

Renaissance Charter School at Hunter's Creek

A Department of Renaissance Charter School, Inc.
(A Component Unit of the School District of
Orange County, Florida)

Basic Financial Statements
and Supplementary Information
For the Year Ended June 30, 2025

Renaissance Charter School at Hunter's Creek

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Renaissance Charter School at Hunter's Creek
Orlando, 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 the Renaissance Charter School at Hunter's Creek (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School District of Orange County, Florida, as of and for the year ended June 30, 2025, 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, 2025, 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 Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") 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, 2025, or its changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

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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 GAAS 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 GAAS 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.

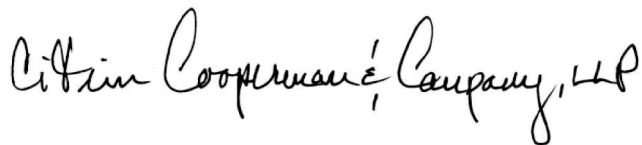
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 and the budgetary comparison information on pages 25 and 26 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 GAAS, 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 October 9, 2025, 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
October 9, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

**Renaissance Charter School at Hunter's Creek
Management's Discussion and Analysis
June 30, 2025**

As management of Renaissance Charter School at Hunter's Creek (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School District of Orange County, Florida (the "District"), 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, 2025 and 2024.

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 this year's operations.

- As of June 30, 2025, the School's governmental fund balances totaled \$ 4,128,445, as compared to \$ 3,604,472 as of June 30, 2024.
- As of June 30, 2025, the School had a net position (deficit) of \$ (294,442) as compared to a net position (deficit) of \$ (536,878) at June 30, 2024.

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 financial statements, 2) fund financial statements, and 3) notes to the basic financial statements.

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 (deficit) presents information on all of the School's assets, liabilities, and deferred inflows/outflows of resources, with the differences 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 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 financial statements can be found on pages 9 and 10 of this report.

Overview of the Financial Statements (continued)

Fund 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 financial statements. However, unlike the government-wide financial statements, governmental funds 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 funds balance sheet and the governmental funds statement of revenues, expenditures and changes in fund balances 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 funds balance sheet and the governmental funds 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 for the Capital Project Fund and the Club and Activities Fund. A budgetary comparison schedule has been provided for the General Fund and Grants Fund to demonstrate compliance with the budget.

The governmental funds financial statements can be found on pages 11 through 14 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 15 through 24 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 \$ 294,442 at the close of the most recent fiscal year.

**Renaissance Charter School at Hunter's Creek
Management's Discussion and Analysis
June 30, 2025**

Government-Wide Financial Analysis (continued)

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

Renaissance Charter School at Hunter's Creek Net Position (Deficit)			
	June 30, 2025	June 30, 2024	Variance
Assets:			
Current and other assets	\$ 5,305,505	\$ 4,802,819	\$ 502,686
Capital assets, net	<u>13,944,859</u>	<u>14,629,199</u>	<u>(684,340)</u>
Total assets	<u>19,250,364</u>	<u>19,432,018</u>	<u>(181,654)</u>
Deferred Outflows of Resources	<u>1,436,104</u>	<u>1,491,337</u>	<u>(55,233)</u>
Liabilities:			
Current liabilities	1,790,442	1,795,900	(5,458)
Noncurrent liabilities	<u>19,190,468</u>	<u>19,664,333</u>	<u>(473,865)</u>
Total liabilities	<u>20,980,910</u>	<u>21,460,233</u>	<u>(479,323)</u>
Net Position (Deficit):			
Net investment in capital assets	(4,266,839)	(3,980,689)	(286,150)
Restricted	60,803	24,103	36,700
Unrestricted	<u>3,911,594</u>	<u>3,419,708</u>	<u>491,886</u>
Total net position (deficit)	<u>\$ (294,442)</u>	<u>\$ (536,878)</u>	<u>\$ 242,436</u>

Current and other assets increased mainly due to an increase in the School's cash position offset by a decrease in due from other governments. Capital assets, net of depreciation and amortization decreased due to the current depreciation expense of \$ 855,432 offset by the purchase of new assets of \$ 171,092. Current liabilities remained consistent from prior year. Noncurrent liabilities decreased due to the payments of the School's debt.

