

**Keys Gate Charter High School**  
(A Department of Renaissance Charter School, Inc.)

Basic Financial Statements  
For the Year Ended June 30, 2024

# Keys Gate Charter High School

## Table of Contents

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Independent Auditor's Report	1-3
Management's Discussion and Analysis (Not Covered by Independent Auditor's Report)	4-8
<b>Basic Financial Statements</b>	
Government-wide Basic Financial Statements:	
Statement of Net Position (Deficit)	9
Statement of Activities	10
Fund Basic Financial Statements:	
Balance Sheet - Governmental Funds	11
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position (Deficit)	12
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	13
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	14
Statement of Revenues and Expenditures - Budget and Actual - General Fund	15
Statement of Revenues and Expenditures - Budget and Actual - Grants Fund	16
Notes to Basic Financial Statements	17-27
<b>Other Independent Auditor's Reports</b>	
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 <i>Government Auditing Standards</i>	28-29
Management Letter Required by Chapter 10.850 Rules of the Auditor General of the State of Florida	30-31



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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., 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 the School, as of June 30, 2024, and the respective changes in financial position and the respective budgetary comparison for the General Fund and the 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 changes in financial position of only that portion of the governmental activities and each major fund of Renaissance Charter School, Inc. that are 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, 2024 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.

## 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.

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, 2024, 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.



Fort Lauderdale, Florida  
September 15, 2024

# MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc., 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, 2024 and 2023.

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, 2024, was \$ (5,409,140) as compared to \$ (4,814,536) as of June 30, 2023.
- As of June 30, 2024, the School's governmental fund balance was \$ 281,393 as compared to \$ 751,627 as of June 30, 2023.

### **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 components 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**

As noted earlier, net position over time may serve as a useful indicator of financial position. In the case of the School, liabilities and deferred inflows of resources exceeded assets and deferred outflows of resources by \$ (5,409,140) at the close of the most recent fiscal year.



**Keys Gate Charter High School  
Management's Discussion and Analysis  
June 30, 2024**

**Government-Wide Financial Analysis (continued)**

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, 2024	June 30, 2023	Variance
<b>Assets:</b>			
Current and other assets	\$ 2,776,237	\$ 10,131,415	\$ (7,355,178)
Capital assets, net	17,833,410	18,184,129	(350,719)
Total assets	<u>20,609,647</u>	<u>28,315,544</u>	<u>(7,705,897)</u>
Deferred Outflows of Resources	<u>2,382,930</u>	<u>2,474,581</u>	<u>(91,651)</u>
<b>Liabilities:</b>			
Current liabilities	3,093,679	1,185,853	1,907,826
Noncurrent liabilities	25,308,038	25,740,211	(432,173)
Total liabilities	<u>28,401,717</u>	<u>26,926,064</u>	<u>1,475,653</u>
Deferred Inflows of Resources	<u>-</u>	<u>8,678,597</u>	<u>(8,678,597)</u>
<b>Net Position (Deficit):</b>			
Net investment in capital assets	(5,516,635)	(5,487,208)	(29,427)
Restricted	43,672	20,594	23,078
Unrestricted	63,823	652,078	(588,255)
Total net position (deficit)	<u>\$ (5,409,140)</u>	<u>\$ (4,814,536)</u>	<u>\$ (594,604)</u>

Current and other assets decreased mainly due to the cancellation of the lease agreement with Keys Gate Charter School. Current liabilities increased due to a rise in monies owed to the management company. Long-term liabilities decreased due to principal payments made on the School's lease and note payables.

**Governmental Activities:** The School's overall net position decreased \$ (594,604) from the prior fiscal year. The reasons for this overall decrease are discussed in the following section for governmental activities.

