

Winthrop College Prep Academy

A Department of Florida Charter Educational Foundation, Inc.
(A Component Unit of the School
Board of Hillsborough County, Florida)

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

Winthrop College Prep Academy

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Winthrop College Prep Academy
A Department of Florida Charter Educational Foundation, Inc.
Hillsborough County, 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 Winthrop College Prep Academy (the "School"), a Department of Florida Charter Educational Foundation, Inc., and a component unit of the School Board of Hillsborough 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 Florida Charter Educational Foundation, Inc. that are attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of Florida Charter Educational Foundation, Inc. as of June 30, 2025, or its changes in its 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.

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.

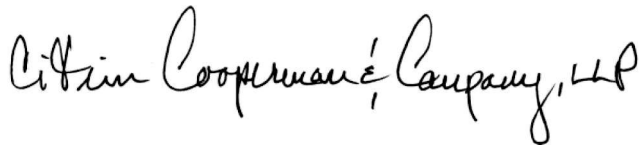
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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 9, and the budgetary comparison information on pages 30 and 31 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 September 30, 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
September 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of Winthrop College Prep Academy (the "School"), a Department of Florida Charter Educational Foundation, Inc. and a component unit of the School Board of Hillsborough County, Florida, 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 \$ 2,633,625, as compared to \$ 2,108,534 as of June 30, 2024.
- As of June 30, 2025, the School had a net position (deficit) of \$ (4,830,564), as compared to \$ (4,561,867) as of 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 difference reported as net position (deficit). 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 (deficit) 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 ("FTE") 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 10 and 11 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, Debt Service 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, the Debt Service 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 12 through 15 of this report.

Notes to Basic Financial Statements: The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 16 through 29 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 \$ 4,830,564 at the close of the most recent fiscal year.

**Winthrop College Prep Academy
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:

Winthrop College Prep Academy Net Position (Deficit)			
	June 30, 2025	June 30, 2024	Variance
Assets:			
Current and other assets	\$ 3,564,463	\$ 2,747,182	\$ 817,281
Capital assets, net	<u>24,366,229</u>	<u>25,910,970</u>	<u>(1,544,741)</u>
Total assets	<u>27,930,692</u>	<u>28,658,152</u>	<u>(727,460)</u>
Liabilities:			
Current liabilities	1,106,780	969,603	137,177
Noncurrent liabilities	<u>31,654,476</u>	<u>32,250,416</u>	<u>(595,940)</u>
Total liabilities	<u>32,761,256</u>	<u>33,220,019</u>	<u>(458,763)</u>
Net Position (Deficit):			
Net investment in capital assets	(5,497,298)	(4,548,330)	(948,968)
Restricted	62,403	82,842	(20,439)
Unrestricted	<u>604,331</u>	<u>(96,379)</u>	<u>700,710</u>
Total net position (deficit)	<u>\$ (4,830,564)</u>	<u>\$ (4,561,867)</u>	<u>\$ (268,697)</u>

Current and other assets increased mainly due to an increase in School's cash position. Capital assets, net decreased due to current year depreciation and amortization expense of \$ 1,053,905 and a decrease in the land lease asset because of a lease modification of \$ 565,817, offset by capital asset additions of \$ 74,981. Current liabilities increased mainly due an increase in the amounts due to the management company. Noncurrent liabilities decreased mainly due to an adjustment of the land lease.

Governmental Activities: The School's overall net position (deficit) decreased \$ 268,697 from the prior fiscal year. The reasons for this overall decrease are discussed in the following section for governmental activities.

Winthrop College Prep Academy Change in Net Position (Deficit)			
	June 30, 2025	June 30, 2024	Variance
Revenues:			
Program revenues:			
Charges for services	\$ 146,930	\$ 250,809	\$ (103,879)
Operating grants and contributions	1,193,503	816,846	376,657
Capital grants and contributions	779,446	597,327	182,119
General revenues:			
FTE and other nonspecific revenues	8,587,644	7,322,426	1,265,218
Miscellaneous income	1,639	179	1,460
Interest income	<u>156,846</u>	<u>102,332</u>	<u>54,514</u>
Total revenues	<u>10,866,008</u>	<u>9,089,919</u>	<u>1,776,089</u>

**Winthrop College Prep Academy
Management's Discussion and Analysis
June 30, 2025**

Governmental Activities (continued):

Winthrop College Prep Academy
Change in Net Position (Deficit) (continued)