Governmental Activities: The School's overall net position (deficit) increased \$ 242,436 from the prior fiscal year. The reasons for this overall increase are discussed in the following section for governmental activities.

Renaissance Charter School at Hunter's Creek Change in Net Position (Deficit)			
	June 30, 2025	June 30, 2024	Variance
Revenues:			
Program revenues:			
Charges for services	\$ 449,558	\$ 448,955	\$ 603
Operating grants and contributions	1,433,564	3,008,784	(1,575,220)
Capital grants and contributions	1,351,614	1,087,281	264,333
General revenues:			
FTE and other nonspecific revenues			
Contributions	13,594,659	13,362,798	231,861
Interest income	227,609	135,534	92,075
Miscellaneous income	<u>48</u>	<u>-</u>	<u>48</u>
Total revenues	<u>17,057,052</u>	<u>18,043,352</u>	<u>(986,300)</u>

**Renaissance Charter School at Hunter's Creek
Management's Discussion and Analysis
June 30, 2025**

Governmental Activities (Continued)

Renaissance Charter School at Hunter's Creek Change in Net Position (Deficit) (Continued)			
	June 30, <u>2025</u>	June 30, <u>2024</u>	<u>Variance</u>
Functions/Program Expenses:			
Instruction	\$ 7,518,092	\$ 7,501,179	\$ 16,913
Student support services	744,912	911,401	(166,489)
Instruction and curriculum development services	-	24,747	(24,747)
Instructional staff training services	82,065	119,786	(37,721)
Instruction related technology	280,244	255,741	24,503
Board	76,594	44,860	31,734
School administration	1,106,577	1,156,848	(50,271)
Fiscal services	2,346,036	2,725,587	(379,551)
Food services	472,298	445,475	26,823
Central services	50,130	62,431	(12,301)
Operation of plant	1,999,149	1,877,808	121,341
Maintenance of plant	291,286	438,487	(147,201)
Community services	426,813	230,913	195,900
Extracurricular activities	292,743	280,251	12,492
Interest on long term debt	<u>1,127,677</u>	<u>1,298,886</u>	<u>(171,209)</u>
Total expenses	<u>16,814,616</u>	<u>17,374,400</u>	<u>(559,784)</u>
Change in net position (deficit)	242,436	668,952	(426,516)
Net position (deficit) - beginning	<u>(536,878)</u>	<u>(1,205,830)</u>	<u>668,952</u>
Net position (deficit) - ending	<u>\$ (294,442)</u>	<u>\$ (536,878)</u>	<u>\$ 242,436</u>

Program revenues decreased due to a decrease in ESSER III funding in the current year. General revenues increased due to an increase in student funding. Total expenses decreased mainly due to the decrease in fiscal services, interest on long-term debt and maintenance of plant.

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 \$ 3,859,729, while total fund balance increased to \$ 4,067,642. 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 27.22% of total General Fund expenditures, while total fund balance represents 28.69% of that same amount.

The fund balance of the School's General Fund increased by \$ 487,273 during the current fiscal year. The increase was mainly due to the increases in state and local revenues over expenditures.

The Grants Fund does not 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 does not have an increase or decrease in fund balance during the year since this fund reports state and local capital outlay funding that is used to cover a portion of debt service expense.

The Clubs and Activities Fund had an increase in fund balance during the current fiscal year due to increased extracurricular activity revenues.

Capital Assets and Debt Administration

Capital Assets: At June 30, 2025, the School had capital assets of \$ 13,944,859 net of accumulated depreciation and amortization, invested in lease assets, improvements other than building, furniture, fixtures and equipment and computer equipment. Major capital assets additions for the year included \$ 171,092 for classroom furniture and computer equipment. Additional information on the School's capital assets can be found in Note 6 of this report.

Debt: At June 30, 2025, the School had outstanding debt of \$ 19,647,802 as compared to \$ 20,101,225 at June 30, 2024. The decrease is a result of scheduled debt payments in accordance with the lease agreement. Additional information on the School's debt can be found in Notes 7 and 8 of this report.

General Fund Budgetary Highlights

State sources were favorable to the budget due to the estimation of student funding. Interest income was favorable to the budget. Expenditures were unfavorable to the budget primarily due to student support services and community services.

Economic Factors and Next Year's Budget

In fiscal year 2025, the State of Florida continued to include a teacher salary increase allocation ("TSIA") of \$ 1.25 billion. The capital outlay funding pool ended up at \$ 230 million.