Keys Gate Charter High School Change in Net Position			
	June 30, 2024	June 30, 2023	Variance
<b>Revenues:</b>			
<b>Program revenues:</b>			
Charges for services	\$ 899,692	\$ 513,104	\$ 386,588
Operating grants and contributions	1,831,879	1,635,486	196,393
Capital grants and contributions	571,416	372,211	199,205
<b>General revenues:</b>			
FTE and other nonspecific revenues	6,880,917	5,432,442	1,448,475
Contributions	1,918,550	2,025,171	(106,621)
Interest income	104,864	547,080	(442,216)
Total revenues	<u>12,207,318</u>	<u>10,525,494</u>	<u>1,681,824</u>

**Keys Gate Charter High School  
Management's Discussion and Analysis  
June 30, 2024**

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**Government-Wide Financial Analysis (continued)**

	<u>June 30, 2024</u>	<u>June 30, 2023</u>	<u>Variance</u>
Functions/Program Expenses:			
Instruction	5,032,999	4,031,298	1,001,701
Student support services	557,019	531,642	25,377
Instruction and curriculum development services	9,579	-	9,579
Instructional staff training services	31,346	14,514	16,832
Instruction related technology	177,254	168,339	8,915
Board	74,725	25,528	49,197
School administration	921,345	891,840	29,505
Fiscal services	93,322	13,650	79,672
Food services	608,341	388,923	219,418
Central services	115,227	154,807	(39,580)
Transportation services	283,668	228,740	54,928
Operation of plant	2,462,298	1,735,710	726,588
Maintenance of plant	373,548	337,492	36,056
Community services	36,448	118,636	(82,188)
Extracurricular activities	331,569	409,579	(78,010)
Interest on long-term debt	1,693,234	1,634,686	58,548
<b>Total expenses</b>	<u>12,801,922</u>	<u>10,685,384</u>	<u>2,116,538</u>
Change in net position	(594,604)	(159,890)	(434,714)
Net position (deficit)-beginning	<u>(4,814,536)</u>	<u>(4,654,646)</u>	<u>(159,890)</u>
Net position (deficit)-ending	<u>\$ (5,409,140)</u>	<u>\$ (4,814,536)</u>	<u>\$ (594,604)</u>

Program revenues increased from a rise in rental income, ESSER III, and capital outlay revenues. General revenues increased due to a rise in referendum funding. Total expenses primarily increased due to increases in instruction, school administration, and food service expenses.

**Financial Analysis of Governmental Funds**

The General Fund is the chief operating fund of the School. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$ 54,783, while total fund balance increased to \$ 237,721. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents 0.05% of total General Fund expenditures, while total fund balance represents 2.3% of that same amount.

The fund balance of the School's General Fund decreased by \$ 493,312 during the current fiscal year. The decrease was mainly due to the cancellation of the lease agreement.

The Grants Fund doesn't have an increase or decrease in fund balance during the fiscal year as this fund reports federal and certain state expense reimbursement grants.

### **Financial Analysis of Governmental Funds (continued)**

The Capital Project Fund doesn't have an increase or decrease in fund balance during the fiscal year as this fund reports state and local capital outlay funding that is used to cover a portion of interest expense.

The Club and Activities Fund had an increase in fund balance during the current fiscal year due to a decrease in extracurricular expenditures.

### **Capital Assets and Debt Administration**

**Capital Assets:** At June 30, 2024, the School had capital assets of \$ 17,833,410, net of accumulated depreciation and amortization, invested in lease assets, improvements other than building, computer equipment, and furniture, fixtures and equipment. Major capital assets additions for the year included \$ 389,851 for improvements and equipment. Additional information on the School's capital assets can be found in Note 7 of this report.

**Debt:** At June 30, 2024, the School had debt of \$ 25,757,975 as compared to \$ 26,195,918 at June 30, 2023. The decrease is a result of scheduled debt payments in accordance with the lease agreements and note payable. Additional information on the School's debt can be found in Notes 8 and 9 of this report.

### **General Fund Budgetary Highlights**

State source revenues had a decrease to the budget due to the estimation of student funding. Local source revenues had an increase to the budget due to referendum revenues and management company contribution. Expenditures were unfavorable to the budget primarily due to instruction, debt service, and food service expenses.

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

In fiscal year 2024, the State of Florida continued to include a teacher salary increase allocation (TSIA) of \$ 1.1 billion. The capital outlay funding pool ended up at \$ 213 million. In addition to the TSIA, teachers also received a compensation increase to align overall salaries with district levels.