	June 30, 2025	June 30, 2024	Variance
	<u> </u>	<u> </u>	<u> </u>
Functions/Program Expenses:			
Instruction	\$ 4,023,447	\$ 3,846,568	\$ 176,879
Instruction support services	333,669	300,171	33,498
Instruction and curriculum development services	-	24,257	(24,257)
Instructional staff training services	169,118	173	168,945
Instruction related technology	202,204	170,962	31,242
Board	123,236	52,677	70,559
General administration - District administrative fee	100,504	96,007	4,497
Management fee	1,009,738	-	1,009,738
Administrative services	735,789	672,619	63,170
Fiscal services	31,013	71,318	(40,305)
Food services	316,889	332,178	(15,289)
Central services	29,611	5,850	23,761
Transportation services	365,256	449,855	(84,599)
Operation of plant	1,589,278	1,507,048	82,230
Facilities and rent	-	5	(5)
Maintenance of plant	300,158	222,811	77,347
Community services - childcare or VPK, salaries, benefits, materials and supplies, etc.	-	1,107	(1,107)
Extracurricular activities	195,031	103,855	91,176
Interest on long-term debt	<u>1,609,764</u>	<u>1,956,188</u>	<u>(346,424)</u>
 Total expenses	 <u>11,134,705</u>	 <u>9,813,649</u>	 <u>1,321,056</u>
 Change in net position (deficit)	 (268,697)	 (723,730)	 455,033
 Net position (deficit)-beginning	 <u>(4,561,867)</u>	 <u>(3,838,137)</u>	 <u>(723,730)</u>
 Net position (deficit)-ending	 \$ <u>(4,830,564)</u>	 \$ <u>(4,561,867)</u>	 \$ <u>(268,697)</u>

Program revenues increased due to an increase in ESSER and capital outlay revenues. General revenues increased due to a rise in student enrollment. Total expenses increased primarily due to an increase in the management fee.

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 \$ 590,093, while total fund balance increased to \$ 2,571,222. 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 7.36% of total General Fund expenditures, while total fund balance represents 32.09% of that same amount.

The fund balance of the School's General Fund increased by \$ 545,530 during the current fiscal year. The increase was due to increased student enrollment increasing associated funding.

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.

The Capital Project Fund does not 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 Debt Service Fund does not have an increase or decrease in fund balance during the current fiscal year as this fund is used to account for the accumulation of resources for, and the payment of, principal and interest on long-term obligations of governmental funds.

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

Capital Assets and Debt Administration

Capital assets: At June 30, 2025, the School had capital assets of \$ 24,366,229, net of accumulated depreciation and amortization, invested in lease assets, building, furniture, fixtures and equipment, computer equipment and improvements other than buildings. Major capital assets additions for the year included \$ 43,843 for laptops and other computer equipment. Additional information on the School's capital assets can be found in Note 7 of this report.

Debt: At June 30, 2025, the School had outstanding debt of \$ 31,645,893 as compared to \$ 32,241,759 at June 30, 2024. The decrease was primarily due to an adjustment of the land lease previously discussed. Additional information on the School's debt can be found in Notes 8, 9 and 10 of this report.

General Fund Budgetary Highlights

State source revenue was unfavorable to the budget due to the estimation of student funding. Food service revenue was favorable to the budget due to the estimation of services. Expenditures were favorable to the budget primarily due to instruction expenditures.

Economic Factors and Next Year's Budget

In fiscal year 2025, the State of Florida continued to include a teacher salary increase allocation 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 enrollment changes and the School's strategic objectives.

Requests for Information

If you have any questions about this report or need additional information, please contact Michael Valdes Controller - School Accounting; Charter Schools USA, 800 Corporate Drive, Suite 700, Ft. Lauderdale, FL 33334.

BASIC
FINANCIAL STATEMENTS

Winthrop College Prep Academy
Statement of Net Position (Deficit)
June 30, 2025

	Governmental Activities
Current Assets:	
Cash and cash equivalents	\$ 1,528,265
Due from related parties	74,019
Other receivables	60,781
Prepaid items	119,032
	<hr/>
Total current assets	1,782,097
Noncurrent Assets:	
Restricted investments	1,782,366
Capital assets (depreciable and amortizable), net of accumulated depreciation and amortization	24,366,229
	<hr/>
Total noncurrent assets	26,148,595
	<hr/>
Total assets	27,930,692
Current Liabilities:	
Accounts payable and accrued liabilities	186,173
Salaries and wages payable	385,490
Due to management company	357,238
Due to related parties	1,937
Accrued interest payable	150,192
Compensated absences	25,750
	<hr/>
Total current liabilities	1,106,780
Noncurrent Liabilities:	
Compensated absences	8,583
Bonds payable, net	27,324,177
Lease payable	4,321,716
	<hr/>
Total noncurrent liabilities	31,654,476
	<hr/>
Total liabilities	32,761,256
Net Position (Deficit):	
Net investment in capital assets	(5,497,298)
Restricted for extracurricular activities	62,403
Unrestricted	604,331
	<hr/>
Total net position (deficit)	\$ <u><u>(4,830,564)</u></u>

