



Board of Directors' Meeting

**Tuesday, February 4, 2020
2:00 PM**



Four Corners Charter School, Inc.

Tuesday, February 4, 2020 | 2:00pm
School District of Osceola County
817 Bill Beck Blvd.
Kissimmee, FL 34744



Board Meeting Agenda

Call to Order

Roll Call

I. Administrative

- Approval of Board Meeting Minutes August 20, 2019
- Board Membership
- 2020 Meeting Dates

II. CSUSA Strategic Priorities Reports

- Fall Survey Results
- NWEA Winter Results

III. Financials

- CSUSA FY20 Budget and Financial Review
- Osceola 2nd Quarter Financials
- FCCS, Inc. Q1 Financial Review (9/30/19)
- FCCS, Inc. Q2 Financial Review (12/31/19)
- FCCS, Inc. FY19-20 Budget Amendment (October FTE)
- FCCS, Inc. & FCCS Elementary Fund Balance Comparison

IV. Old Business

V. New Business

- Best and Brightest Teacher Plan
- Management Agreement
- Out of Field Waivers
- Facility Update

VI. Public Comments

VII. Adjournment

◀ **Next Meeting: May 5, 2020 at 2pm** ▶

BOARD MEETING MINUTES

Name of Foundation: Four Corners Charter School, Inc.
Board Meeting: Tuesday, August 20, 2019
School(s): Four Corners Charter School

The minutes of Sunshine Law meetings need not be verbatim transcripts of the meeting. These minutes are a brief summary of the events of the meeting.

Date:	Start	End	Next Meeting:	Next time:	Prepared by:
August 20, 2019	2:19pm	3:35pm	October 8, 2019	10am	R. Weaver
Meeting Location:					
School District of Osceola County: 817 Bill Beck Blvd, Kissimmee, FL 34744					

Attended by:	
Board Members: Teresa Castillo, Director Jim Miller, Director Tim Weisheyer, Director Absent: Clarence Thacker, Chairman Marc Dodd, Director	Other Attendees: Denise Thompson, Principal Lane Morris, Area Director Rita Weaver Governing Board Manager – CSUSA

CALL TO ORDER

Pursuant to public notice, the meeting commenced at 2:19 p.m. with a Call to Order by Director Weisheyer. Roll call was taken, and quorum established.

I. ADMINISTRATIVE

Board Meeting Minutes July 11, 2019

- The Board reviewed the meeting minutes from the July 11th, 2019 Four Corners Charter School, Inc. board meeting.

MOTION: Motion was made by Jim Miller and seconded by Terry Castillo to approve the board meeting minutes of July 11, 2019 for the Four Corners School, Inc. board meeting, as presented. Motion was approved unanimously. (3-0, 2 absent.)

II. CSUSA REPORTS

2019 School Grade Accountability Report

- Rita Weaver presented the overall CSUSA 2019 School Grade Accountability Report. Principal Thompson presented the grades and over all accountability report to the board highlighting opportunities for improvement in the breakdown of ESSA grades. All questions were answered by Ms. Thompson.

Safety and Security

- The board reviewed the Security presentation which highlighted areas of compliance due to the MSD Law passed in FY19 and other additional legislative requirements. The board wanted to let the Administration of the school know that the board has a 100% compliance expectation with zero tolerance for missing any of the required drills, etc. Mr. Lane Morris, Area Director, advised the board that CSUSA also has zero tolerance and will have a schedule that surpasses the legislative requirements. The board requested a timeline and an update

Master Security Plan

- The board reviewed the Master Security Plan presented. All questions were answered by Ms. Thompson and Mr. Morris.

MOTION: A motion was made by Jim Miller and seconded by Terry Castillo to accept the Master Security Plan for Four Corners Charter School, as presented. Motion passed unanimously.

III. FINANCIALS

CSUSA FY19 Review

- Lianne Morton reviewed the CSUSA Four Corners Charter School FY19 Financials. The board reviewed the financials, as presented.

MOTION: A motion was made by Terry Castillo and seconded by Jim Miller to approve the FY19 Four Corners Charter School Financials, as presented by CSUSA. Motion passed unanimously.

CSUSA FY20 Budget Review

- Lianne Morton reviewed the FY20 Four Corners Budget with the board. The board discussed the probability of hitting the target enrollment and was concerned that if the enrollment was not there that budget cuts would need to be made. Ms. Thompson assured the board that the enrollment target is realistic and within reach.

MOTION: A motion was made by Jim Miller and seconded by Terry Castillo to approve the FY20 Four Corners Budget, as presented by CSUSA.

Osceola 4th Quarter Financial Review

- Angela Barner reviewed the Osceola District 4th quarter financials for Four Corners Charter School. The board reviewed the financials, and all questions were answered by Ms. Barner.

MOTION: A motion was made by Jim Miller and seconded by Terry Castillo to approve the 4th quarter Financial Review, as presented by Osceola County. Motion passed unanimously.

Osceola Budget Amendment 3

- Angela Barner reviewed the FY19 Budget Amendment 3 Financials. The board reviewed the Budget Amendment as presented, and all questions were answered by Ms. Barner.

MOTION: A motion was made by Terry Castillo and seconded by Jim Miller to approve the FY19 Budget Amendment 3, as presented. Motion passed unanimously.

Osceola FY20 Final Budget Review

- Angela Barner reviewed the FY20 Osceola Final Budget for Four Corners Charter School. All questions were answered by Ms. Barner.

MOTION: A motion was made by Terry Castillo and seconded by Jim Miller to approve the Osceola FY20 Final Budget, as presented. Motion passed unanimously.

IV. OLD BUSINESS

Parent Student Handbook

- The board reviewed the parent student handbook. Ms. Weaver reported that the handbook is in alignment with State Statutes, Osceola District requirements, and Lake County requirements. All questions were answered by Ms. Weaver and Ms. Thompson.

MOTION: A motion was made by Terry Castillo and seconded Jim Miller to approve the Parent Student Handbook for Four Corners Charter School.

V. NEW BUSINESS

Parent Facilitator Appointment

- Kimberly Linden, Administrative Assistant

MOTION: A motion was made by Terry Castillo and seconded by Jim Miller to appoint Kimberly Linden, Administrative Assistant as the Parent Facilitator for Four Corners Charter School. Motion passed unanimously.

Out of Field Waivers

- The board reviewed out of field waivers.

MOTION: A motion was made by Terry Castillo and seconded by Jim Miller to approve the out of field waivers, as presented. Motion passed unanimously.

VI. PUBLIC COMMENTS

- There were no public comments.

VII. ADJOURNMENT

Director Tim Weisheyer adjourned the Four Corners Charter School, Inc. Board Meeting at 3:30 p.m.

By:

Date: _____



Survey Revisions

The **Revised** Student Survey was administered across the network after conducting a successful pilot last Spring!