For fiscal year 2025, the funding for teacher salaries and other instructional personnel will be \$ 1.25 billion. 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, 2024**

	<u>Governmental Activities</u>
<b>Current Assets:</b>	
Cash and cash equivalents	\$ 186,903
Other receivables	20,601
Due from related parties	34,414
Due from other school	722,635
Due from other governments	1,628,746
Prepaid items	171,362
Deposits	11,576
	<u>2,776,237</u>
<b>Noncurrent Assets:</b>	
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	17,833,410
	<u>17,833,410</u>
Total noncurrent assets	<u>17,833,410</u>
Total assets	<u>20,609,647</u>
<b>Deferred Outflows of Resources:</b>	
Deferred amount on renegotiation of lease liability	2,382,930
	<u>2,382,930</u>
<b>Current Liabilities:</b>	
Accounts payable and accrued expenses	468,491
Salaries and wages payable	392,489
Due to management company	1,620,278
Due to related parties	13,586
Compensated absences	25,474
Accrued interest payable	114,933
Promissory note payable	25,000
Lease payables	433,428
	<u>3,093,679</u>
Total current liabilities	<u>3,093,679</u>
<b>Noncurrent Liabilities:</b>	
Compensated absences	8,491
Lease payables	25,299,547
	<u>25,308,038</u>
Total noncurrent liabilities	<u>25,308,038</u>
Total liabilities	<u>28,401,717</u>
<b>Net Position (Deficit):</b>	
Net investment in capital assets	(5,516,635)
Restricted for extracurricular activities	43,672
Unrestricted	63,823
	<u>63,823</u>
Total net position (deficit)	\$ <u><u>(5,409,140)</u></u>

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

**Keys Gate Charter High School  
Statement of Activities  
For the Year Ended June 30, 2024**

	Program Revenues			Governmental	
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
				Net Revenue (Expense) and Change in Net Position	
<b>Functions/Programs:</b>					
Instruction	\$ 5,032,999	\$ -	\$ 1,004,785	\$ -	\$ (4,028,214)
Student support services	557,019	-	-	-	(557,019)
Instruction and curriculum development services	9,579	-	-	-	(9,579)
Instructional staff training services	31,346	-	26,635	-	(4,711)
Instruction related technology	177,254	-	-	-	(177,254)
Board	74,725	-	-	-	(74,725)
School administration	921,345	-	-	-	(921,345)
Fiscal services	93,322	-	-	-	(93,322)
Food services	608,341	25,729	298,454	-	(284,158)
Central services	115,227	-	-	-	(115,227)
Transportation services	283,668	-	114,234	-	(169,434)
Operation of plant	2,462,298	873,963	33,124	-	(1,555,211)
Maintenance of plant	373,548	-	-	-	(373,548)
Community services	36,448	-	-	-	(36,448)
Extracurricular activities	331,569	-	354,647	-	594,494
Interest on long-term debt	1,693,234	-	-	571,416	(1,693,234)
<b>Total governmental activities</b>	<b>\$ 12,801,922</b>	<b>\$ 899,692</b>	<b>\$ 1,831,879</b>	<b>\$ 571,416</b>	<b>(9,498,935)</b>
General revenues:					
FTE and other nonspecific revenues					6,880,917
Contributions					1,918,550
Interest income					104,864
<b>Total general revenues</b>					<b>8,904,331</b>
Change in net position					(594,604)
Net position (deficit), July 1, 2023					(4,814,536)
Net position (deficit), June 30, 2024					\$ (5,409,140)

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

**Keys Gate Charter High School  
Balance Sheet - Governmental Funds  
June 30, 2024**

	<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	\$ 146,579	\$ -	\$ -	\$ 40,324	\$ 186,903
Due from other governments	1,044,748	554,722	29,276	-	1,628,746
Other receivables	20,601	-	-	-	20,601
Due from related parties	34,414	-	-	-	34,414
Due from other school	722,635	-	-	-	722,635
Due from other funds	583,998	-	-	3,348	587,346
Prepaid items	171,362	-	-	-	171,362
Deposits	11,576	-	-	-	11,576
	<u>2,735,913</u>	<u>554,722</u>	<u>29,276</u>	<u>43,672</u>	<u>3,363,583</u>
Total assets	\$ <u>2,735,913</u>	\$ <u>554,722</u>	\$ <u>29,276</u>	\$ <u>43,672</u>	\$ <u>3,363,583</u>
<b>Liabilities:</b>					
Accounts payable and accrued expenses	\$ 468,491	\$ -	\$ -	\$ -	\$ 468,491
Salaries and wages payable	392,489	-	-	-	392,489
Due to management company	1,620,278	-	-	-	1,620,278
Due to related parties	13,586	-	-	-	13,586
Due to other funds	3,348	554,722	29,276	-	587,346
	<u>2,498,192</u>	<u>554,722</u>	<u>29,276</u>	<u>-</u>	<u>3,082,190</u>
Total liabilities	<u>2,498,192</u>	<u>554,722</u>	<u>29,276</u>	<u>-</u>	<u>3,082,190</u>
<b>Fund Balances:</b>					
Nonspendable:					
Deposits	11,576	-	-	-	11,576
Prepaid items	171,362	-	-	-	171,362
Restricted for extracurricular activities	-	-	-	43,672	43,672
Unassigned	54,783	-	-	-	54,783
	<u>237,721</u>	<u>-</u>	<u>-</u>	<u>43,672</u>	<u>281,393</u>
Total fund balances	<u>237,721</u>	<u>-</u>	<u>-</u>	<u>43,672</u>	<u>281,393</u>
Total liabilities and fund balances	\$ <u>2,735,913</u>	\$ <u>554,722</u>	\$ <u>29,276</u>	\$ <u>43,672</u>	\$ <u>3,363,583</u>