For fiscal year 2026, the funding for teacher salaries and other instructional personnel will be \$ 1.36 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 the 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

Renaissance Charter School at Hunter's Creek
Statement of Net Position (Deficit)
June 30, 2025

	<u>Governmental Activities</u>
Current Assets:	
Cash and cash equivalents	\$ 4,915,519
Other receivables	61,794
Due from other governments	116,687
Due from related party	3,592
Prepaid items	176,832
Deposits	<u>31,081</u>
Total current assets	<u>5,305,505</u>
Noncurrent Assets:	
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	<u>13,944,859</u>
Total assets	<u>19,250,364</u>
Deferred Outflows of Resources:	
Deferred amount on renegotiation of lease	<u>1,436,104</u>
Current Liabilities:	
Accounts payable and accrued expenses	262,117
Salaries and wages payable	746,881
Due to related parties	3,328
Due to management company	164,734
Accrued interest payable	92,835
Compensated absences	47,410
Lease payable	<u>473,137</u>
Total current liabilities	<u>1,790,442</u>
Noncurrent Liabilities:	
Compensated absences	15,803
Lease payable	<u>19,174,665</u>
Total noncurrent liabilities	<u>19,190,468</u>
Total liabilities	<u>20,980,910</u>
Net Position (Deficit):	
Net investment in capital assets	(4,266,839)
Restricted for extracurricular activities	60,803
Unrestricted	<u>3,911,594</u>
Total net position (deficit)	\$ <u><u>(294,442)</u></u>

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

Renaissance Charter School at Hunter's Creek
Statement of Activities
For the Year Ended June 30, 2025

	<u>Expenses</u>	<u>Program Revenues</u>			<u>Governmental</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net Revenue (Expense) and Change in Net Position (Deficit)</u>
Functions/Programs:					
Instruction	\$ 7,518,092	\$ -	\$ 564,719	\$ -	\$ (6,953,373)
Student support services	744,912	-	16,787	-	(728,125)
Instructional staff training services	82,065	-	32,546	-	(49,519)
Instruction related technology	280,244	-	-	-	(280,244)
Board	76,594	-	-	-	(76,594)
School administration	1,106,577	-	-	-	(1,106,577)
Fiscal services	2,346,036	-	-	-	(2,346,036)
Food services	472,298	86,941	460,210	-	74,853
Central services	50,130	-	-	-	(50,130)
Operation of plant	1,999,149	-	32,082	222,237	(1,744,830)
Maintenance of plant	291,286	-	-	-	(291,286)
Community services	426,813	362,617	-	-	(64,196)
Extracurricular activities	292,743	-	327,220	-	34,477
Interest and fees	1,127,677	-	-	1,129,377	1,700
Total governmental activities	\$ <u>16,814,616</u>	\$ <u>449,558</u>	\$ <u>1,433,564</u>	\$ <u>1,351,614</u>	<u>(13,579,880)</u>
General revenues:					
FTE and other nonspecific revenues					13,594,659
Interest income					227,609
Miscellaneous income					48
Total general revenues					<u>13,822,316</u>
Change in net position (deficit)					242,436
Net position (deficit), July 1, 2024					<u>(536,878)</u>
Net position (deficit), June 30, 2025					\$ <u><u>(294,442)</u></u>

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

Renaissance Charter School at Hunter's Creek
Balance Sheet - Governmental Funds
June 30, 2025