The revisions to the Stakeholder surveys are aligned with:

- AdvancedED's Accreditation Standards
- CSUSA's Transformation Objectives
- CSUSA's desired culture based on Continuous Improvement Practices

All 3 survey constructs are fully aligned to measure:

- Loyalty
- Engagement
- School Safety
- Local Decision-Making
- Equity and Rigor & Relevance
- Global Citizenship and SEL Skills



Survey Scale & Interpreting The Results

6 Point Scale

- 3 Levels of agreement with “strongly agree” the most intense
- 3 Levels of disagreement with “strongly disagree” the most intense

Reporting Total Agree

- Combination of “strongly agree”, “agree” and “somewhat agree”
- Represents Global Satisfaction



CSUSA National Results

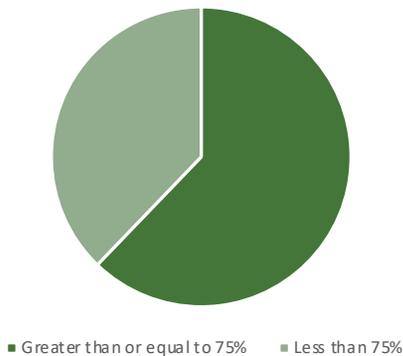
Fall 2019-2020



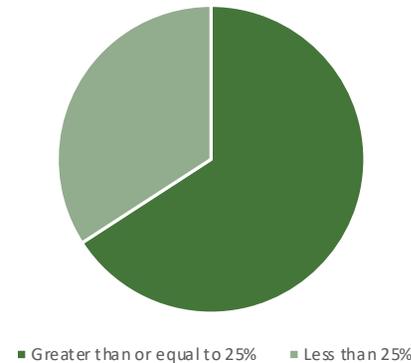
National Participation Rate

- 5,225 staff members responded, representing 78% of all school-based employees
- 18,031 parents responded, representing 34% of all families whose children attend CSUSA schools
- 9,774 students responded, representing 80% of all students in *grades 4, 7 and 11

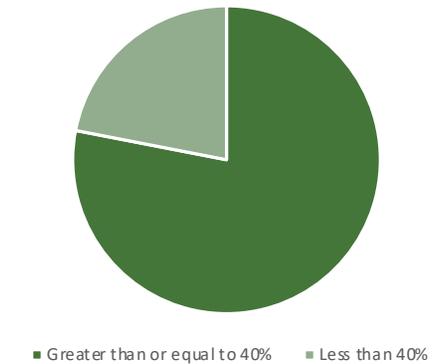
Staff Survey Participation Rate



Parent Survey Participation Rate



Student Survey Participation Rate



* To obtain an informative sample of students at each major grade-span, the student survey was administered to grades 4, 7 and 11

National Results by Category

Top Survey Results:

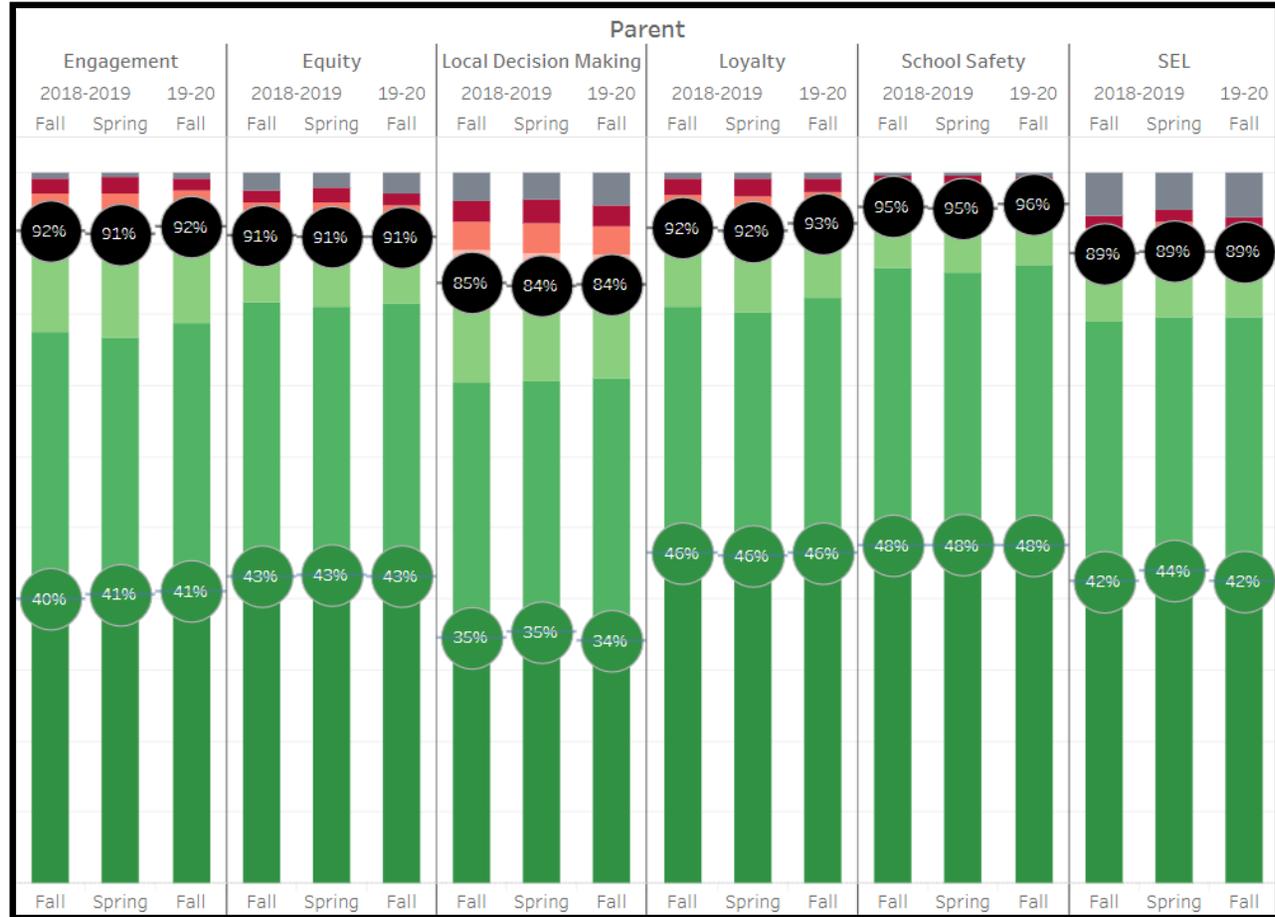
- School Safety: Friendly & safe environment
- Staff Engagement: Expectations well understood
- Equity: Teachers believe in students ability to learn

Areas for Improvement:

- Local Decision-Making: staff involvement in organizational goals and parent involvement in schools' vision of the future
- Student Engagement: connecting instruction outside of the classroom