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

**Keys Gate Charter High School  
 Reconciliation of the Balance Sheet of Governmental Funds  
 to the Statement of Net Position (Deficit)  
 June 30, 2024**

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**Total Fund Balance of Governmental Funds** \$ 281,393

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund statements.

Cost of capital assets	\$	26,981,608	
Less accumulated depreciation and amortization		<u>(9,148,198)</u>	17,833,410

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.

Compensated absences	\$	(33,965)	
Accrued interest payable		(114,933)	
Lease payables		(25,732,975)	
Promissory note payable		<u>(25,000)</u>	(25,906,873)

Governmental funds report the effect of premiums, discounts and refundings and similar items when debt/lease liability is first issued, whereas these amounts are deferred and amortized in the statement of activities.

2,382,930

**Net Position (Deficit) of Governmental Activities** \$ (5,409,140)

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



**Keys Gate Charter High School  
Statement of Revenues, Expenditures and  
Changes in Fund Balances - Governmental Funds  
For the Year Ended June 30, 2024**

	<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 sources	\$ -	\$ 1,312,704	\$ -	\$ -	\$ 1,312,704
State sources	5,962,704	4,870	425,140	-	6,392,714
Local sources	3,896,113	-	146,276	354,647	4,397,036
Interest income	104,864	-	-	-	104,864
	<u>9,963,681</u>	<u>1,317,574</u>	<u>571,416</u>	<u>354,647</u>	<u>12,207,318</u>
<b>Expenditures:</b>					
Current:					
Instruction	4,435,817	412,493	-	-	4,848,310
Student support services	557,019	-	-	-	557,019
Instruction and curriculum development services	9,579	-	-	-	9,579
Instructional staff training services	4,711	26,635	-	-	31,346
Instruction related technology	177,254	-	-	-	177,254
Board	74,725	-	-	-	74,725
School administration	921,345	-	-	-	921,345
Fiscal services	93,322	-	-	-	93,322
Food services	309,887	298,454	-	-	608,341
Central services	115,227	-	-	-	115,227
Transportation services	283,668	-	-	-	283,668
Operation of plant	1,361,927	-	-	-	1,361,927
Maintenance of plant	373,548	-	-	-	373,548
Community services	36,448	-	-	-	36,448
Extracurricular activities	-	-	-	331,569	331,569
Capital outlay	227,023	162,828	-	-	389,851
Debt service:					
Principal	437,943	-	-	-	437,943
Interest	915,234	-	571,416	-	1,486,650
	<u>10,334,677</u>	<u>900,410</u>	<u>571,416</u>	<u>331,569</u>	<u>12,138,072</u>
Excess (deficiency) of revenues over (under) expenditures	<u>(370,996)</u>	<u>417,164</u>	<u>-</u>	<u>23,078</u>	<u>69,246</u>
<b>Other Financing Sources (Uses):</b>					
Loss on cancellation of leases	(539,480)	-	-	-	(539,480)
Transfer in	417,164	-	-	-	417,164
Transfer out	-	(417,164)	-	-	(417,164)
	<u>(122,316)</u>	<u>(417,164)</u>	<u>-</u>	<u>-</u>	<u>(539,480)</u>
Net change in fund balances	(493,312)	-	-	23,078	(470,234)
<b>Fund Balances, July 1, 2023</b>	<u>731,033</u>	<u>-</u>	<u>-</u>	<u>20,594</u>	<u>751,627</u>
<b>Fund Balances, June 30, 2024</b>	<u>\$ 237,721</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 43,672</u>	<u>\$ 281,393</u>

