333
Fund balance at end of year	<b>\$ 3,907,525</b>	<b>\$ -</b>	<b>\$ 403,029</b>	<b>\$ 4,310,554</b>

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

**CORNERSTONE CHARTER ACADEMY  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUNDS BALANCE OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2024**

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Net Change in Fund Balance - Governmental Funds \$ 373,221

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense.

Depreciation and loss on disposal	(439,900)
Capital outlays	385,693
Amortization expense	(980,072)

Repayment of debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net assets. Proceeds from financing is other financing sources in the governmental funds, but the payable is a liability in the statement of net assets.

Repayments of principal	266,422
Right of use asset increase	(831,327)
Increase in Due from Cornerstone, Inc.	132,365

Change in Net Position of Governmental Activities	\$ (1,093,598)
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The accompanying notes are an integral part of this financial statement.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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**NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Reporting Entity**

Cornerstone Charter Academy (the "School") is a charter school located in Belle Isle, Florida. The School's charter is sponsored by Cornerstone Charter Academy, Inc., a not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes, the Florida Not-For-Profit Corporation Act. The governing body of the School is the board of directors of Cornerstone Charter Academy, which is composed of eight members and also governs other charter schools. The board of directors has determined that no component units exists that would require inclusion in the School's financial statements.

The general operating authority of the School is contained in Section 1002.33, Florida Statutes. The School operates under a charter granted by the sponsoring district, the School Board of Orange County, Florida (the "District"). The current charter expires on June 30, 2027 and it can be renewed in accordance with law. A charter can also be terminated before its date of expiration for reasons set forth in the charter and Section 1002.33 of the Florida Statutes.

The School serves students from kindergarten through eighth grade and is funded by the District. These financial statements are for the year ended June 30, 2024, when, on average, 982 students were enrolled in the School.

Upon inception, Cornerstone Charter Academy, Inc. entered into an Affiliate Cooperation Agreement with Somerset Academy, Inc., where both entities shall be affiliated not-for-profit corporations and where the School became a member of the Somerset Academy School District, which is accredited by the Southern Association of Colleges and Schools. As a member of such district, the School will adopt the district's best practices and implement its standards, strategies, policies and procedures. This agreement may be terminated at any time upon thirty-day written notice to the other party.

**Basis of presentation**

The School's accounting policies conform to accounting principles generally accepted in the United States as applicable to state and local governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

**Deferred Outflows/ Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The School does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The School does not have any items that qualify for reporting in this category.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Government-wide and Fund Financial Statements**

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

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees; (2) operating grants such as the National School Lunch Program, Federal grants, and other state allocations; and (3) capital grants specific to capital outlay. Other revenue sources not properly included with program revenues are reported as general revenues.

*Fund Financial Statements*

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

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

Non-Major Governmental Funds – This fund includes special revenue funds to account for federal and certain state grants that are legally restricted to expenditures for particular purposes. This fund is also used to administer funds raised and earned by the various clubs and activities that are part of the School. Finally, the fund includes state and local capital outlay funding that are legally restricted to expenditures for particular purposes.

**Measurement Focus and Basis of Accounting**

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

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

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

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Measurement Focus and Basis of Accounting (Continued)**

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

Agency fund assets and liabilities are accounted for on the accrual basis of accounting.

**Budgets and Budgetary Accounting**

In compliance with Florida Statutes, the Board of Directors adopts an annual budget using the modified accrual basis of accounting. During the fiscal year, expenditures were controlled at the object level (e.g. salaries and benefits, purchased services, materials and supplies and capital outlay) within each activity (e.g. instruction, pupil personnel services and school administration). Revisions to the annual budget are approved by the Board.

**Cash, Cash Equivalents and Investments**

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

The School has not adopted a formal deposit and investment policy that limits the School’s allowable deposits or investments and address specific types of risk; however the School invests excess deposit funds in a government money market mutual fund. The School has adopted GASB Codification Section 3100 Fair Value Measurement and Application (See Note 2).