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

Winthrop College Prep Academy
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	\$ 4,023,447	\$ -	\$ 706,411	\$ -	\$ (3,317,036)
Instruction support services	333,669	-	42,979	-	(290,690)
Instructional staff training services	169,118	-	1,710	-	(167,408)
Instruction related technology	202,204	-	-	-	(202,204)
Board	123,236	-	-	-	(123,236)
General administration - District administrative fee	100,504	-	-	-	(100,504)
General administration - Management fee	1,009,738	-	-	-	(1,009,738)
Administrative services	735,789	-	-	-	(735,789)
Fiscal services	31,013	-	-	-	(31,013)
Food services	316,889	137,930	210,359	-	31,400
Central services	29,611	-	-	-	(29,611)
Transportation services	365,256	-	30,140	-	(335,116)
Operation of plant	1,589,278	-	30,415	-	(1,558,863)
Maintenance of plant	300,158	-	-	-	(300,158)
Community services - childcare or VPK, salaries, benefits, materials and supplies, etc.	-	9,000	-	-	9,000
Extracurricular activities	195,031	-	171,489	-	(23,542)
Interest and other debt service costs	1,609,764	-	-	779,446	(830,318)
	<u>1,609,764</u>	<u>-</u>	<u>-</u>	<u>779,446</u>	<u>(830,318)</u>
Total governmental activities	\$ <u>11,134,705</u>	\$ <u>146,930</u>	\$ <u>1,193,503</u>	\$ <u>779,446</u>	<u>(9,014,826)</u>
General revenues:					
FTE and other nonspecific revenues					8,587,644
Interest income					156,846
Miscellaneous income					1,639
Total general revenues					<u>8,746,129</u>
Change in net position (deficit)					(268,697)
Net position (deficit), July 1, 2024					<u>(4,561,867)</u>
Net position (deficit), June 30, 2025					\$ <u>(4,830,564)</u>

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

Winthrop College Prep Academy
Balance Sheet - Governmental Funds

	<u>General Fund</u>	<u>Grants Fund</u>	<u>Capital Project Fund</u>	<u>Debt Service Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Assets:						
Cash and cash equivalents	\$ 1,463,208	\$ -	\$ -	\$ -	\$ 65,057	\$ 1,528,265
Other receivables	60,781	-	-	-	-	60,781
Due from other funds	2,654	-	-	-	-	2,654
Due from related parties	74,019	-	-	-	-	74,019
Restricted investments	1,782,366	-	-	-	-	1,782,366
Prepaid items	119,032	-	-	-	-	119,032
Total assets	<u>\$ 3,502,060</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,057</u>	<u>\$ 3,567,117</u>
Liabilities:						
Accounts payable and accrued expenses	\$ 186,173	\$ -	\$ -	\$ -	\$ -	\$ 186,173
Salaries and wages payable	385,490	-	-	-	-	385,490
Due to management company	357,238	-	-	-	-	357,238
Due to related parties	1,937	-	-	-	-	1,937
Due to other funds	-	-	-	-	2,654	2,654
Total liabilities	<u>930,838</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,654</u>	<u>933,492</u>
Fund Balances:						
Nonspendable:						
Prepaid items	119,032	-	-	-	-	119,032
Restricted for debt service	1,782,366	-	-	-	-	1,782,366
Restricted for extracurricular activities	-	-	-	-	62,403	62,403
Assigned to subsequent years budget	79,731	-	-	-	-	79,731
Unassigned	590,093	-	-	-	-	590,093
Total fund balances	<u>2,571,222</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>62,403</u>	<u>2,633,625</u>
Total liabilities and fund balances	<u>\$ 3,502,060</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 65,057</u>	<u>\$ 3,567,117</u>

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

Winthrop College Prep Academy
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position (Deficit)
June 30, 2025

Total Fund Balances - Governmental Funds \$ 2,633,625

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	\$ 29,268,163	
Accumulated depreciation and amortization	<u>(4,901,934)</u>	24,366,229

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	\$ (34,333)	
Bonds payable, net	(27,324,177)	
Accrued interest payable	(150,192)	
Lease payable	<u>(4,321,716)</u>	<u>(31,830,418)</u>

Net Position (Deficit) of Governmental Activities \$ (4,830,564)