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Assets:					
Cash and cash equivalents	\$ 4,820,108	\$ -	\$ -	\$ 95,411	\$ 4,915,519
Other receivables	61,794	-	-	-	61,794
Due from other funds	132,312	-	-	-	132,312
Due from other governments	18,983	22,669	75,035	-	116,687
Due from related party	3,592	-	-	-	3,592
Prepaid items	176,832	-	-	-	176,832
Deposits	<u>31,081</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>31,081</u>
Total assets	<u>\$ 5,244,702</u>	<u>\$ 22,669</u>	<u>\$ 75,035</u>	<u>\$ 95,411</u>	<u>\$ 5,437,817</u>
Liabilities:					
Accounts payable and accrued expenses	\$ 262,117	\$ -	\$ -	\$ -	\$ 262,117
Salaries and wages payable	746,881	-	-	-	746,881
Due to related parties	3,328	-	-	-	3,328
Due to management company	164,734	-	-	-	164,734
Due to other funds	<u>-</u>	<u>22,669</u>	<u>75,035</u>	<u>34,608</u>	<u>132,312</u>
Total liabilities	<u>1,177,060</u>	<u>22,669</u>	<u>75,035</u>	<u>34,608</u>	<u>1,309,372</u>
Fund Balances:					
Nonspendable:					
Prepaid items	176,832	-	-	-	176,832
Deposits	31,081	-	-	-	31,081
Restricted for extracurricular activities	-	-	-	60,803	60,803
Unassigned	<u>3,859,729</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,859,729</u>
Total fund balances	<u>4,067,642</u>	<u>-</u>	<u>-</u>	<u>60,803</u>	<u>4,128,445</u>
Total liabilities and fund balances	<u>\$ 5,244,702</u>	<u>\$ 22,669</u>	<u>\$ 75,035</u>	<u>\$ 95,411</u>	<u>\$ 5,437,817</u>

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

**Renaissance Charter School at Hunter's Creek
 Reconciliation of the Balance Sheet of Governmental Funds
 to the Statement of Net Position (Deficit)
 June 30, 2025**

Total Fund Balances - Governmental Funds \$ 4,128,445

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

The cost of capital assets acquired is reported as an expenditure in the governmental funds statements. The statement of net position (deficit) includes those capital assets, net of accumulated depreciation and amortization, among the assets of the School as a whole.

Cost of capital assets	\$	21,628,448	
Accumulated depreciation and amortization		<u>(7,683,589)</u>	13,944,859

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	\$	(63,213)	
Accrued interest payable		(92,835)	
Lease payable		<u>(19,647,802)</u>	(19,803,850)

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

1,436,104

Net Position (Deficit) of Governmental Activities \$ (294,442)

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

**Renaissance Charter School at Hunter's Creek
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended June 30, 2025**

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Revenues:					
Federal sources	\$ -	\$ 782,301	\$ -	\$ -	\$ 782,301
State sources	13,882,959	6,082	939,478	-	14,828,519
Local sources	116,650	-	412,136	327,220	856,006
Interest income	225,386	-	-	2,223	227,609
Aftercare	362,617	-	-	-	362,617
	<u>14,587,612</u>	<u>788,383</u>	<u>1,351,614</u>	<u>329,443</u>	<u>17,057,052</u>
Total revenues					
Expenditures:					
Current:					
Instruction	6,888,954	198,523	-	-	7,087,477
Student support services	728,125	16,787	-	-	744,912
Instructional staff training services	49,519	32,546	-	-	82,065
Instruction related technology	280,244	-	-	-	280,244
Board	76,594	-	-	-	76,594
School administration	1,106,577	-	-	-	1,106,577
Fiscal services	2,346,036	-	-	-	2,346,036
Food services	12,088	460,210	-	-	472,298
Central services	50,130	-	-	-	50,130
Operation of plant	1,519,591	2,421	-	-	1,522,012
Maintenance of plant	291,286	-	-	-	291,286
Community services	426,813	-	-	-	426,813
Extracurricular activities	-	-	-	292,743	292,743
Capital outlay	171,092	-	-	-	171,092
Debt service:					
Principal	231,186	-	222,237	-	453,423
Interest	-	-	1,129,377	-	1,129,377
	<u>14,178,235</u>	<u>710,487</u>	<u>1,351,614</u>	<u>292,743</u>	<u>16,533,079</u>
Total expenditures					
Excess of revenues over expenditures	<u>409,377</u>	<u>77,896</u>	<u>-</u>	<u>36,700</u>	<u>523,973</u>
Other Financing Sources (Uses):					
Transfer in	77,896	-	-	-	77,896
Transfer out	-	(77,896)	-	-	(77,896)
	<u>77,896</u>	<u>(77,896)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total other financing sources (uses)					
Net change in fund balances	487,273	-	-	36,700	523,973
Fund Balances, July 1, 2024	<u>3,580,369</u>	<u>-</u>	<u>-</u>	<u>24,103</u>	<u>3,604,472</u>
Fund Balances, June 30, 2025	<u>\$ 4,067,642</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 60,803</u>	<u>\$ 4,128,445</u>