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

**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, 2024**

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**Net Change in Fund Balances - Governmental Funds** \$ (470,234)

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	\$	389,851	
Provision for depreciation and amortization		<u>(740,570)</u>	(350,719)

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).	437,943
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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	\$	(5,010)	
Change in accrued interest payable		(114,933)	
Amortization of deferred amount on renegotiation of lease liability		<u>(91,651)</u>	<u>(211,594)</u>

**Change in Net Position of Governmental Activities** \$ (594,604)

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

**Keys Gate Charter High School  
Statement of Revenues and Expenditures -  
Budget and Actual - General Fund  
For the Year Ended June 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
State sources	\$ 7,537,589	\$ 7,537,589	\$ 5,962,704	\$ (1,574,885)
Local sources	806,094	806,094	3,896,113	3,090,019
Interest income	7,907	7,907	104,864	96,957
	<u>8,351,590</u>	<u>8,351,590</u>	<u>9,963,681</u>	<u>1,612,091</u>
<b>Total revenues</b>				
<b>Expenditures:</b>				
Current:				
Instruction	3,618,142	3,618,142	4,435,817	(817,675)
Student support services	307,967	307,967	557,019	(249,052)
Instruction and curriculum development services	-	-	9,579	(9,579)
Instructional staff training services	13,927	13,927	4,711	9,216
Instruction related technology	154,117	154,117	177,254	(23,137)
Board	15,001	15,001	74,725	(59,724)
School administration	911,820	911,820	921,345	(9,525)
Fiscal services	601,726	601,726	93,322	508,404
Food services	105,122	105,122	309,887	(204,765)
Central services	123,743	123,743	115,227	8,516
Transportation services	287,100	287,100	283,668	3,432
Operation of plant	1,339,240	1,339,240	1,361,927	(22,687)
Maintenance of plant	316,356	316,356	373,548	(57,192)
Community services	6,934	6,934	36,448	(29,514)
Capital outlay	196,000	196,000	227,023	(31,023)
Debt service:				
Principal	365,978	365,978	437,943	(71,965)
Interest	-	-	915,234	(915,234)
	<u>8,363,173</u>	<u>8,363,173</u>	<u>10,334,677</u>	<u>(1,971,504)</u>
<b>Total expenditures</b>				
	<u>(11,583)</u>	<u>(11,583)</u>	<u>(370,996)</u>	<u>(359,413)</u>
Excess (deficiency) of revenues over (under) expenditures				
<b>Other Financing Sources (Uses):</b>				
Loss on cancellation of leases	-	-	(539,480)	(539,480)
Transfer in	-	-	417,164	417,164
	<u>-</u>	<u>-</u>	<u>(122,316)</u>	<u>(122,316)</u>
<b>Total other financing sources (uses)</b>				
	<u>(11,583)</u>	<u>(11,583)</u>	<u>(493,312)</u>	<u>(481,729)</u>
<b>Net change in fund balance</b>				

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

**Keys Gate Charter High School  
Statement of Revenues and Expenditures -  
Budget and Actual - Grants Fund  
For the Year Ended June 30, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
<b>Revenues:</b>				
Federal sources:				
National School Lunch Program	\$ 328,975	\$ 328,975	\$ 293,584	\$ (35,391)
Title IV	-	-	12,058	12,058
ESSER II	-	-	59,804	59,804
ESSER III	1,666,101	1,666,101	947,258	(718,843)
Emergency Impact Aid	-	-	-	-
State sources:				
National School Lunch Program	-	-	4,870	4,870
<b>Total revenues</b>	<u>1,995,076</u>	<u>1,995,076</u>	<u>1,317,574</u>	<u>(677,502)</u>
<b>Expenditures:</b>				
Current:				
Instruction	794,827	794,827	412,493	382,334
Student support services	52,544	52,544	-	52,544
Instructional staff training	-	-	26,635	(26,635)
School administration	55,803	55,803	-	55,803
Food services	328,973	328,973	298,454	30,519
Capital outlay	762,929	762,929	162,828	600,101
<b>Total expenditures</b>	<u>1,995,076</u>	<u>1,995,076</u>	<u>900,410</u>	<u>1,094,666</u>
Excess of revenues over (under) expenditures	<u>-</u>	<u>-</u>	<u>417,164</u>	<u>417,164</u>
<b>Other Financing Sources (Uses):</b>				
Transfer out	<u>-</u>	<u>-</u>	<u>(417,164)</u>	<u>(417,164)</u>
<b>Net change in fund balance</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