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

**Winthrop College Prep Academy
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>Debt Service Fund</u>	<u>Club and Activities Fund</u>	<u>Total</u>
Revenues:						
Federal sources	\$ -	\$ 958,461	\$ -	\$ -	\$ -	\$ 958,461
State sources:						-
Florida Education Finance Program	8,587,644	-	-	-	-	8,587,644
State capital outlay and debt service	-	-	646,490	-	-	646,490
Other state revenue	60,555	-	-	-	-	60,555
National School Lunch Program	-	2,998	-	-	-	2,998
Local capital outlay	-	-	132,956	-	-	132,956
Food service revenue	137,930	-	-	-	-	137,930
Childcare revenue	9,000	-	-	-	-	9,000
Interest income	153,743	-	-	-	3,103	156,846
Miscellaneous local source revenue	1,639	-	-	-	171,489	173,128
Total revenues	<u>8,950,511</u>	<u>961,459</u>	<u>779,446</u>	<u>-</u>	<u>174,592</u>	<u>10,866,008</u>
Expenditures:						
Current:						
Instruction	3,580,205	63,234	-	-	-	3,643,439
Student support services	290,690	42,979	-	-	-	333,669
Instructional staff training	167,408	1,710	-	-	-	169,118
Instruction related technology	202,204	-	-	-	-	202,204
Board	123,236	-	-	-	-	123,236
General administration -						
District administrative fee	100,504	-	-	-	-	100,504
Management fee	1,009,738	-	-	-	-	1,009,738
Administrative services	735,789	-	-	-	-	735,789
Fiscal services	31,013	-	-	-	-	31,013
Food services	106,530	210,359	-	-	-	316,889
Central services	29,611	-	-	-	-	29,611
Transportation services	365,256	-	-	-	-	365,256
Operation of plant	915,676	-	-	-	-	915,676
Maintenance of plant	300,158	-	-	-	-	300,158
Extracurricular activities	-	-	-	-	195,031	195,031
Facilities acquisition and construction	54,431	20,550	-	-	-	74,981
Debt service:						
Principal	-	-	-	19,845	-	19,845
Interest	-	-	779,446	995,314	-	1,774,760
Total expenditures	<u>8,012,449</u>	<u>338,832</u>	<u>779,446</u>	<u>1,015,159</u>	<u>195,031</u>	<u>10,340,917</u>
Excess (deficiency) of revenues over (under) expenditures	<u>938,062</u>	<u>622,627</u>	<u>-</u>	<u>(1,015,159)</u>	<u>(20,439)</u>	<u>525,091</u>
Other Financing Sources (Uses):						
Transfer in	622,627	-	-	1,015,159	-	1,637,786
Transfer out	<u>(1,015,159)</u>	<u>(622,627)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(1,637,786)</u>
Total other financing sources (uses)	<u>(392,532)</u>	<u>(622,627)</u>	<u>-</u>	<u>1,015,159</u>	<u>-</u>	<u>-</u>
Net change in fund balances	545,530	-	-	-	(20,439)	525,091
Fund Balances, July 1, 2024	<u>2,025,692</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>82,842</u>	<u>2,108,534</u>
Fund Balances, June 30, 2025	<u>\$ 2,571,222</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 62,403</u>	<u>\$ 2,633,625</u>

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

**Winthrop College Prep Academy
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 \$ 525,091

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 and amortized over their estimated useful lives as depreciation and amortization.

Capital outlays	\$	74,981		
Depreciation and amortization		<u>(1,053,905)</u>		(978,924)

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). 19,845

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	\$	295		
Change in accrued interest payable		154,792		
Amortization of bond premium		<u>10,204</u>		<u>165,291</u>

Change in Net Position (Deficit) of Governmental Activities \$ (268,697)

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

Note 1 - Organization and Operations

Winthrop College Prep Academy (the "School"), a Department Florida Charter Educational Foundation, Inc. ("FCEF"), and a component unit of the School Board of Hillsborough County, Florida, was established in 2020 as a public charter school to serve students from ninth grade to twelfth grade in Hillsborough County. FCEF, a Florida nonprofit organization, was formed for the purpose of operating charter schools throughout the State of Florida. Bay Area Charter Foundation, LLC ("BACF") is also a Florida nonprofit organization that was formed for the purpose of operating charter schools throughout the State of Florida; FCEF is the sole member of BACF. The governing board of the School consists of the officers and directors of FCEF. FCEF also operates Henderson Hammock Charter School, SouthShore Charter Academy, Waterset Charter School and Creekside Charter Academy in Hillsborough County; Clay Charter Academy in Clay County; Keys Gate Charter School in Miami-Dade County; and Innovation Preparatory Academy and Union Park Charter Academy in Pasco County. BACF also operates Winthrop Charter School, Winthrop College Prep Academy and Woodmont Charter School in Hillsborough County. There were 1,053 students enrolled at the School 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 BACF or FCEF as of June 30, 2025, and or the changes in its financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Note 2 - Summary of Significant Accounting Policies

Reporting entity: The School operates under a charter granted by the sponsoring School Board of Hillsborough County (the "District"). The current charter is effective until June 30, 2040 and may be renewed 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 Board of Hillsborough County.