**Due from Other Governments or Agencies**

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

**Capital Assets**

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

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Capital Assets (Continued)**

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

Textbooks	3 Years
Furniture, equipment and software	5 Years
Improvements	10-20 Years

**Inter-fund Transfers**

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

**Compensated Absences**

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

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

**Revenue Sources**

Revenues for current operations are received primarily from State through the District pursuant to the funding provisions included in the School’s charter. In accordance with the funding provisions of the charter and Section 1002.33, Florida Statutes, the School will report the number of full-time equivalent (FTE) students and related data to the District. Under the provisions of Section 1011.62, Florida Statutes, the District reports the number of the full-time equivalent (FTE) students and related data to the Florida Department of Education (FDOE) for funding through the FEFP. Funding for the School is adjusted during the year to reflect the revised calculations by the FDOE under the FEFP and the actual weighted full-time equivalent students reported by the School during the designated full-time equivalent student survey periods. After review and verification of FTE reports and supporting documentation, the FDOE may adjust subsequent fiscal period allocations of FEFP funding for prior year errors disclosed by its review as well as to prevent statewide allocations from exceeding the amount authorized by the Legislature. Normally, such adjustments are treated as reductions of revenue in the year the adjustment is made.

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

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Revenue Sources (Continued)**

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

**Net position and Fund balance classifications**

*Government-wide financial statements*

Equity is classified as net position and displayed in three (3) components:

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

*Fund financial statements*

GASB Codification Section 1800.142, Fund Balance Reporting and Governmental Fund Type Definitions, defines the different types of fund balances that a governmental entity must use for financial reporting purposes. GASB requires the fund balance amounts to be properly reported within one of the fund balance categories list below:

- a) Nonspendable - includes amounts that cannot be spent because they are either not in spendable form or legally or contractually required to be maintained intact. Consists of fund balance associated with inventories, prepaid expenses, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed, or assigned).
- b) Restricted - fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation.
- c) Committed - fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the School's Board of Directors. There are no committed fund balances at year end.
- d) Assigned - fund balance classification are intended to be used by the School's management for specific purposes but do not meet the criteria to be classified as restricted or committed.
- e) Unassigned - portion of the fund balance that has not been restricted, committed or assigned for a specific purpose. This is the residual classification for the School's general fund.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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NOTE 1– SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Order of Fund Balance Spending Policy**

The School's policy is to apply expenditures against non-spendable fund balance, restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance at the end of the fiscal year by adjusting journal entries. First, Non-spendable fund balances are determined. Then, restricted and assigned fund balances for specific purposes are determined (not including non-spendable amounts). Then, any remaining fund balance amounts for the non-general funds are classified as unassigned fund balances. It is possible for the non-general funds to have negative unassigned fund balance when non-spendable amounts plus the restricted fund balances for specific purposes amounts exceed the positive fund balance for the non-general fund.

**Income Taxes**

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

**Use of Estimates**

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

**New Accounting Standard Adopted**

In fiscal year 2024, the School adopted a new statement of financial accounting standard issued by the Governmental Accounting Standards Board: GASB Statement No. 100, Accounting Changes and Error Corrections. The adoption had no material effect on the School's 2024 financial statements.

**Pronouncements Issued But Not Yet Effective**

GASB has issued GASB Statement No. 101, Compensating Absences. This Statement provides guidance on the accounting and financial reporting for certain types of compensated absences including parental leave, military leave, and injury duty leave. The School is currently evaluating the effect that implementation of the new standard will have on its financial statements. The requirements of this Statement are effective for reporting periods beginning after December 15, 2023.

**Subsequent Events**

In accordance with GASB Codification Section 2250.106, the School has evaluated subsequent events and transactions for potential recognition or disclosure through September 30, 2024, which is the date the financial statements were available to be issued.

**Long-Term Debt**

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

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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**NOTE 2– CASH, CASH EQUIVALENTS AND INVESTMENTS**

**Deposits**

The School maintains its cash and cash equivalents in one financial institution. As of June 30, 2024, the School's deposits consisted of cash balances of \$551,559.

Deposits at FDIC-insured institutions are insured up to \$250,000 per depositor, per financial institution. The School is a charter school under Cornerstone Charter Academy, Inc., which also operates various other charter schools. All bank accounts are opened under the account ownership of Cornerstone Charter Academy, Inc., therefore, bank balances at times may potentially be in excess of FDIC coverage. As of June 30, 2024, bank balances in potential excess of FDIC coverage totaled \$520,000; including fiduciary account bank balances.