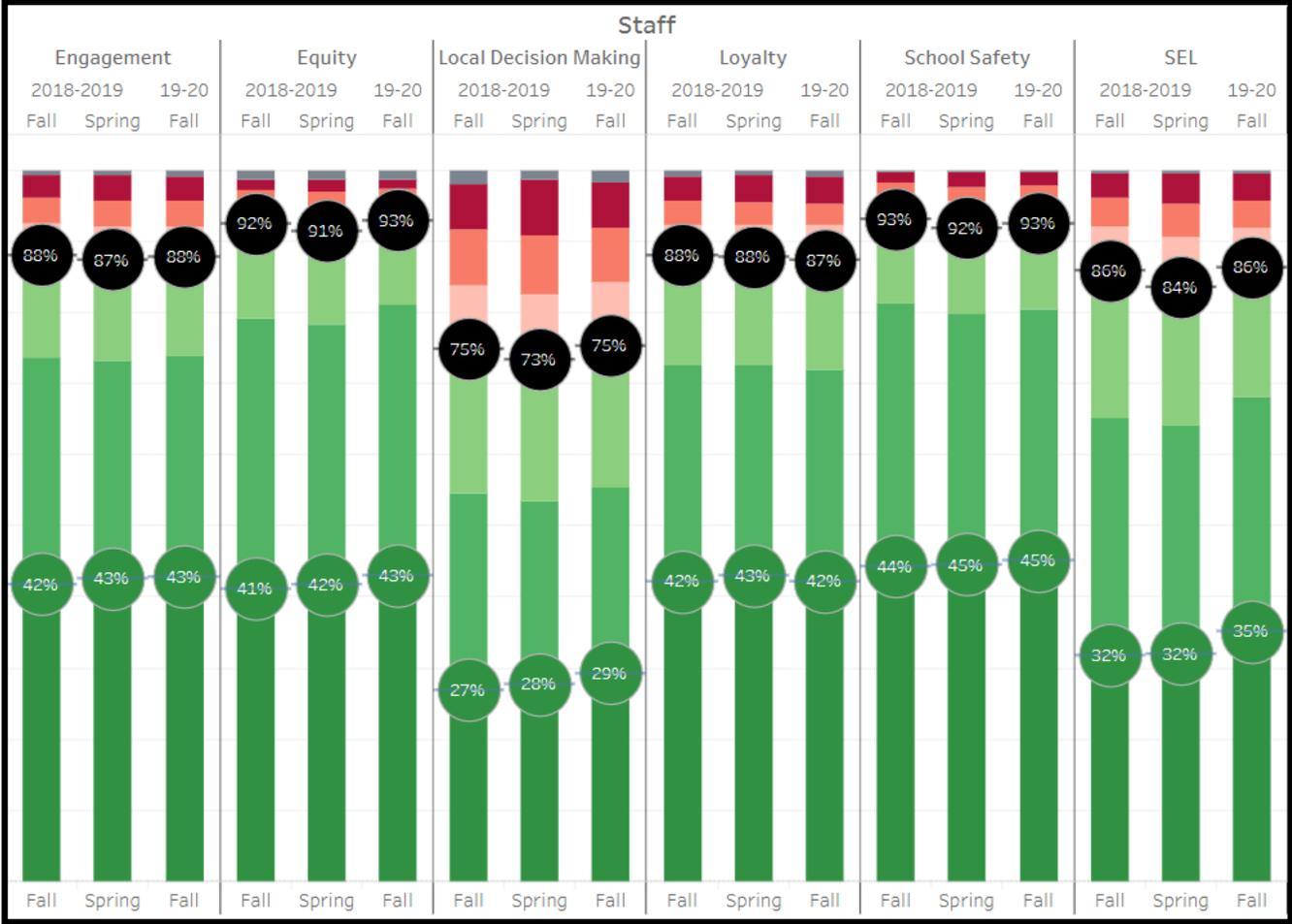
National Historical Trends



Bar Chart Legend: ■ Strongly Agree | ■ Agree | ■ Somewhat Agree | ■ Somewhat Disagree | ■ Disagree | ■ Strongly Disagree | ■ I do not know
 Circle & Line Legend: — Network Total Agree Average | — Network Strongly Agree Average | ● Total Agree | ● Strongly Agree



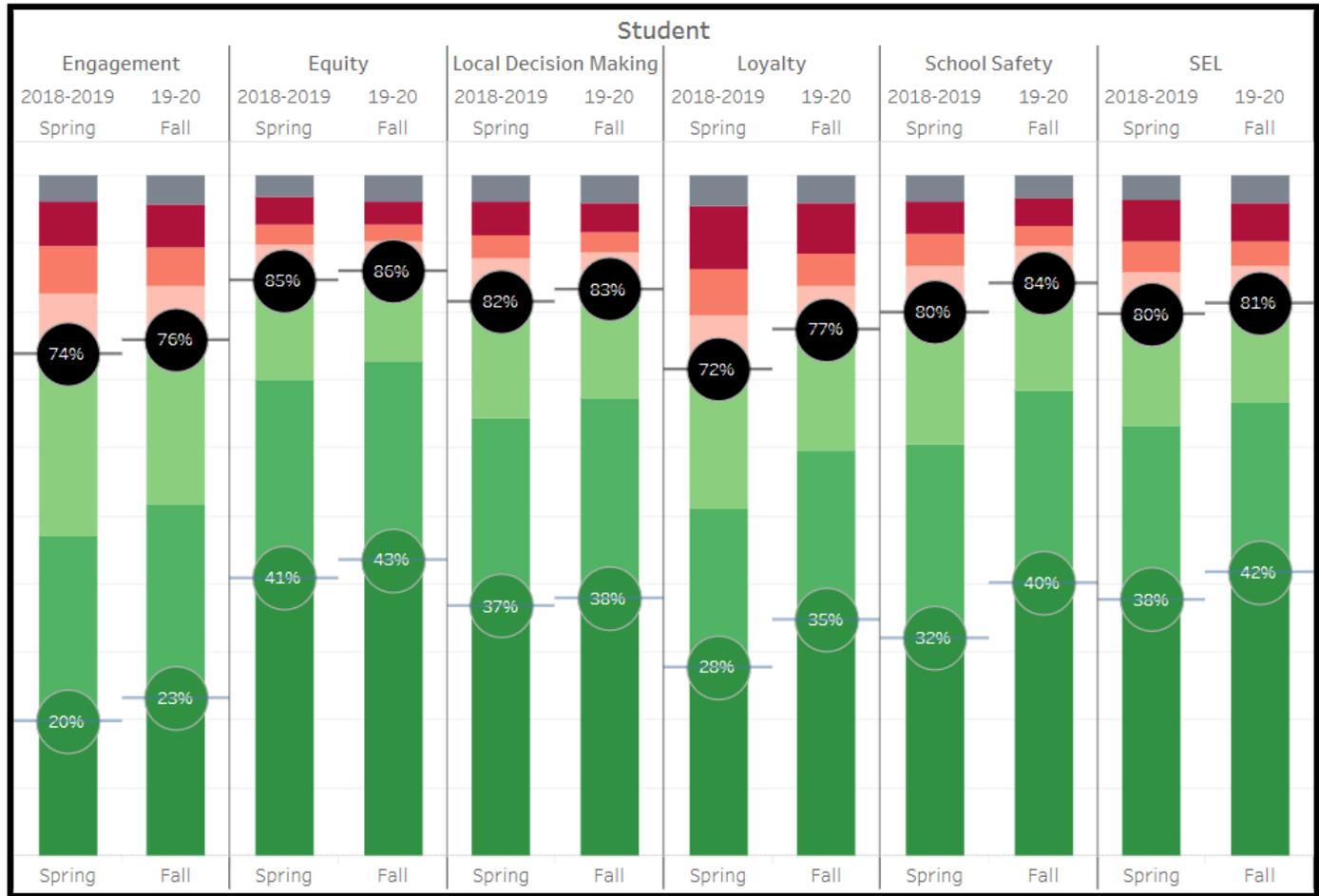
National Historical Trends



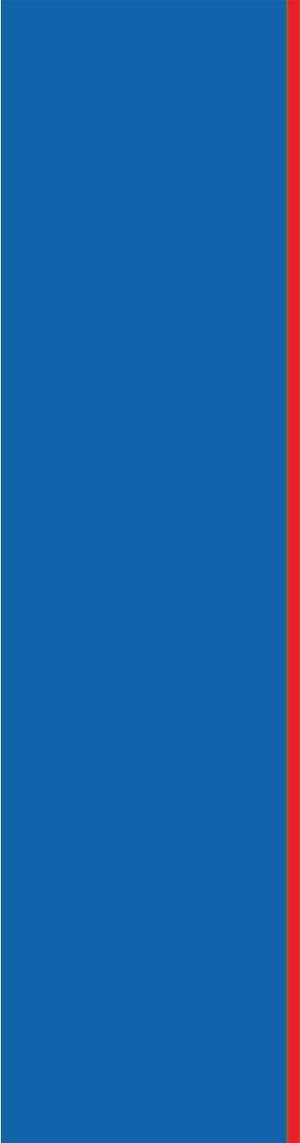
Bar Chart Legend: ■ Strongly Agree | ■ Agree | ■ Somewhat Agree | ■ Somewhat Disagree | ■ Disagree | ■ Strongly Disagree | ■ I do not know
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National Historical Trends