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

Note 2 - Summary of Significant Accounting Policies (continued)

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.

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.

Debt Service Fund - This fund is used to account for the accumulation of resources for, and the payment of, principal and interest on long-term obligations of governmental funds.

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 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 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.

Note 2 - Summary of Significant Accounting Policies (continued)

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 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 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.

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 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.

Note 2 - Summary of Significant Accounting Policies (continued)

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

Buildings	45 years
Furniture, fixtures and equipment	3 - 5 years
Computer equipment	3 years
Improvements other than buildings	10 years

The School has recorded a right-to-use lease asset as required by U.S. 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 net position (deficit) 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 does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position (deficit) 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 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 and amortization reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets.

Note 2 - Summary of Significant Accounting Policies (continued)

- 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.

Fund balance: The governmental fund financial statements present fund balances based on the provisions of U.S. 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.
- 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 12.

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.

Note 2 - Summary of Significant Accounting Policies (continued)

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

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: Subsequent events were evaluated by management through September 30, 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 \$ 1,528,265, with a bank balance of \$ 1,531,432.

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 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 \$ 1,281,432 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 - Investments

FCEF issued bonds to finance the acquisition of facilities and equipment for three of their schools, including the School (Note 8) and to refund the BACF Series 2011 Bonds. The investments of the School are governed by the Series 2020 Bond Indenture. The investments are held by the Trustee and relate to a debt service reserve in accordance with the Bond Indenture. The Bond Indenture authorizes the Trustee to invest in obligations of the United States or any state, obligations issued by a government sponsored agency, U.S. denominated deposit accounts, certificates of deposit and banker's acceptances, commercial paper, bonds, notes or debentures guaranteed by a corporation, investment agreements with banks, repurchase agreement secured by government obligations, investments in a money market fund and shares in any investment company, money market mutual fund, fixed income mutual fund or exchange traded fund. In accordance with the Bond Indenture, the Trustee has \$ 1,782,366 invested in a money market fund that is stated at amortized cost which approximates fair value.

Note 4 - Investments (continued)

Generally, *credit risk* is the risk that an issuer of a debt type investment will not fulfill its obligation to the holder of the investment. This is measured by assignment of a rating by a nationally recognized rating organization. The exposure to credit risk is limited because the money market fund is rated AAA-mf by Moody's.

Interest rate risk is the risk that changes in interest rate will adversely affect the fair value of an investment. The exposure to declines in fair values is limited because the weighted average maturity of the money market fund is 42 days.

Note 5 - 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		Amount
Receivable Fund	Payable Fund	
General Fund	Club and Activities Fund	\$ <u>2,654</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, 2025, is as follows:

	Transfers In		
	General Fund	Debt Service Fund	Total
Transfers Out:			
General Fund	\$ -	\$ 1,015,159	\$ 1,015,159
Grants Fund	<u>622,627</u>	<u>-</u>	<u>622,627</u>
Total	\$ <u>622,627</u>	\$ <u>1,015,159</u>	\$ <u>1,637,786</u>

During the year, transfers were used to move grant revenue received in the current year for prior year expenditures to the General Fund and to transfer funds to the Debt Service Fund to make debt service payments.

Note 6 - Due From/To Related Parties

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

Winthrop College Prep Academy
Notes to Basic Financial Statements
June 30, 2025

Note 7 - Capital Assets

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

	Balance at July 1, 2024	Additions	Deletions and Adjustments	Balance at June 30, 2025
Capital assets being depreciated/ amortized:				
Building	\$ 22,762,066	\$ -	\$ -	\$ 22,762,066
Furniture, fixtures and equipment	975,857	22,338	-	998,195
Improvements other than building	5,195	8,800	-	13,995
Computer equipment	1,108,503	43,843	-	1,152,346
Lease assets:				
Land	<u>4,907,378</u>	<u>-</u>	<u>(565,817)</u>	<u>4,341,561</u>
 Total capital assets being depreciated/amortized	 <u>29,758,999</u>	 <u>74,981</u>	 <u>(565,817)</u>	 <u>29,268,163</u>
Accumulated depreciation/ amortization:				
Building	2,039,102	569,052	-	2,608,154
Furniture, fixtures and equipment	619,413	199,236	-	818,649
Improvements other than building	736	1,106	-	1,842
Computer equipment	752,566	181,067	-	933,633
Lease assets:				
Land	<u>436,212</u>	<u>103,444</u>	<u>-</u>	<u>539,656</u>
 Total accumulated depreciation/ amortization	 <u>3,848,029</u>	 <u>1,053,905</u>	 <u>-</u>	 <u>4,901,934</u>
 Net capital assets being depreciated/amortized	 <u>\$ 25,910,970</u>	 <u>\$ (978,924)</u>	 <u>\$ (565,817)</u>	 <u>\$ 24,366,229</u>

As further described in Note 9, the School modified a lease for land that resulted in a reduction to the lease asset of \$565,817. This represents the difference between the lease liability before and after the lease modification. The liability is required to be remeasured using the discount rate in effect at the date of modification.