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

Keys Gate Charter High School (the "School"), a Department of Renaissance Charter School, Inc., 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. ("RCS"), a Florida nonprofit corporation organized in August 1998. There were 716 students enrolled for the 2023/2024 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 RCS as of June 30, 2024, 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.

The School may 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:** The financial statements have been prepared in conformity with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

**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.

During the course of operations, the School has activity between funds for various purposes. Any residual balances outstanding at year-end are reported as due from/to other funds. While these balances are reported in the governmental fund financial statements, they are eliminated in the preparation of the government-wide financial statements.

**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.

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

**Cash and cash equivalents:** The School considers all demand accounts and short-term investments with a maturity of three months or less when purchased to be cash and cash equivalents. The School maintains its cash accounts with one financial institution. The School's accounts at this institution, at times, may exceed the federal insured limit; however, the School is covered by Chapter 280 of the Florida Statutes (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 prorated 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 equal to or greater than \$ 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:

Improvements other than building	10 years
Furniture, fixtures and equipment	5 years
Computer equipment	3 years

The School has recorded a right-to-use lease asset as required by GAAP. 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 does not have any items that qualify for reporting in this category.

**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.

When both restricted and unrestricted resources are available for use, it is the School's policy to use restricted resources first, then unrestricted resources as they are needed.

**Fund balance:** The governmental fund financial statements present fund balances based on the provisions of GAAP, which provides clearly defined fund balance classifications and also sets a hierarchy which details how the School may spend funds based on certain constraints. The following are the fund balance classifications used in the governmental fund financial statements:

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



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

- Restricted - this classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.
- Committed - this classification includes amounts that can be used for specific purposes voted on through formal action of the Board of Directors (the highest level of decision making authority). The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.
- Assigned - this classification includes amounts that the Board of Directors intends to use for a specific purpose but 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. The General Fund's expenditures exceeded the budget by \$ 1,971,504 which was covered by revenues in excess of budget and fund balance.

**Reclassifications:** Certain amounts in the prior year financial statements have been reclassified to conform to current year presentation.

**Date of management review:** Subsequent events were evaluated by management through September 15, 2024, which is the date the financial statements were available to be issued.

**Note 3 - Deposits**

At June 30, 2024, the carrying amount of the deposits and cash on hand totaled \$ 186,903 with a bank balance of \$ 241,812.

**Note 3 – Deposits (continued)**

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 and are covered by the collateral pool because 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, 2024, is as follows:

<u>Due To/From Other Funds</u>			
<u>Receivable Fund</u>	<u>Payable Fund</u>		<u>Amount</u>
General Fund	Grants Fund	\$	554,722
General Fund	Capital Project Fund		29,276
Clubs and Activities Fund	General Fund		<u>3,348</u>
		\$	<u><u>587,346</u></u>

The outstanding balances between funds result 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, 2024, is as follows:

	<u>Transfers In</u>	
	General	
	Fund	
	<u>                    </u>	
Transfers Out:		
Grants Fund	\$	<u><u>417,164</u></u>

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 - Due From Other School**

The School and Keys Gate Charter School (“KGCS”) share teachers, administrative staff, as well as expenses relative to their facility. As of June 30, 2024, the basic financial statements include an amount due from KGCS of \$ 722,635.

**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2024**

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

The School is a Department of 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 and are expected to be repaid within one year.