Bar Chart Legend: ■ Strongly Agree | ■ Agree | ■ Somewhat Agree | ■ Somewhat Disagree | ■ Disagree | ■ Strongly Disagree | ■ I do not know
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School-Level Results

Fall 2019-2020



Four Corners Charter School



Survey Revisions

Overview

The Parent and Staff surveys were revised for the 2018-2019 school year due to the length of the prior instruments and concerns expressed over the relevance of some of the questions. The revised surveys are shorter with 32 questions for staff and 26 questions for parents and will still allow for trend comparison among validated questions highly correlated with performance.

The revisions align with AdvancED's accreditation standards, CSUSA's transformation objectives and our desired culture based on continuous improvement practices. All questions and constructs build upon education research and are supported in the literature as important to school culture and climate. Existing questions have been identified that will allow for comparability before and after the transformation. New questions have also been identified to collect baseline data that will inform continuous improvement.

Three questions were added to the Equity and Rigor & Relevance categories for both parent and staff surveys. The inclusion of these questions will refine the measurement of the Culture of setting high expectations, appreciation for diversity and promoting access to educational support/services.

A revised Student Survey was piloted at 15 schools in the 2018-2019 school year. The revised Student survey is significantly shorter with 24 questions that are more relevant to our 21st century learners and the constructs align with those of the Parent and Staff Surveys.

The revised questions are heavily based on Panorama validated student survey questions which were developed by researchers at Harvard Graduate School of Education and Panorama Education. These questions are designed to measure student perceptions of teaching and learning. We also included some questions from CSUSA's original survey and Palm Beach County Public school surveys.

To obtain an informative sample of students at each major grade-span, surveys were administered to students in grades 4, 7 and 11.

Survey Construct [\[1\]](#)

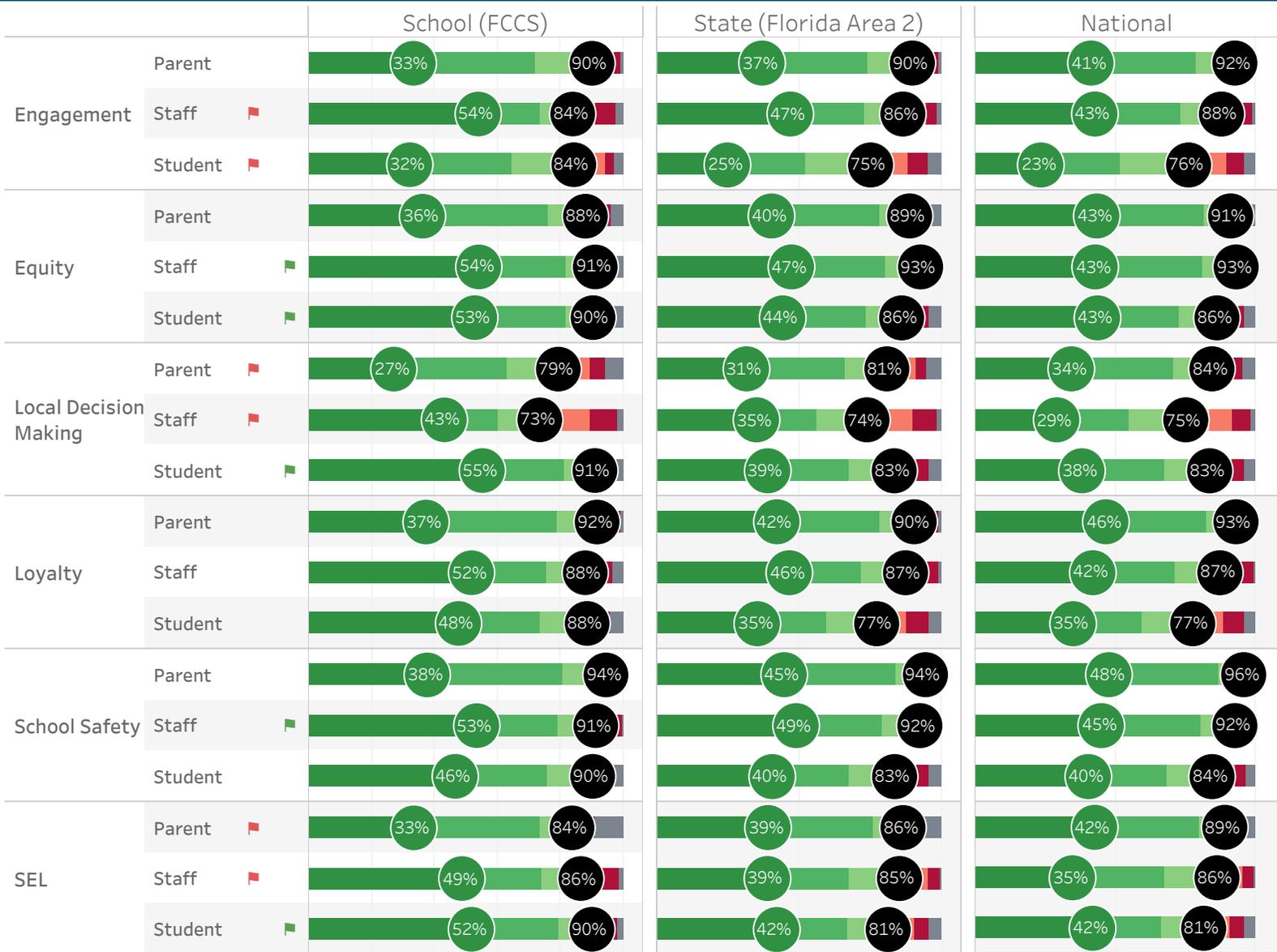
Existing Constructs: The following constructs remained in the revised survey and were selected on research validation and CSUSA correlation analysis:

- Engagement:** (Staff Survey – 12 questions, Parent Survey – 4 questions, Student Survey – 4 questions)
- Loyalty:** (Staff Survey – 2 questions and Parent Survey – 2 questions, Student Survey – 2 questions)
- School Safety:** (Staff Survey – 2 questions and Parent Survey – 2 questions, Student Survey – 2 questions)

New: New questions were identified to measure the culture required to implement the new theory of action. The theory of action posits that if we promote 1) local decision-making, 2) rigor and relevance and 3) close the achievement and opportunity gaps, we will achieve our goal of 100% A and B schools. Therefore, the following constructs were added to the survey:

- Local Decision-Making:** measured by responsiveness, agility, goal alignment. (Staff Survey – 4 questions, Parent Survey – 4 questions, Student Survey – 4 questions)
- Equity and Rigor & Relevance:** measured by appreciation for diversity, promoting access and setting high expectations. (Staff Survey – 10 questions, Parent Survey – 9 questions, Student Survey – 6 questions)
- Global Citizenship Skills & SEL:** measured by promoting skills essential for success in the 21st century and jobs of tomorrow. (Staff Survey – 4 questions, Parent Survey – 3 questions, Student Survey – 6 questions)

[\[1\]](#) Operational questions related to food services, transportation, uniform and Power School/SIS were excluded from the spring surveys and will be later revisited with specific departments to define/refine existing questions and administration window.