Depreciation and amortization was charged to governmental activities as follows:

Instruction	\$ 380,303
Operation of plant	<u>673,602</u>
Total	<u>\$ 1,053,905</u>

Note 8 - Bonds Payable

The Florida Development Finance Corporation (the "Corporation") issued \$ 29,770,000 in Tax Exempt Educational Facilities Revenue Bonds, Series 2020A, \$ 32,480,000 in Taxable Convertible Educational Facilities Revenue Bonds, Series 2020B, and \$ 1,200,000 in Taxable Educational Facilities Revenue Bonds, Series 2020C, pursuant to an Indenture of Trust between the Corporation and a Trustee to make a loan to FCEF, a division of which the School exists to finance the acquisition of the facilities and/or equipment of the School and two other charter schools existing under BACF and the refunding of BACF's Series 2011 Bonds. The Series 2020A Bonds bear interest at 5.75% through June 2050. The Series 2020B Bonds bear interest at 5.00% through June 2030, then at 5.50% through June 2040 and finally at 6.125% through June 2050. The Series 2020C Bonds bear interest at 5.00% through June 2023. Principal and interest will be paid semi-annually on June 15 and December 15. 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.

Upon the occurrence of an event of default as described in the Bond Indenture, the rate of interest on the Bonds shall be adjusted to bear interest at a rate equal to the rate on the Bonds plus three percent (3%) per annum until such event of default has been cured. In addition, the owners of not less than 25% of the bonds outstanding may declare the principal and interest to be immediately due and payable.

The School's share of the annual debt service requirements to maturity for the Series 2020 Bonds is as follows:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ -	\$ 1,556,472	\$ 1,556,472
2027	-	1,556,472	1,556,472
2028	-	1,556,472	1,556,472
2029	-	1,556,472	1,556,472
2030	-	1,556,472	1,556,472
2031-2035	-	7,782,360	7,782,360
2036-2040	475,095	7,782,360	8,257,455
2041-2045	10,984,026	6,454,365	17,438,391
2046-2050	<u>15,609,956</u>	<u>2,905,770</u>	<u>18,515,726</u>
	<u>\$ 27,069,077</u>	<u>\$ 32,707,215</u>	<u>\$ 59,776,292</u>

Note 9 - Lease Payable

Concurrent with the Series 2020 Bond issuance (Note 8), a subsidiary of Red Apple Development, LLC (“RAD”) entered into a land lease agreement with FCEF. The land which is owned by RAD is leased by FCEF on behalf of the school under a 45-year lease. The lease agreement qualifies as other than short-term leases under U.S. GAAP and, therefore, has been recorded at the present value of the future minimum lease payments. In February 2025, the School amended this land lease agreement extending it for another five years, requiring monthly payments of \$ 19,844 through June 2070. The discount rate used to recognize the lease asset and the lease liability was also updated from 5.541% to 6.953%. The modification resulted in a reduction of the lease asset and the lease liability of \$ 565,817. For the year ended June 30, 2025, the School incurred interest expense of \$ 282,365 for this lease payable. In addition to rent, FCEF shall pay to RAD the total cost of ad valorem taxes, assessments and levies imposed upon the premises which totaled \$ 3,986 for the year ended June 30, 2025.

The following is a schedule of the School’s future rent payments as of June 30, 2025:

Year Ending June 30,	Principal	Interest	Total
2026	\$ -	\$ 302,342	\$ 302,342
2027	-	306,432	306,432
2028	-	310,463	310,463
2029	-	314,425	314,425
2030	-	318,306	318,306
2031-2035	-	1,645,923	1,645,923
2036-2040	-	1,721,815	1,721,815
2041-2045	-	1,766,294	1,766,294
2046-2050	-	1,759,894	1,759,894
2051-2055	-	1,674,450	1,674,450
2056-2060	533,275	1,469,443	2,002,718
2061-2065	1,441,126	1,086,835	2,527,961
2066-2070	2,347,315	443,758	2,791,073
	<u>\$ 4,321,716</u>	<u>\$ 13,120,380</u>	<u>\$ 17,442,096</u>

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 the covenant.