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

**Renaissance Charter School at Hunter's Creek
Reconciliation of the Statement of Revenues,
Expenditures and Changes in Fund Balances
of Governmental Funds to the Statement of Activities
For the Year Ended June 30, 2025**

Net Change in Fund Balances - Governmental Funds	\$	523,973
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>		
<p>Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are depreciated and amortized over their estimated useful lives as depreciation and amortization.</p>		
Capital outlays	\$	171,092
Depreciation and amortization		<u>(855,432)</u>
		(684,340)
<p>Principal payments on long-term debt are reported as an expenditure in the governmental funds, but as a reduction of long-term liabilities in the statement of net position (deficit).</p>		
		453,423
<p>Certain items reported in the statement of activities do not require the use of current financial resources, and therefore, are not reported as expenditures in the governmental funds.</p>		
Change in compensated absences	\$	2,913
Change in accrued interest payable		1,700
Amortization of deferred amount on renegotiation of lease		<u>(55,233)</u>
		<u>(50,620)</u>
Change in Net Position (Deficit) of Governmental Activities	\$	<u><u>242,436</u></u>

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

Note 1 - Organization and Operations

Renaissance Charter School at Hunter's Creek (the "School"), a Department of Renaissance Charter School, Inc. ("RCS"), and a component unit of the School District of Orange County, Florida, was established in 2013 as a public charter school to serve students from kindergarten to eighth grade in Orange County. RCS is a Florida nonprofit corporation organized in August 1998. There were 1,503 students enrolled for the 2024/2025 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, 2025, and the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Note 2 - Summary of Significant Accounting Policies

Reporting entity: The School operates under a charter granted by the sponsoring school district, the School District of Orange County (the "District"). The current charter is effective until June 30, 2033 and may be renewed in increments of five years by mutual written agreement between the School and the District. At the end of the term of the charter, the District may choose not to renew the charter under grounds specified in the charter, in which case, the District 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 District may also terminate the charter if good cause is shown. The School is considered a component unit of the School District of Orange County.

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 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 (deficit) 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 funds 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 funds financial statements differs from the focus of government-wide financial statements, a reconciliation is presented with each of the governmental funds 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 but are restricted for use in the extracurricular activities.

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 funds 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. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental funds 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 twenty days of the end of the current period. Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source.

Note 2 - Summary of Significant Accounting Policies (continued)

All other revenue items are considered to be measurable and available only when cash is received by the School. 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.

Student funding is provided by the State of Florida through the District. Such funding is recorded as full-time equivalent ("FTE") 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 FTE student population.

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's deposits are collateralized in accordance with Chapter 280 of the Florida Statutes (see Note 3).

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

Income taxes: The School is a Department 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: Capital assets 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 capital assets 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 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.

Note 2 - Summary of Significant Accounting Policies (continued)

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 assets 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 this category. The government-wide statement of net position (deficit) reports a deferred amount on renegotiation of lease.

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 assets 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 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 resignation 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 and amortization reduced by the outstanding balances of any 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 - the residual portion of net position that does not meet the definition of the other two categories.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

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 set 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 funds financial statements:

- **Nonspendable** - This classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. The School classifies inventories, prepaid items, long-term notes receivable and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- **Restricted** - This classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.
- **Committed** - This classification includes amounts that can be used for specific purposes voted on through formal action of the Board of Directors (the highest level of decision-making authority). The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.
- **Assigned** - This classification includes amounts that the Board of Directors intends to use for a specific purpose, but they are neither restricted nor committed. The School classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.
- **Unassigned** - This classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the General Fund.

The details of the fund balances are included in the Governmental Funds 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.

Budget: An operating budget is adopted and maintained by the governing board for all governmental funds, except the Capital Project Fund and 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.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

Adoption of new accounting standards: During the year ended June 30, 2025, the School implemented GASB Statement No. 101, *Compensated Absences*, which revisits the definition and recognition parameters of accrued employee paid time off. The School also implemented GASB Statement No. 102, *Certain Risk Disclosures*, which addresses obligations for governmental entities to disclose a variety of risks that could negatively affect the level of service they provide or their ability to meet obligations as they come due. There were no changes required to the financials of the School as a result of the adoption of these standards.

Date of management review: The School has evaluated subsequent events through October 9, 2025, which is the date the financial statements were available to be issued.