Survey Scale: All 3 surveys use a 6-point Likert scale that ranges from Strongly Agree to Strongly Disagree. This scale is intended to measure the level of agreement (or disagreement) using a list of 32 questions for staff, 26 questions for parents and 24 questions for students.

6-point Likert scale: Strongly Agree, Agree, Somewhat Agree, Somewhat Disagree, Disagree, Strongly Disagree

Total Agree is an aggregate measure that combines all agreement items in the Likert Scale. Therefore, Total Agree is the combination of Strongly Agree, Agree and Somewhat Agree as a percentage of all responses and excludes disagreement items.

Bar Chart Legend: ■ Strongly Agree | ■ Agree | ■ Somewhat Agree | ■ Somewhat Disagree | ■ Disagree | ■ Strongly Disagree | ■ I do not know

Circle Legend: ● Total Agree | ● Strongly Agree

Outstanding Performance 🚩 (Green Flag)

Staff, Parent & Student: "Strongly Agree" greater than 50% AND "Disagree" and "Strongly Disagree" less than 5%

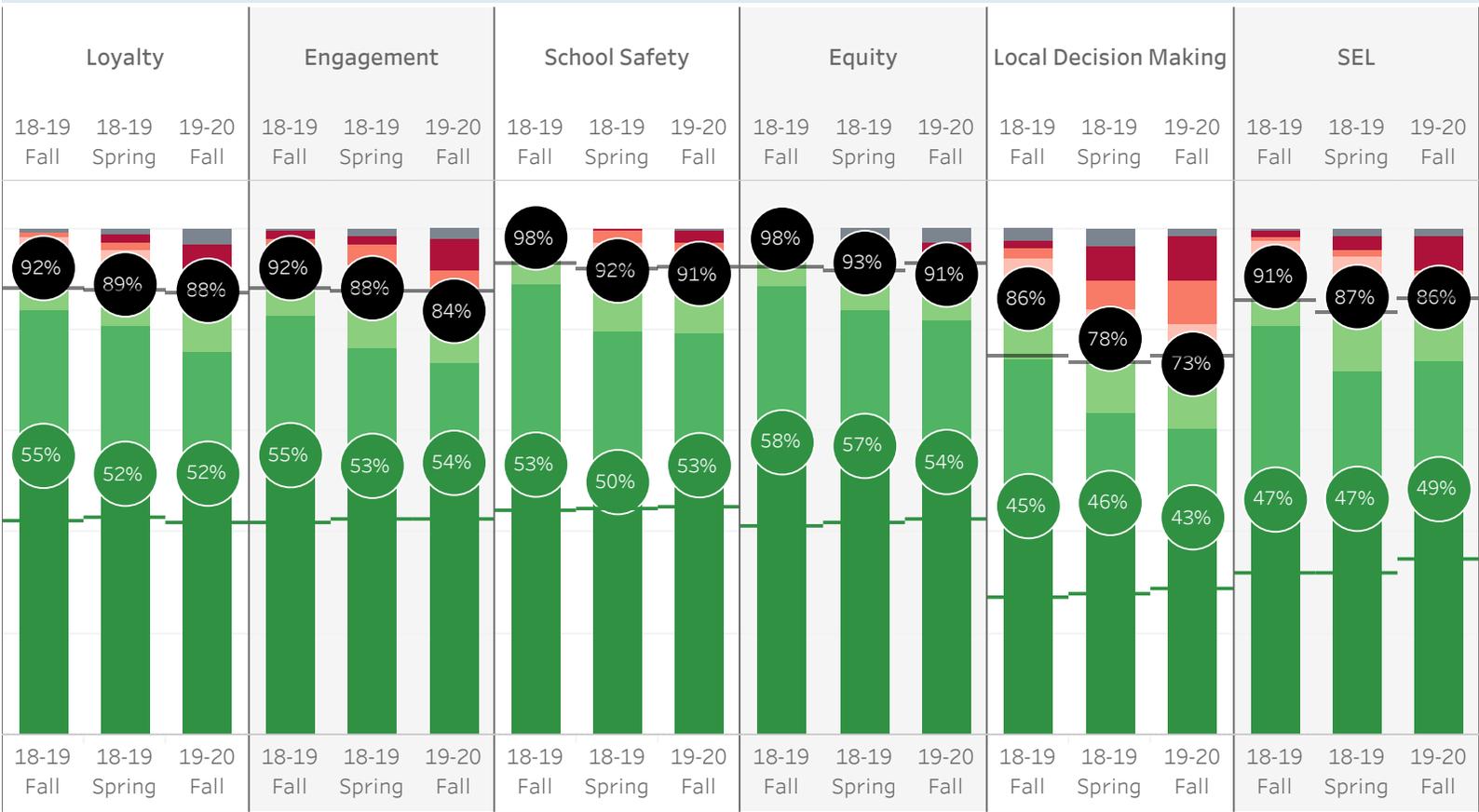
Opportunities for Improvement 🚩 (red flag):

Staff: "Strongly Disagree" and "Disagree" greater or equal to 8% OR "I do not know" greater than 5%

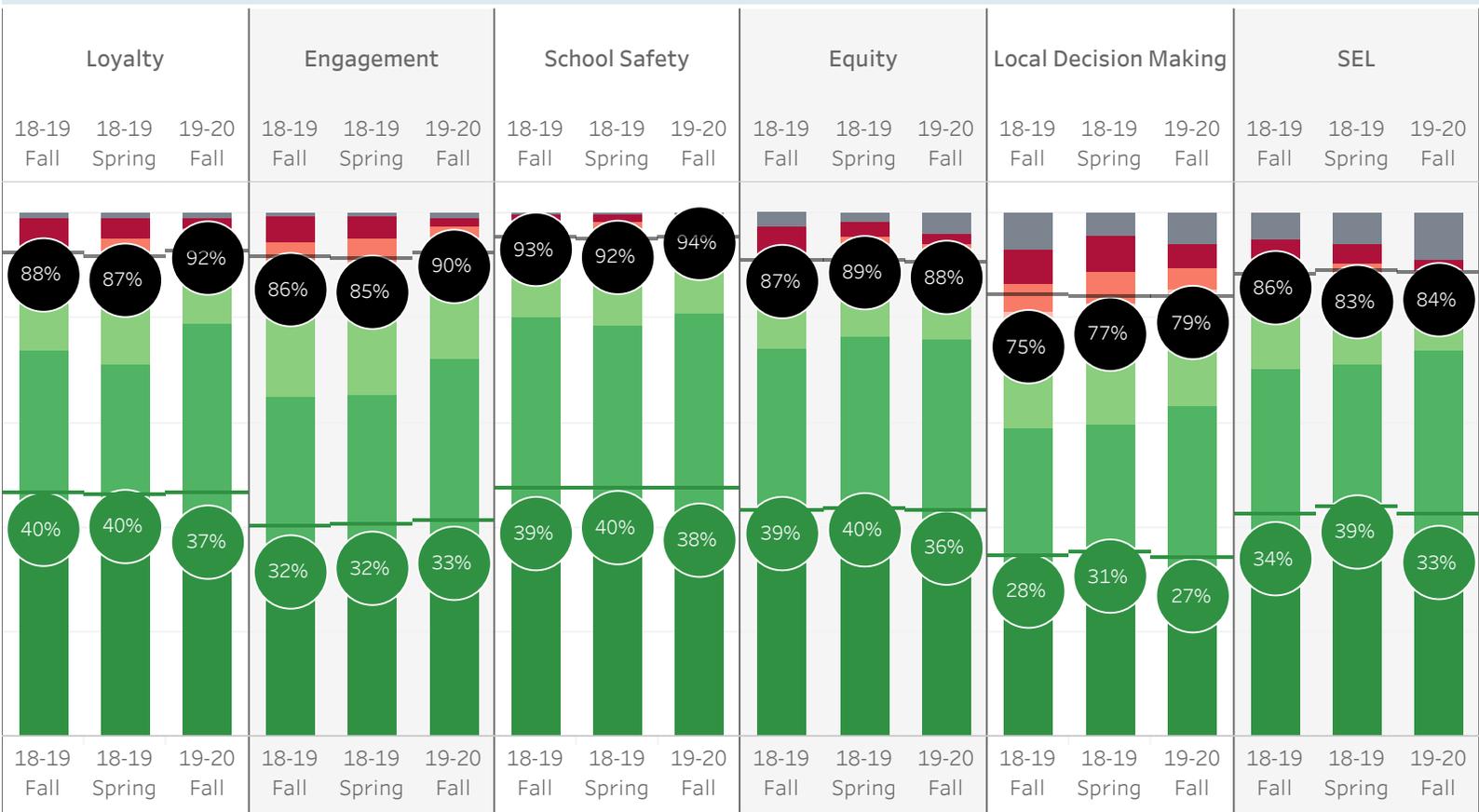
Parent & Student: "Strongly Disagree" and "Disagree" greater or equal to 7% OR "I do not know" greater than 7%