**Investments**

The School categorizes its fair value measurements within the fair value hierarchy established by GASB Codification Section 3100 *Fair Value Measurement and Application*. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in markets for identical assets; Level 2 inputs are significant other observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.); Level 3 inputs are significant unobservable inputs.

At June 30, 2024, the School has the following recurring fair value measurements:

- Government money market mutual fund of \$3,430,000 valued using Level 2 inputs.

The government money market mutual fund values its portfolio securities at amortized cost which approximates fair value. The government money market mutual fund primarily invests in cash, high quality, short-term U.S. government securities and/or repurchase agreements that are collateralized fully by government securities that have been valued by the fund as Level 2.

**Credit Risk**

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

*Custodial credit risk* is the risk that in the event of a failure of a depository financial institution or counterparty that is in possession of investment or collateral securities, the School will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the School will not be able to recover the value of investments or collateral securities that are in the possession of an outside party. At June 30, 2024, all of the School's investments in government money market mutual funds were held in a separate account and designated as assets of the School.

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

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

**NOTE 3– CAPITAL ASSETS**

The following schedule provides a summary of changes in capital assets, acquired substantially with public funds, for the period ended June 30, 2024:

	Balance			Balance
	July 1, 2023	Additions	Deletions/Reclass	June 30, 2024
Capital Assets: Non-depreciable				
Land	\$ 209,118	\$ -	\$ -	\$ 209,118
Capital Assets: Depreciable				
Leasehold improvements	6,404,546	22,392	(3,000,000)	3,426,938
Computer software and hardware	659,183	297,031	(207,676)	748,538
Furniture, equipment and textbooks	845,127	66,270	(448,940)	462,457
Total Capital Assets	<u>\$ 8,117,974</u>	<u>\$ 385,693</u>	<u>\$ (3,656,616)</u>	<u>\$ 4,847,051</u>
Less Accumulated Depreciation:				
Leasehold improvements	\$ (2,022,384)	\$ (312,068)	\$ -	\$ (2,334,452)
Computer software and hardware	(531,103)	(58,496)	207,676	(381,923)
Furniture, equipment and textbooks	(722,860)	(69,336)	448,940	(343,256)
Total Accumulated Depreciation	<u>(3,276,347)</u>	<u>(439,900)</u>	<u>656,616</u>	<u>(3,059,631)</u>
Capital Assets, net	<u>\$ 4,841,627</u>	<u>\$ (54,207)</u>	<u>\$ (3,000,000)</u>	<u>\$ 1,787,420</u>
Lease Assets				
Right-to-use lease asset	34,689,590	-	-	34,689,590
Accumulated amortization	(957,676)	(980,072)	-	(1,937,748)
Total leased assets, net	<u>33,731,914</u>	<u>(980,072)</u>	<u>-</u>	<u>32,751,842</u>
Total capital and right-to-use assets, net	<u>\$ 38,573,541</u>	<u>\$ (1,034,279)</u>	<u>\$ (3,000,000)</u>	<u>\$ 34,539,262</u>

For the fiscal year ended June 30, 2024, depreciation expense is allocated in the Statement of Activities by function as follows:

Instruction	\$ 95,486
School administration	960
Facilities acquisition	29,730
Food services	2,214
Central services	232,300
Operation of plant	2,424
Maintenance of plant	76,786
TOTAL DEPRECIATION EXPENSE	<u>\$ 439,900</u>

Amortization expense of \$980,072 was allocated to debt service on the statement of activities. During the year, the School reclassified amounts paid on behalf of the School's sponsor Cornerstone Charter Academy, Inc. for construction in progress in the amount of \$3,000,000 to a due from Cornerstone Charter Academy, Inc.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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**NOTE 4– EDUCATION SERVICE AND SUPPORT PROVIDER**

Academica Dade, LLC, an education service and support provider, offers administrative services to the School including, but not limited to, facility design, staffing recommendations, human resource coordination, regulatory compliance, legal and corporate upkeep, maintenance of the books and records, bookkeeping, budgeting, financial reporting, and virtual education services. The agreement calls for a fee on a per student basis. The agreement is with Cornerstone Charter Academy, Inc. for a period of five years, through June 30, 2024, and unless terminated by the board shall be renewed along with any renewals to the charter agreement. During the year ended June 30, 2024, the School incurred \$441,900, in fees.