**Note 7 - Capital Assets**

Capital asset balances and activity for the year ended June 30, 2024, are as follows:

	Balance at July 1, 2023	Additions	Transfers	Balance at June 30, 2024
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Capital assets being depreciated/ amortized:				
Improvements other than building	\$ 260,758	\$ 225,151	\$ (63,443)	\$ 422,466
Furniture, fixtures and equipment	1,290,879	1,075	-	1,291,954
Computer equipment	2,044,538	163,625	63,443	2,271,606
Lease assets:				
Land	2,942,351	-	-	2,942,351
Building	20,009,131	-	-	20,009,131
Computer equipment	44,100	-	-	44,100
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total capital assets being depreciated/amortized	<u>26,591,757</u>	<u>389,851</u>	<u>-</u>	<u>26,981,608</u>
Accumulated depreciation/ amortization:				
Improvements other than building	168,437	25,521	-	193,958
Furniture, fixtures and equipment	1,271,806	10,911	(32,147)	1,250,570
Computer equipment	1,893,455	168,282	32,147	2,093,884
Lease assets:				
Land	215,295	71,765	-	287,060
Building	4,816,985	463,605	-	5,280,590
Computer equipment	41,650	486	-	42,136
	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total accumulated depreciation/ amortization	<u>8,407,628</u>	<u>740,570</u>	<u>-</u>	<u>9,148,198</u>
Net capital assets being depreciated/amortized	<u>\$ 18,184,129</u>	<u>\$ (350,719)</u>	<u>\$ -</u>	<u>\$ 17,833,410</u>

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

Instruction	\$ 179,679
Operation of plant	<u>560,891</u>
Total	<u>\$ 740,570</u>

**Note 8 – Leases**

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 RCS, 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 RCS. 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 RCS. The facilities which are owned by RAD are leased by RCS on behalf of the schools under a 45-year lease. 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. RCS 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.

The lease is through June 2065 and requires monthly principal and interest payments through June 2050.

Future minimum payments at June 30, 2024, are as follows:

Year Ending June 30,	Principal	Interest	Total
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	509,753	1,289,707	1,799,460
2030-2034	2,974,006	6,023,893	8,997,899
2035-2039	3,878,147	5,122,816	9,000,963
2040-2044	5,097,530	3,899,573	8,997,103
2045-2049	6,848,129	2,151,506	8,999,635
2050	1,713,241	170,233	1,883,474
	<u>\$ 22,834,453</u>	<u>\$ 24,045,571</u>	<u>\$ 46,880,024</u>

The School also has a ground lease agreement that expires in June 2046 with an option to extend for 15 years. The School anticipates exercising this option. This agreement qualifies as other than short-term lease under GAAP 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, 2024**

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**Note 8 – Leases (continued)**

The following is a schedule of the School’s future lease payments for the ground lease as of June 30, 2024:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 12,211	\$ 86,789	\$ 99,000
2026	12,583	86,417	99,000
2027	23,003	85,897	108,900
2028	23,702	85,198	108,900
2029	24,423	84,477	108,900
2030-2034	167,844	409,309	577,153
2035-2039	257,065	377,819	634,884
2040-2044	366,918	331,470	698,388
2045-2049	478,616	267,868	746,484
2050-2054	572,292	188,688	760,980
2055-2059	664,784	96,196	760,980
2060-2061	295,081	9,308	304,389
	<u>\$ 2,898,522</u>	<u>\$ 2,109,436</u>	<u>\$ 5,007,958</u>

In addition to the lease payments, 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. These incremental rent payments are contingent upon the School having available revenues. For the year ending June 30, 2024, no incremental rent was due.

On July 1, 2023, the School, as lessor, terminated certain lease agreements and entered into a one-year lease agreement. The new lease agreement has no options to renew and is, therefore, considered a short-term lease under GAAP. For the year ended June 30, 2024, the School received \$ 873,951 in rental income under the new lease agreement. The termination of the lease agreement resulted in a loss on the extinguishment of the lease receivable of \$ 539,480 which is recognized on the Statement of Revenues, Expenditures and Changes in Fund Balance.

**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 2024.

The following is a schedule of the future minimum promissory note payments at June 30, 2024:

2025	\$ <u>25,000</u>	\$ <u>83</u>	\$ <u>25,083</u>
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**Keys Gate Charter High School**  
**Notes to Basic Financial Statements**  
**June 30, 2024**

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**Note 10 - Long-Term Liabilities**

Changes in the School’s long-term liabilities for fiscal year ended June 30, 2024, are as follows:

	Balance July 1, 2023	Additions	Retirements	Balance June 30, 2024	Amount Due Within One Year
Lease - building	\$ 23,235,545	\$ -	\$ 401,092	\$ 22,834,453	\$ 421,217
Lease - land	2,910,373		11,851	2,898,522	12,211
Promissory note payable	50,000	-	25,000	25,000	25,000
Compensated absences	<u>28,955</u>	<u>116,600</u>	<u>111,590</u>	<u>33,965</u>	<u>25,474</u>
	<u>\$ 26,224,873</u>	<u>\$ 116,600</u>	<u>\$ 549,533</u>	<u>\$ 25,791,940</u>	<u>\$ 483,902</u>

**Note 11 - Commitments**

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

For the year ended June 30, 2024, there were no cost reimbursement and management fees and CSUSA contributed \$ 1,918,550 to the School.