Area 1: Duval+Clay+Orange; Area 2: Osceola+Pasco+Hillsborough+Manatee; Area 3: Lee+Collier+Palm Beach+St. Lucie; Area 4: Broward+Dade

Staff Survey Results

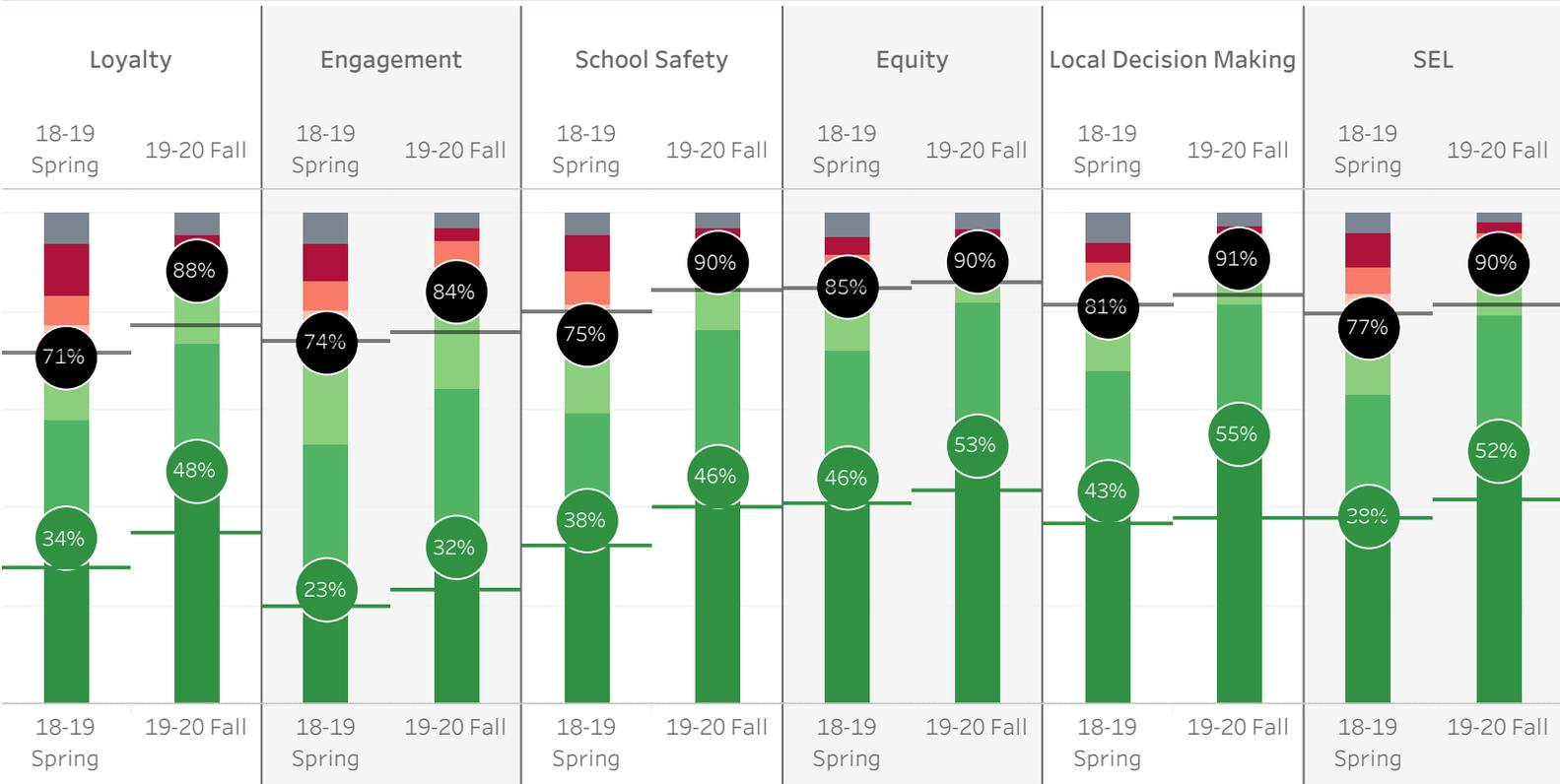


Parent Survey Results



Bar Chart Legend: ■ Strongly Agree | ■ Agree | ■ Somewhat Agree | ■ Somewhat Disagree | ■ Disagree | ■ Strongly Disagree | ■ I do not know
Circle & Line Legend: — Network Total Agree Average | — Network Strongly Agree Average | ● Total Agree | ● Strongly Agree

Student Survey Results



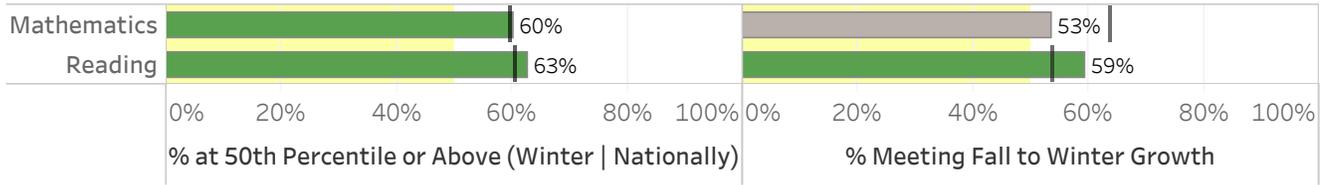
*Only schools that participated in the 2018-2019 Student Survey Pilot will see historical data for the 2018-2019 school year.