Winthrop College Prep Academy
Notes to Basic Financial Statements
June 30, 2025

Note 10 - Long-Term Liabilities

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

	Balance at July 1, 2024	Additions	Retirements and Adjustments	Amortization	Balance at June 30, 2025	Amount Due Within One Year
Series 2020 Educational Facilities Revenue Bonds, net of unamortized premium of \$ 255,100	\$ 27,334,381	\$ -	\$ -	\$ 10,204	\$ 27,324,177	\$ -
Lease - land	4,907,378	-	585,662	-	4,321,716	-
Compensated absences	<u>34,628</u>	-	<u>295</u>	-	<u>34,333</u>	<u>25,750</u>
	<u>\$ 32,276,387</u>	<u>\$ -</u>	<u>\$ 585,957</u>	<u>\$ 10,204</u>	<u>\$ 31,680,226</u>	<u>\$ 25,750</u>

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

As discussed in Note 9, the land lease liability was reduced by \$565,817, which is included in retirements and adjustments above. The remaining difference was a one-time principal payment because of the modification.

Note 11 - Federal, State and Local Revenue Sources

The School recorded the following revenues for the year ended June 30, 2025:

Federal:	
National School Lunch Program	\$ 207,361
Title III	2,401
Title IV	21,052
ESSER III	727,647
State:	
Florida Education Finance Program	8,587,644
State capital outlay and debt service	646,490
Other state revenue	60,555
National School Lunch Program	2,998
Local:	
Food service revenue	137,930
Local capital outlay	132,956
Childcare revenue	9,000
Interest income	156,846
Miscellaneous local source revenue	<u>173,128</u>
	<u>\$ 10,866,008</u>

Note 12 - 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 \$ 2,749. For the year ended June 30, 2025, the School contributed a matching amount of \$ 13,680.

Note 13 - Commitments

Management agreement: The School has a formal agreement with Charter Schools USA at Winthrop High School, LLC ("CSUSA") to manage, staff, and operate the School. The initial term is through June 2025. The agreement automatically renews for additional five year periods on the day following the expiration date unless either party delivers a written notice of termination to the other at least twelve months prior to the then current expiration date. CSUSA shall be entitled to retain a fee for its services rendered pursuant to this agreement. The fees range from \$ 1,737,441 for 2026 to \$ 2,334,974 for 2036 or the budgeted amount approved by the Board of Directors based on enrollment and School performance. Total cost reimbursements and management fees amounted to \$ 1,009,738 for the year ended June 30, 2025.

The School has an amount due to CSUSA \$ 357,238 at June 30,2025.

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

Note 14 - Capital Appropriations Funding

The Florida Department of Education has approved a Charter School Capital Outlay (“CSCO”) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes those funds are allocated among eligible charter schools. The funds for the School’s allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring District. The School’s CSCO award totaled \$ 646,490 for the 2024/2025 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 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 interest expense on the bonds and 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 \$ 132,956 for the 2024/2025 school year which has been recognized as revenue in the accompanying financial statements.

Note 15 - Florida Education Finance Program (FEFP) Funding

The basic amount of funding through the FEFP under Section 1011.62 is the product of (1) the School’s unweighted FTE, multiplied by (2) the cost factor for each program, multiplied by (3) the base student allocation established by the legislature. Additional funds for exceptional students who do not have a matrix of services are provided through the guaranteed allocation designated in Section 1011.62(1)(e)2., Florida Statutes. For the 2024/2025 school year, the School reported 1,053 unweighted FTE. Weighted funding represented approximately 3.14% of total state funding.

FEFP funding may also be adjusted as a result of subsequent FTE audits conducted by the Florida Auditor General pursuant to Section 1010.305, Florida Statutes, and Rule 6A-1.0453, Florida Administrative Code (“FAC”). Schools are required to maintain the following documentation for three years or until the completion of an FTE audit:

- Attendance and membership documentation (Rule 6A-1.044, FAC)
- Teacher certificates and other certification documentation (Rule 6A-1.0503, FAC)
- Procedural safeguards for weighted programs (Rule 6A-6.03411, FAC)
- Evaluation and planning documents for weighted programs (Sections 1011.62(1)(e), FS, and Rule 6A-6.03411, FAC)

Note 16 - 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 13, 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.