Note 3 - Cash and Cash Equivalents

At June 30, 2025, the carrying amount of the deposits and cash on hand totaled \$ 4,915,519, with bank balances of \$ 4,935,174.

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 the 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 of \$ 4,685,174 in excess of the federal insured level of \$ 250,000 are held in a qualified public depository and are covered by the collateral pool held in the name of the financial institution’s trust department or agent but not in the School’s name.

Note 4 - Interfund Receivables and Payables and Interfund Transfers

The composition of interfund balances as of June 30, 2025, is as follows:

Due To/From Other Funds		
Receivable Fund	Payable Fund	Amount
General Fund	Grants Fund	\$ 22,669
General Fund	Capital Project Fund	75,035
General Fund	Club and Activities Fund	34,608
		<u>\$ 132,312</u>

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

Renaissance Charter School at Hunter's Creek
Notes to Basic Financial Statements
June 30, 2025

Note 4 - Interfund Receivables and Payables and Interfund Transfers (continued)

The composition of interfund transfers for the year ended June 30, 2025, is as follows:

	<u>Transfers In:</u> General Fund
Transfers Out: Grants Fund	\$ <u><u>77,896</u></u>

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

Note 5 - Due From/To Related Parties

The School is a Department of RCS. The due from/to balances represent amounts that are due from/to other schools that share common board membership and are departments of RCS and are expected to be repaid within one year.

Note 6 - Capital Assets

Capital asset balances and activity for the year ended June 30, 2025, are as follows:

	<u>Balance at July 1, 2024</u>	<u>Additions</u>	<u>Transfers</u>	<u>Balance at June 30, 2025</u>
Capital assets being depreciated/ amortized:				
Improvements other than building	\$ 527,987	\$ -	\$ -	\$ 527,987
Furniture, fixtures and equipment	1,578,436	168,970	-	1,747,406
Computer equipment	2,770,988	2,122	-	2,773,110
Lease assets:				
Building	<u>16,579,945</u>	<u>-</u>	<u>-</u>	<u>16,579,945</u>
Total capital assets being depreciated/amortized	<u>21,457,356</u>	<u>171,092</u>	<u>-</u>	<u>21,628,448</u>
Accumulated depreciation/ amortization:				
Improvements other than building	122,144	52,970	-	175,114
Furniture, fixtures and equipment	1,294,366	116,945	-	1,411,311
Computer equipment	2,226,838	316,583	-	2,543,421
Lease assets:				
Building	<u>3,184,809</u>	<u>368,934</u>	<u>-</u>	<u>3,553,743</u>
Total accumulated depreciation/ amortization	<u>6,828,157</u>	<u>855,432</u>	<u>-</u>	<u>7,683,589</u>
Net capital assets being depreciated/amortized	<u>\$ 14,629,199</u>	<u>\$ (684,340)</u>	<u>\$ -</u>	<u>\$ 13,944,859</u>

Renaissance Charter School at Hunter's Creek
Notes to Basic Financial Statements
June 30, 2025

Note 6 - Capital Assets (continued)

Depreciation and amortization was charged to governmental activities as follows:

Instruction	\$	433,528
Operation of plant		<u>421,904</u>
Total	\$	<u><u>855,432</u></u>

Note 7 - Lease Payable

In July 2021, the Florida Development Finance Corporation (the "Corporation") issued \$ 40,135,000 in Tax-Exempt Educational Facilities Revenue Bonds, Series 2021A, \$ 73,300,000 in Tax Convertible Educational Facilities Revenue Bonds, Series 2021B and \$ 210,000 in Taxable Educational Facilities Revenue Bonds, Series 2021C 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 2013 Tax Exempt Educational Facilities Revenue Bonds which financed the acquisition of the facilities of five 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 2051. These payments are made from the revenues received from the School Board of Orange 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 2066 and requires monthly principal and interest payments through June 2051.

Future minimum lease payments at June 30, 2025, are as follows:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 473,137	\$ 1,108,751	\$ 1,581,888
2027	494,083	1,087,238	1,581,321
2028	516,262	1,064,755	1,581,017
2029	540,904	1,041,246	1,582,150
2030	565,547	1,016,628	1,582,175
2031-2035	3,270,067	4,637,930	7,907,997
2036-2040	4,233,591	3,674,712	7,908,303
2041-2045	4,032,343	2,525,303	6,557,646
2046-2050	4,922,601	1,333,816	6,256,417
2051	599,267	105,907	705,174
	<u>\$ 19,647,802</u>	<u>\$ 17,596,286</u>	<u>\$ 37,244,088</u>

Renaissance Charter School at Hunter's Creek
Notes to Basic Financial Statements
June 30, 2025

Note 7 - Lease Payable (continued)

The Bond Indenture related to the lease requires that the School maintain a school payment coverage ratio of 1.00. As of June 30, 2025, the School is in compliance with this covenant.