Winter 19-20 Achievement & Fall-to-Winter MAP Growth

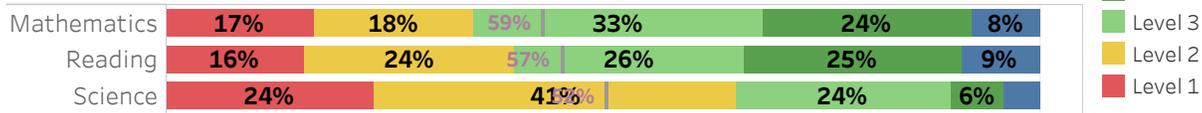
School
FCCS

Test Groups
All

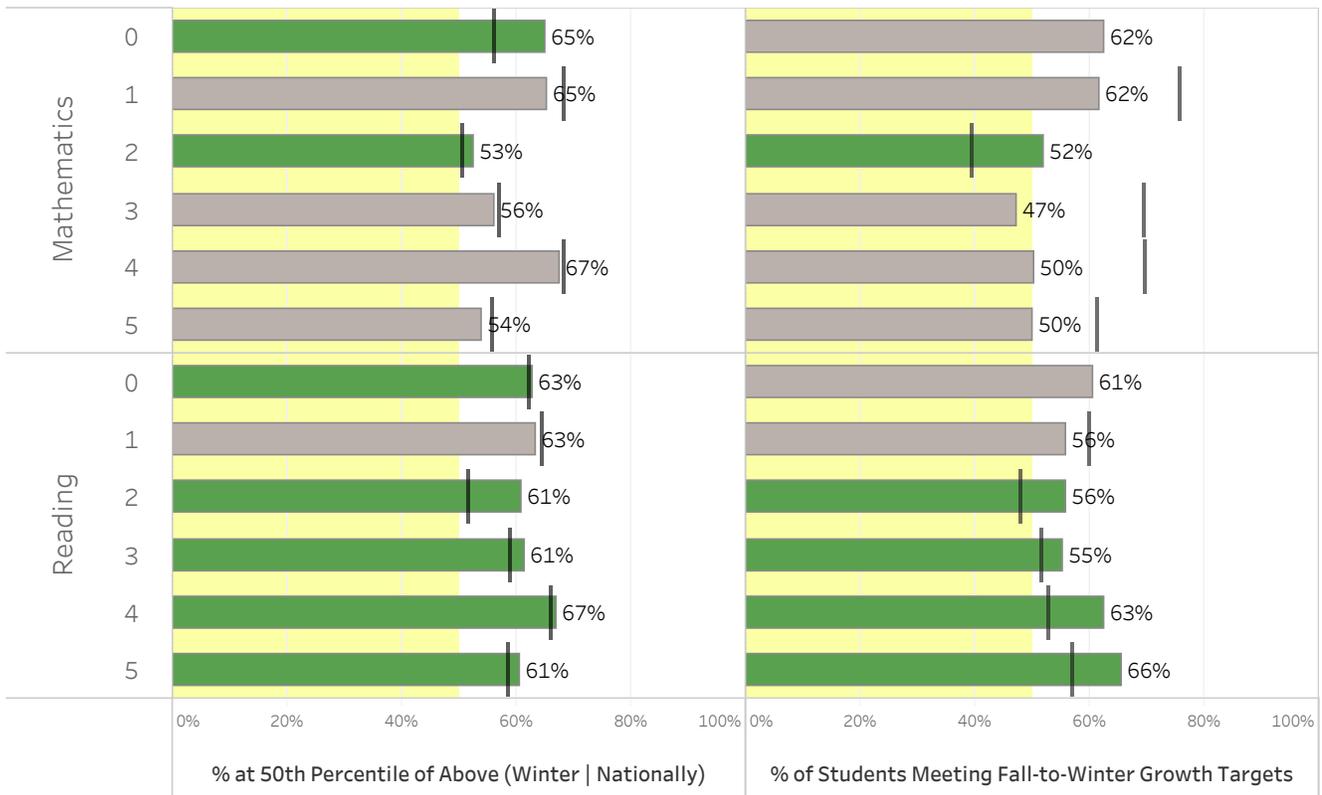
School - FCCS



Projected Proficiency on State Test (Prior Year Actual in Purple)



Grade-Level



Number of Students Tested (Grade Level)

	0	1	2	3	4	5
Mathematics	127	153	141	164	159	162
Reading	129	156	144	164	164	163

Small black line = prior term score (Fall 19-20 Test Percentile for "% at 50th Percentile", and Fall 18-19 to Fall 19-20 growth for "% Meeting Fall to Winter Growth") | Bar is Green = Met or exceeded prior term score, Bar is Gray = Did not meet or exceed prior term score OR no prior term data is available | Yellow shaded area represents National Norm of 50% | Student Counts of <=10 are excluded from reporting | Fall to Winter Growth Measure: Calculates the % of students who met or exceeded their individual Fall 19-20 to Winter 19-20 growth targets—student-specific goals that consider a student's grade, weeks of instruction and starting RIT score.

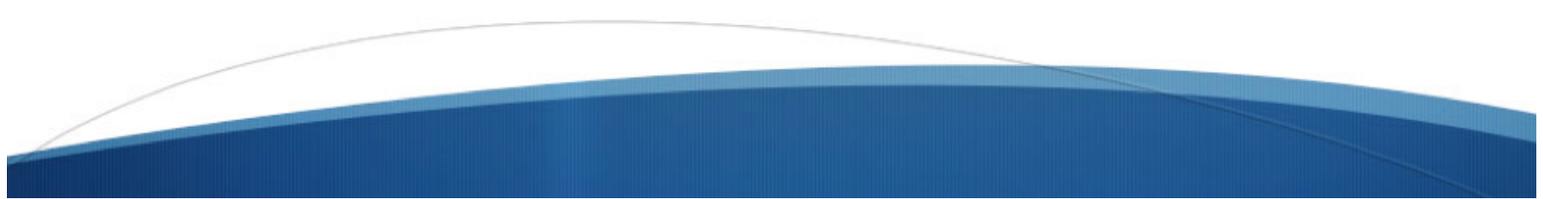
Section Cover Page



III. Financials

- Informational
- For Discussion
- For Action

Notes:



Four Corners Charter Schools
Actual vs. Budget Variance Analysis
For the Period Ended December 31, 2019

	YTD Actual	YTD Budget	Variance	% Variance
ENROLLMENT (per school's record)	941	1,000	(59)	-6%
ENROLLMENT (per funding source)	937	1,000	(63)	-6%
RATE PER STUDENT	\$ 7,061	\$ 7,155	\$ (94)	-1%
REVENUES				
Earned Capitation				
State/Local Per Student Funding	\$ 3,328,344	\$ 3,523,947	\$ (195,603)	-6%
Student Transportation	\$ 17,052	\$ -	\$ 17,052	100%
State/Local Grants	2,250	-	2,250	100%
Florida Teacher Lead Program	12,385	-	12,385	100%
Title Grant Revenue	17,249	-	17,249	100%
Capital Outlay Funding	252,985	260,198	(7,213)	-3%
District Fee Refund [>250 students]	123,293	130,554	(7,261)	-6%
Total Earned Capitation	3,753,558	3,914,699	(161,141)	-4%
Food Service Revenue	89	-	89	100%
Before and Aftercare Revenue	58,161	80,570	(22,409)	-28%
Interest Income	1,892	-	1,892	100%
Miscellaneous Income	35,286	33,962	1,324	4%
TOTAL REVENUES	3,848,986	4,029,231	(180,245)	-4%
EXPENSES				
Cost of Compensation				
School Leadership	92,319	95,654	3,335	3%
Administrative	77,619	44,715	(32,904)	-74%
Teachers	797,104	911,696	114,592	13%
ESE/Special Education	19,207	37,248	18,041	48%
Resource Teachers	36,202	51,611	15,409	30%
Guidance	23,377	22,566	(811)	-4%
Other Support	909	-	(909)	-100%
IT Support	11,916	11,650	(266)	-2%
Substitute Teachers	383,786	78,321	(305,465)	-390%
Aides - Instructional	28,724	20,457	(8,267)	-40%
Other Support/Aides	27,803	-	(27,803)	-100%
Aftercare	34,832	37,700	2,868	8%
Nurse	10,178	9,519	(659)	-7%
Plant Operations	4,092	13,767	9,675	70%
Tutoring	(63)	18,000	18,063	100%
Bonuses	56,258	37,750	(18,508)	-49%
Stipends	61,497	17,500	(43,997)	-251%
Contracted SPED - Instruction	28,675	34,586	5,911	17%
Total Taxes & Benefits	329,726	272,450	(57,276)	-21%
Total Cost of Compensation	2,024,161	1,715,190	(308,971)	-18%