Academica Dade, LLC is located at 6340 Sunset Drive, Miami, Florida 33143.

**NOTE 5–TRANSACTIONS WITH OTHER DIVISIONS OF CORNERSTONE CHARTER ACADEMY, INC.**

During 2024, the School shared its facility with Cornerstone Charter High School (another charter school under Cornerstone Charter Academy, Inc.). Through the board, management allocates a proportionate share of leases, salaries, lunch receipts, food and supplies, and other expenses based on student enrollment and usage of facilities and staff to this school. Revenues and expenses related to the lunch program have been allocated based on FTE equivalent for purposes of presentation in the financial statements. In addition, Cornerstone Charter High School’s student extracurricular activities account is recorded in the School’s books.

In addition, the School has paid construction in progress and other payments on behalf of Cornerstone Charter Academy, Inc. for the construction of the facilities of the School. The amount due from Cornerstone Charter Academy, Inc. as of June 30, 2024, was \$3,132,365.

**NOTE 6– COMMITMENTS, CONTINGENCIES AND CONCENTRATIONS**

On October 19, 2021 Cornerstone Charter Academy, Inc. entered into a lease agreement with the City of Belle Isle, Florida for the School’s facility which is shared with Cornerstone Charter Academy School (a charter school under Cornerstone Charter Academy, Inc.). The lease commencement date is October 19, 2021 and terminates on July 31, 2059. Under this agreement, the annual minimum rent payment is \$450,000.

In addition, on January 2024, Cornerstone Charter Academy, Inc. extended the lease with Pine Castle Methodist Church, Inc. for premises located at 942 Fairlane Avenue and 1106 E Wallace Street in Orlando, Florida. The lease will increase monthly rent amounts to \$60,000 on the first of the month beginning July 1, 2023 with increases of a minimum 2% annually through July 2059.

Rent expense for 2024 was allocated based on enrollment for both schools and was approximately 64% to the School and 36% to the High School. Payments on the lease during 2024 totaled \$1,273,540.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

NOTE 6 – COMMITMENTS, CONTINGENCIES AND CONCENTRATIONS (Continued)

**Right of Use Asset**

On July 1, 2021, the School implemented GASB Statement No. 87 *Leases*, and as a result recorded a lease right of use asset and liability in these financial statements for the facility lease. The School had modifications to their leases and for the year ended June 30, 2023, the School removed the prior right of use asset and liability and recorded a new right of use asset and liability. The School used an interest rate of 5.00% based on the average incremental borrowing rate of the School to discount the annual lease payments and recognize the intangible right to use this asset and the lease liability. The interest expense was \$1,813,960 and the amortization of the right to use asset was \$980,071 for the year ended June 30, 2024.

Changes in long-term right-to-use liability during the year are as follows:

	Balance at July 1, 2023	Increase	Decrease	Balance at June 30, 2024
Right to use liability	\$ 35,952,224	\$ 831,327	\$ -	\$ 36,783,551
	<u>\$ 35,952,224</u>	<u>\$ 831,327</u>	<u>\$ -</u>	<u>\$ 36,783,551</u>

Annual requirements to amortize the lease liability and related interest are estimated as follows:

<u>Year Ended</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	
2025	\$ -	\$ 1,833,166	\$ 1,833,166	
2026	-	1,832,621	1,832,621	
2027	-	1,831,694	1,831,694	
2028	-	1,819,805	1,819,805	
2029-2033	1,108,270	8,737,797	9,846,067	
2034-2038	3,488,706	7,973,389	11,462,095	(Five year period)
2039-2043	4,809,870	6,932,145	11,742,015	(Five year period)
2044-2048	6,444,457	5,530,466	11,974,923	(Five year period)
2049-2053	8,577,638	3,658,295	12,235,933	(Five year period)
2054-2058	9,407,116	1,228,413	10,635,529	(Five year period)
2059	2,947,494	22,407	2,969,901	
	<u>\$ 36,783,551</u>	<u>\$41,400,198</u>	<u>\$78,183,749</u>	