In addition to the lease payments, the School is required to pay incremental rent payments to RAD. The incremental rent payments range from approximately \$ 149,200 to \$ 388,800 per year over the term of the agreement which is through June 2066. The incremental rent payments are contingent upon the School having available revenues. For the year ended June 30, 2025, \$ 144,821 was paid in incremental rent.

Note 8 - Long-Term Liabilities

Changes in the School's long-term liabilities for the year ended June 30, 2025, are as follows:

	Balance at July 1, 2024	Additions	Retirements	Balance at June 30, 2025	Amount Due Within One Year
Lease - building	\$ 20,101,225	\$ -	\$ 453,423	\$ 19,647,802	\$ 473,137
Compensated absences	66,126	-	2,913 *	63,213	47,410
	<u>\$ 20,167,351</u>	<u>\$ -</u>	<u>\$ 456,336</u>	<u>\$ 19,711,015</u>	<u>\$ 520,547</u>

* The change in compensated absences above is a net change for the year.

Note 9 - Employee Benefit Plan

During the year ended June 30, 2025, 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%

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, 2024, the School had forfeitures of \$ 15. For the year ended June 30, 2025, the School contributed a matching amount of \$ 32,329.

Note 10 - Commitments

Management agreement: The School has a formal agreement with Charter Schools USA at Orange, 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 (see Note 8). The fee ranges from \$ 2,184,904 for fiscal year 2026 to \$ 7,127,264 for fiscal year 2066 as defined in the agreement or the budgeted amount approved by the Board of Directors based on enrollment and School performance. Total cost reimbursements and management fees amounted to \$ 2,332,369 for the year ended June 30, 2025. The agreement term coincides with the charter and shall automatically renew unless either party terminates at least twelve months prior to the then current expiration date.

The School also has an amount due to CSUSA of \$ 164,734 at June 30, 2025.

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

Note 11 - 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 district. The School's CSCO award totaled \$ 939,478 for the 2024/2025 school year which has been recognized as revenue in the accompanying basic financial statements. If the CSCO funds are used to acquire tangible property assets, the District 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 District. The School has elected to use these funds to pay a portion of the debt service on the lease.

Local Capital Improvement Revenue ("LCIR") funds are also appropriated by the District 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 \$ 412,136 for the 2024/2025 school year which has been recognized as revenue in the accompanying financial statements.

Note 12 - 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 have been no claims in excess of insurance coverage limits during the past three years.

As disclosed in Note 10, 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.

REQUIRED SUPPLEMENTARY
INFORMATION

**Renaissance Charter School at Hunter's Creek
Required Supplementary Information
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
For the Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:				
State sources	\$ 13,712,505	\$ 13,712,505	\$ 13,882,959	\$ 170,454
Local sources	40,045	40,045	116,650	76,605
Interest income	45,107	45,107	225,386	180,279
Aftercare	400,982	400,982	362,617	(38,365)
	<u>14,198,639</u>	<u>14,198,639</u>	<u>14,587,612</u>	<u>388,973</u>
Total revenues				
Expenditures:				
Current:				
Instruction	6,802,520	6,802,520	6,888,954	(86,434)
Student support services	513,689	513,689	728,125	(214,436)
Instructional staff training services	82,453	82,453	49,519	32,934
Instruction related technology	283,676	283,676	280,244	3,432
Board	37,523	37,523	76,594	(39,071)
School administration	1,220,423	1,220,423	1,106,577	113,846
Fiscal services	2,340,975	2,340,975	2,346,036	(5,061)
Food services	-	-	12,088	(12,088)
Central services	80,305	80,305	50,130	30,175
Operation of plant	1,511,203	1,511,203	1,519,591	(8,388)
Maintenance of plant	332,255	332,255	291,286	40,969
Community services	178,102	178,102	426,813	(248,711)
Capital outlay	197,500	197,500	171,092	26,408
Debt service:				
Principal	453,423	453,423	231,186	222,237
Interest	95,877	95,877	-	95,877
	<u>14,129,924</u>	<u>14,129,924</u>	<u>14,178,235</u>	<u>(48,311)</u>
Total expenditures				
	<u>68,715</u>	<u>68,715</u>	<u>409,377</u>	<u>340,662</u>
Excess of revenues over expenditures				
Other Financing Sources:				
Transfer in	-	-	77,896	77,896
	<u>68,715</u>	<u>68,715</u>	<u>487,273</u>	<u>418,558</u>
Net change in fund balance				