REQUIRED SUPPLEMENTARY
INFORMATION

**Winthrop College Prep Academy
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:				
Florida Education Finance Program	\$ 8,958,556	\$ 8,958,556	\$ 8,587,644	\$ (370,912)
Other state revenue	31,880	31,880	60,555	28,675
Food service revenue	-	-	137,930	137,930
Childcare revenue	4,250	4,250	9,000	4,750
Interest income	105,879	105,879	153,743	47,864
Miscellaneous local source revenue	-	-	1,639	1,639
Total revenues	<u>9,100,565</u>	<u>9,100,565</u>	<u>8,950,511</u>	<u>(150,054)</u>
Expenditures:				
Current:				
Instruction	4,234,820	4,234,820	3,580,205	654,615
Student support services	331,497	331,497	290,690	40,807
Instructional staff training	85,549	85,549	167,408	(81,859)
Instruction related technology	166,148	166,148	202,204	(36,056)
Board	31,893	31,893	123,236	(91,343)
General administration -				
District administrative fee	103,231	103,231	100,504	2,727
Management fee	1,009,738	1,009,738	1,009,738	-
Administrative services	695,353	695,353	735,789	(40,436)
Fiscal services	87,340	87,340	31,013	56,327
Food services	-	-	106,530	(106,530)
Central services	8,806	8,806	29,611	(20,805)
Transportation services	364,242	364,242	365,256	(1,014)
Operation of plant	868,352	868,352	915,676	(47,324)
Maintenance of plant	241,131	241,131	300,158	(59,027)
Facilities acquisition and construction	96,418	96,418	54,431	41,987
Total expenditures	<u>8,324,518</u>	<u>8,324,518</u>	<u>8,012,449</u>	<u>312,069</u>
Excess of revenues over expenditures	776,047	776,047	938,062	162,015
Other Financing Sources (Uses):				
Transfer in	-	-	622,627	622,627
Transfer out	-	(1,026,047)	(1,015,159)	10,888
Total other financing sources (uses)	-	(1,026,047)	(392,532)	633,515
Net change in fund balance	<u>\$ (250,000)</u>	<u>\$ (250,000)</u>	<u>\$ 545,530</u>	<u>\$ 784,642</u>

Winthrop College Prep Academy
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	\$ 360,088	\$ 360,088	\$ 207,361	\$ (152,727)
Title III	1,555	1,555	2,401	846
Title IV	13,087	13,087	21,052	7,965
ESSER III	-	-	727,647	727,647
State sources:				
National School Lunch Program	-	-	2,998	2,998
Total revenues	<u>374,730</u>	<u>374,730</u>	<u>961,459</u>	<u>586,729</u>
Expenditures:				
Current:				
Instruction	1,555	1,555	63,234	(61,679)
Student support services	-	-	42,979	(42,979)
Instructional staff training services	13,087	13,087	1,710	11,377
Food services	260,808	260,808	210,359	50,449
Operation of plant	99,280	99,280	-	99,280
Facilities acquisition and construction	-	-	20,550	(20,550)
Total expenditures	<u>374,730</u>	<u>374,730</u>	<u>338,832</u>	<u>35,898</u>
Excess of revenues over expenditures	-	-	622,627	622,627
Other Financing Uses:				
Transfer out	-	-	(622,627)	(622,627)
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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
Winthrop College Prep Academy
A Department of Florida Charter Educational, Inc.
Hillsborough County, 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 Winthrop College Prep Academy (the "School"), a Department of Florida Charter Educational, Inc. and a component unit of the School Board of Hillsborough 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 September 30, 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.

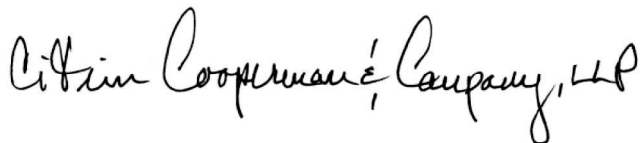
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Report on Compliance and Other Matters

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
September 30, 2025



Citrin Cooperman & Company, LLP
Certified Public Accountants

6550 N Federal Hwy, 4th Floor
Fort Lauderdale, FL 33308
T : 954.771.0896 **F** 954.938.9353
citrincooperman.com

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

To the Board of Directors
Winthrop College Prep Academy
A Department of Florida Charter Educational, Inc.
Hillsborough County, Florida

Report on the Financial Statements

We have audited the financial statements of the governmental activities and each major fund of Winthrop College Prep Academy, Florida, (the "School"), a Department of Florida Charter Educational, Inc. and a component unit of the School Board of Hillsborough County, Florida, as of and for the fiscal year ended June 30, 2025, and have issued our report thereon dated September 30, 2025.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated September 30, 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 Winthrop College Prep Academy and 297832.

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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(s) 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

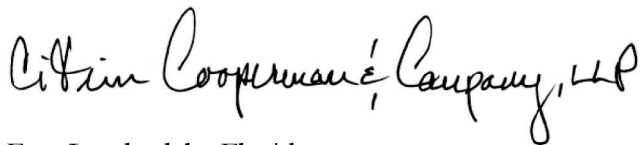
Sections 10.854(1)(e)7. and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether the School maintained on its website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with 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 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, the School Board of Hillsborough 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
September 30, 2025

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