**Contingencies and Concentrations**

The School receives substantially all of its funding from the District under the Florida Education Finance Program (FEFP), which is based in part on a computation of the number of full-time equivalent (FTE) students attending different instructional programs. The accuracy of FTE student data submitted by individual schools and used in the FEFP computations is subject to audit by the state and, if found to be in error, could result in refunds to the state or in decreases to future funding allocations. Additionally, the School receives various forms of federal, state and local funding which are subject to financial and compliance audits. It is the opinion of management that the amount of funding, if any, which may be remitted back to the state due to errors in the FTE student data or the amount of grant expenditures which may be disallowed by grantor agencies would not be material to the financial position of the School. Pursuant to the Charter School contract with the School District, the District withholds an administrative fee of 5% (or 2% if the school is high performing) of the qualifying revenues of the School and up to and including 250 students. For the year ended June 30, 2024, administrative fees withheld by the School District totaled \$44,106.

**CORNERSTONE CHARTER ACADEMY  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED JUNE 30, 2024**

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**NOTE 7 - NOTES PAYABLE**

The Cornerstone Charter Academy, Inc. obtained a loan on January 28, 2021 in the amount of \$1,320,000. The entire amount of the loan has been recorded in Cornerstone Charter Academy. The purpose of the loan is for the construction of facilities for the School. The loan bears interest annually at 1.90% and requires monthly principal and interest payments of \$23,079. The loan matures on January 28, 2026. Below is a summary of changes for this loan payable for the year ended June 30, 2024:

	Balance July 1, 2023	Borrowings	Repayments	Balance at June 30, 2024
Note payable	698,088	\$ -	\$ 266,422	\$ 431,666

Future maturities of all notes payables are as follows:

Year	
2025	\$ 271,095
2026	160,571
Total	<u>\$ 431,666</u>

**NOTE 8 – RISK MANAGEMENT**

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

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

**NOTE 9 – DEFINED CONTRIBUTION RETIREMENT PLAN**

**Post-retirement Benefits**

The School’s personnel, which are leased through ADP TotalSource Group, Inc., are eligible to participate in a defined contribution 401(k) plan sponsored by the leasing company, covering employees who meet certain age and tenure requirements. Under the ADP TotalSource Retirement Savings Plan (the “Plan”), the School provides a match of 100% of the employee’s contribution up to 4% of the employee’s compensation. The School contributed to the Plan \$112,613 for the year ended, June 30, 2024. The School does not exercise any control or fiduciary responsibility over the Plans’ assets, which are administered by Voya Financial.

REQUIRED SUPPLEMENTAL INFORMATION

**CORNERSTONE CHARTER ACADEMY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET  
TO ACTUAL-GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2024**

	General Fund		
	Original budget	Fund Budget	Actual
<b>REVENUES</b>			
State passed through local	\$ 8,864,434	\$ 8,864,434	\$ 8,868,829
Charges for services	347,900	465,500	477,107
<b>TOTAL REVENUES</b>	<b>\$ 9,212,334</b>	<b>\$ 9,329,934</b>	<b>\$ 9,345,936</b>
<b>EXPENDITURES</b>			
Current:			
Instruction	\$ 4,436,101	\$ 4,436,101	\$ 4,443,982
Student support services	115,034	115,034	102,949
Instructional staff training	8,365	44,190	12,973
Board	28,000	30,111	17,548
General administration	48,500	48,500	44,106
School administration	809,417	852,585	1,144,439
Fiscal Services	147,750	155,483	147,300
Food Services	-	15,500	16,422
Central services	188,050	407,483	186,861
Operation of plant	463,796	390,953	483,761
Maintenance of plant	272,345	341,071	340,833
Administrative technology services	122,345	45,774	51,745
Community service	210,000	303,300	300,988
Extracurricular activities	-	-	-
Debt service	2,090,922	2,090,922	2,090,922
<b>Total current expenditures</b>	<b>8,940,625</b>	<b>9,277,007</b>	<b>9,384,829</b>
Capital Outlay			
Total capital outlay	-	395,000	385,693
<b>TOTAL EXPENDITURES</b>	<b>8,940,625</b>	<b>9,672,007</b>	<b>9,770,522</b>
Excess of revenue over expenditures	271,709	(342,073)	(424,586)
Other financing sources (uses):			
Increase in right to use liability	831,327	831,327	831,327
Increase in Due from Cornerstone, Inc.	(132,365)	(132,365)	(132,365)
	698,962	698,962	698,962
Net change in fund balance	970,671	356,889	274,376
Fund balance at beginning of the year	3,633,149	3,633,149	5,779,720
Fund balance at end of the year	<b>\$ 4,603,820</b>	<b>\$ 3,990,038</b>	<b>\$ 6,054,096</b>