Note to Schedule: For the year ended June 30, 2025, expenditures exceeded appropriations by \$ 48,311. These over-expenditures were funded by greater than anticipated revenues.

**Renaissance Charter School at Hunter's Creek
Required Supplementary Information
Schedule of Revenues, Expenditures and Changes in Fund Balance -
Budget and Actual - Grants Fund
For the Year Ended June 30, 2025**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues:				
Federal sources:				
National School Lunch Program	\$ 357,032	\$ 357,032	\$ 454,128	\$ 97,096
Title II	-	-	4,000	4,000
Title IV	-	-	28,546	28,546
ARP	-	-	93,182	93,182
ESSER III	-	-	202,445	202,445
State sources:				
National School Lunch Program	-	-	6,082	6,082
Total revenues	<u>357,032</u>	<u>357,032</u>	<u>788,383</u>	<u>431,351</u>
Expenditures:				
Current:				
Instruction	-	-	198,523	(198,523)
Student support services	-	-	16,787	(16,787)
Instructional staff training services	-	-	32,546	(32,546)
Food services	345,813	345,813	460,210	(114,397)
Operation of plant	<u>11,219</u>	<u>11,219</u>	<u>2,421</u>	<u>8,798</u>
Total expenditures	<u>357,032</u>	<u>357,032</u>	<u>710,487</u>	<u>(353,455)</u>
Excess of revenues over expenditures	<u>-</u>	<u>-</u>	<u>77,896</u>	<u>77,896</u>
Other Financing Uses:				
Transfer out	<u>-</u>	<u>-</u>	<u>(77,896)</u>	<u>(77,896)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Note to Schedule: For the year ended June 30, 2025, expenditures exceeded appropriations by \$ 353,455. These over-expenditures were funded by greater than anticipated revenues.

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
Renaissance Charter School at Hunter's Creek
Orlando, 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 Renaissance Charter School at Hunter's Creek (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School District of Orange County, Florida, as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the School's basic financial statements and have issued our report thereon dated October 9, 2025.

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 School'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.

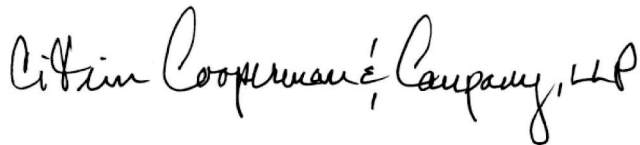
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Report on Compliance and Other Matters

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
October 9, 2025

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

To the Board of Directors
Renaissance Charter School at Hunter's Creek
Orlando, Florida

Report on the Financial Statements

We have audited the financial statements of the governmental activities and each major fund of Renaissance Charter School at Hunter's Creek, (the "School"), as of and for the fiscal year ended June 30, 2025, and have issued our report thereon dated October 9, 2025.

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 October 9, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title

Section 10.854(1)(e)5., Rules of the Auditor General, requires that the name or official title of the entity and the school code assigned by the Florida Department of Education be disclosed in this management letter. The official title and the school code assigned by the Florida Department of Education of the Entity are Renaissance Charter School at Hunter's Creek and 480204.

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Financial Condition and Management

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

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

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

Transparency

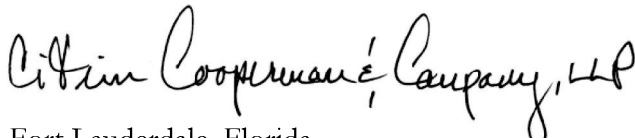
Sections 10.854(1)(e)7. and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the School maintained on its website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with 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 fraud, waste, or abuse, that have occurred, or are likely to have occurred, that has 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, the School District of Orange County and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.



Fort Lauderdale, Florida
October 9, 2025