The School had an amount of \$ 1,620,278 due to CSUSA for the year ending June 30, 2024.

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

**Note 12 - Employee Benefit Plan**

During the year ended June 30, 2024, the School offered all of its full-time employees who had attained 21 years of age, a retirement plan (the “Plan”) under Internal Revenue Code Section 401(k). The employee is allowed to contribute up to a maximum of 100% of his/her annual gross compensation, subject to certain limitations. The Plan provides for a discretionary employer matching contribution of the participant’s annual elective deferral to the Plan. As determined annually by the School’s management, the School may also make a discretionary profit sharing contribution, which is allocated among the participants based on a pro rata formula. Participants are immediately vested in their own contributions and earnings on those contributions. Participants become vested in School contributions and earnings on School contributions according to the following schedule:

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

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

Nonvested contributions are forfeited upon termination of employment and such forfeitures are used to reduce any employer contribution. For the Plan year ended December 31, 2023, there were \$ 1,687 in forfeitures for the School. For the year ended June 30, 2024, the School contributed a matching amount of \$ 19,008.

**Note 13 - Capital Appropriations Funding**

The Florida Department of Education has approved a Charter School Capital Outlay (“CSCO”) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes, those funds are allocated among eligible charter schools. The funds for the School’s allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring School Board. The School’s CSCO Award totaled \$ 425,140 for the 2023/2024 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.

Local Capital Improvement Revenue (“LCIR”) funds are also appropriated by the School Board for charter school capital outlay purposes, with funds being allocated among eligible charter schools in a similar manner to the CSCO award. The School’s LCIR Award totaled \$ 146,276 for the 2023/2024 school year which has been recognized as revenue in the accompanying financial statements.

**Note 14 - Risk Management**

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

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

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., 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 15, 2024.

**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 have not been identified.

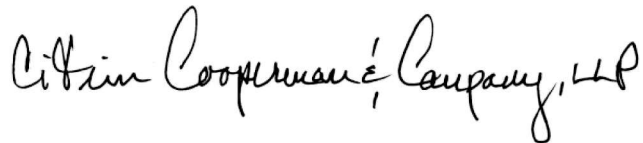
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## Report on Compliance and Other Matters

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 School'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 School's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Fort Lauderdale, Florida  
September 15, 2024



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## MANAGEMENT LETTER REQUIRED BY CHAPTER 10.850 OF THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

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, Florida, (the "School"), as of and for the fiscal year ended June 30, 2024, and have issued our report thereon dated September 15, 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; 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, 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 financial audit report. There were no findings or recommendations made in the preceding financial audit report.

### Official Title

Section 10.854(1)(e)5., Rules of the Auditor General, requires 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 of the entity are Keys Gate Charter High School and 137050.

"Citrin Cooperman" is the brand under which Citrin Cooperman & Company, LLP, a licensed independent CPA firm, and Citrin Cooperman Advisors LLC serve clients' business needs. The two firms operate as separate legal entities in an alternative practice structure. The entities of Citrin Cooperman & Company, LLP and Citrin Cooperman Advisors LLC are independent member firms of the Moore North America, Inc. (MNA) Association, which is itself a regional member of Moore Global Network Limited (MGNI). All the firms associated with MNA are independently owned and managed entities. Their membership in, or association with, MNA should not be construed as constituting or implying any partnership between them.

## 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

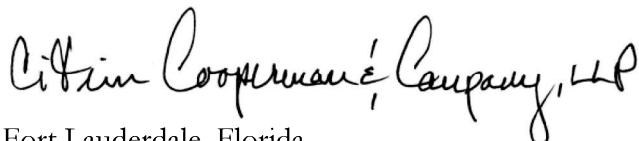
Section 10.854(1)(e)7. and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the School maintained on its website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

## Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, 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.



Fort Lauderdale, Florida  
September 15, 2024