Notes to Budgetary comparison Schedule

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

**CORNERSTONE CHARTER ACADEMY  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET  
TO ACTUAL-SPECIAL REVENUE FUND  
FOR THE YEAR ENDED JUNE 30, 2024**

	Special Revenue Fund		
	Original budget	Fund Budget	Actual
REVENUES			
Federal sources	\$ 1,397,382	\$ 2,071,669	\$ 2,105,178
Charges for services	841,980	841,980	833,649
TOTAL REVENUES	<u>\$ 2,239,362</u>	<u>\$ 2,913,649</u>	<u>\$ 2,938,827</u>
EXPENDITURES			
Current:			
Instruction	\$ 1,021,550	\$ 1,644,127	\$ 1,636,263
Student support services	90,000	90,000	86,122
School administration	160,600	160,600	159,754
Food services	254,212	265,000	216,504
Operation of plant	35,000	35,000	34,355
Administrative technology services	60,000	60,000	49,383
Extracurricular activities	618,000	658,922	657,601
Total current expenditures	<u>2,239,362</u>	<u>2,913,649</u>	<u>2,839,982</u>
TOTAL EXPENDITURES	<u>2,239,362</u>	<u>2,913,649</u>	<u>2,839,982</u>
Excess of revenue over expenditures	-	-	98,845
Net change in fund balance	-	-	98,845
Fund balance at beginning of the year	<u>304,184</u>	<u>304,184</u>	<u>304,184</u>
Fund balance at end of the year	<u>\$ 304,184</u>	<u>\$ 304,184</u>	<u>\$ 403,029</u>

Notes to Budgetary comparison Schedule

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



PAUL A. GARCIA, CPA/CFF,CVA  
ERIC E. SANTA MARÍA, CPA/ABV/CFF, CAA  
PEDRO M. DE ARMAS, CPA  
ALEX M. TRUJILLO, CPA

PRINCIPAL  
ILIANA M. LARCADA, CFE  
MONIQUE BUSTAMANTE, CPA

MEMBER  
AMERICAN INSTITUTE OF  
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FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
NATIONAL ASSOCIATION OF  
CERTIFIED VALUATION ANALYSTS  
COLLABORATIVE FAMILY  
LAW INSTITUTE

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

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Board of Directors of  
Cornerstone Charter Academy  
Belle Isle, 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 Cornerstone Charter Academy (the “School”), as of and for the year ended June 30, 2024, 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 24, 2024.

### 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) to determine the 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.

### **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 determination of financial statement amounts. 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.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 24, 2024



PAUL A. GARCIA, CPA/CFF,CVA  
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## MANAGEMENT LETTER

Board of Directors of  
Cornerstone Charter Academy  
Belle Isle, Florida

### Report on the Financial Statements

We have audited the financial statements of Cornerstone Charter Academy (the “School”) as of the year ended June 30, 2024, and have issued our report thereon dated September 24, 2024.

### Auditor’s Responsibility

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

### 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 those reports and schedules which is dated September 24, 2024, should be considered in conjunction with this management letter.

### Prior Audit Findings

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

### Official Title

Section 10.854(1)(e)5, Rules of the Auditor General, requires the name or official title of the entity and the school code assigned by the Florida Department of Education be disclosed in this management letter. The official title of the entity and the school code assigned by the Florida Department of Education of the entity is Cornerstone Charter Academy and #48-0133.

## **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. The financial condition assessment procedures applied in connection with our audit, has lead us to believe that the School's overall financial condition as of June 30, 2024 is not deteriorating.

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 Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the School maintained on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes.

## **Additional Matters**

Section 10.854(1)(e)4., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not 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 Cornerstone Charter Academy is not intended to be and should not be used by anyone other than these specified parties.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 24, 2024