Four Corners Charter Schools
Actual vs. Budget Variance Analysis
For the Period Ended December 31, 2019

	YTD Actual	YTD Budget	Variance	% Variance
Professional Services				
Legal Fees	5,277	16,356	11,079	68%
Accounting Services - Audit	7,400	9,900	2,500	25%
Outside Staff Development	14,975	1,388	(13,587)	-979%
Personnel Management	-	54,080	54,080	100%
Finance & Accounting Services	-	36,053	36,053	100%
Educational Intellectual Property	-	72,107	72,107	100%
Procurement/Vendor Management	-	18,027	18,027	100%
Support Center General Overhead	39,976	90,133	50,157	56%
Computer Service Fees	50,500	50,500	-	0%
Fee to Charterholder	246,993	258,200	11,207	4%
Fee:County School Board	167,489	174,072	6,583	4%
Professional Fees - Other	3,329	1,917	(1,412)	-74%
Advertising/Marketing Exp	7,028	7,465	437	6%
Staff Recruitment	501	479	(22)	-5%
Total Professional Services	543,468	790,677	247,209	31%
Vendor Services				
Contracted Pupil Transportation	132,315	66,480	(65,835)	-99%
Contracted Mental Health Services	7,298	-	(7,298)	-100%
Extra-Curricular Activity Events	288	1,586	1,298	82%
Licenses & Permits	380	696	316	45%
Bank Charges & Loan Fees	3,338	2,744	(594)	-22%
Contracted Custodial Services	114,083	113,150	(933)	-1%
Contracted Security	3,272	45,000	41,728	93%
Total Vendor Services	260,974	229,656	(31,318)	-14%
Administrative Expenses				
Travel / Auto / Meals / Lodging/Airfare	2,770	2,464	(306)	-12%
Business Expense - Other	-	1,350	1,350	100%
Dues & Subscriptions	15,748	1,438	(14,310)	-995%
Printing & Copying	2,150	-	(2,150)	-100%
Office Supplies	2,348	7,110	4,762	67%
Supplies - Aftercare	-	628	628	100%
Medical Supplies	208	-	(208)	-100%
Student Uniform Expense	-	2,337	2,337	100%
Total Administrative Services	23,224	15,327	(7,897)	-52%
Instruction Expense				
Textbooks	419	-	(419)	-100%
Instructional Licenses	50,224	23,658	(26,566)	-112%
Consumable Instr. Supplies & Equip.-Students	13,568	14,600	1,032	7%
Consumable Instr. Supplies & Equip.-Teachers	3,498	6,250	2,752	44%
Testing Materials	814	7,889	7,075	90%
Instructional Supplies - Florida Lead Teacher Program	12,385	-	(12,385)	-100%
Total Instruction Expense	80,908	52,397	(28,511)	-54%

Four Corners Charter Schools
Actual vs. Budget Variance Analysis
For the Period Ended December 31, 2019

	YTD Actual	YTD Budget	Variance	% Variance
Other Operating Expenses				
Telephone/Internet/Cable/Satellite	55,970	50,341	(5,629)	-11%
Postage & Express Mail	253	165	(88)	-53%
Electricity & Natural Gas	57,814	87,136	29,322	34%
Water & Sewer	9,251	11,418	2,167	19%
Waste Disposal	35,942	33,431	(2,511)	-8%
Pest Control	871	2,750	1,879	68%
Maintenance & Cleaning Supplies	18,999	21,750	2,751	13%
Building Repairs & Maintenance	261,133	175,670	(85,463)	-49%
Equipment Repairs & Maintenance	499	3,808	3,309	87%
Miscellaneous Expenses	107	-	(107)	-100%
Total Other Operating Expenses	440,839	386,469	(54,370)	-14%
Fixed Expenses				
Office Equipment - Leasing Expense	13,734	17,157	3,423	20%
Property & Liability Insurance	58,146	59,834	1,688	3%
Rent Expense	527,288	527,958	670	-
Total Fixed Expenses	599,168	604,949	5,781	1%
TOTAL EXPENSES	3,972,742	3,794,665	(178,077)	-5%
Operating Surplus/(Deficit)	(123,756)	234,566	(358,322)	-153%
Non-Operating Expenses				
Capital Expenditures (NonCap)	26,968	-	(26,968)	-100%
Capital Expenditures (Capitalized)	91,119	34,367	(56,752)	-165%
CHANGE IN FUND BALANCE	(241,843)	200,199	(442,042)	-221%

2019-20 BUDGET AMENDMENT #1 - OCTOBER FTEs

Four Corners Charter School



	2019-20		Variance	
	Final Budget	Amendment #1	Variance	% Variance
Enrollment	1,000	937	(63)	-7%
Rate per student	7,048	7,122	(74)	-1%
Square footage	91,235	91,235	-	0%
Revenues				
State Capitation / Student	\$ 7,048,000	\$ 6,671,266	(376,734)	-6%
Student Transportation	106,600	39,788	(66,812)	-168%
State/Local Grants	-	2,250	2,250	100%
Florida Teacher Lead Program	-	12,385	12,385	100%
Title Grant Revenue	-	259,971	259,971	100%
Capital Outlay Revenue	476,045	468,491	(7,554)	-2%
Board Fee Refund	261,112	243,950	(17,162)	-7%
Total State Funded Revenue	7,891,757	7,698,100	(193,657)	-3%
Food Service Revenue	-	474	474	100%
Before and Aftercare Revenue	158,547	123,161	(35,386)	-29%
Interest Revenue	-	3,692	3,692	100%
Miscellaneous Income	67,924	80,537	12,613	16%
Total Other Revenue	226,471	207,864	(18,608)	-9%
Revenue Total	\$ 8,118,228	\$ 7,905,964	(212,264)	-3%
Expenses				
School Leadership	\$ 191,308	\$ 168,788	22,520	13%
Administrative-Salaried	65,712	73,764	(8,051)	-11%
Teachers	2,001,369	1,718,926	282,443	16%
ESE/Special Education	81,946	55,290	26,656	48%
Resource Teachers	103,223	79,168	24,055	30%
Guidance	49,645	50,510	(865)	-2%
Permanent Subs	-	614,669	(614,669)	-100%
Other Support	-	1,900	(1,900)	-100%
Plant Operations-Salaried	-	2,061	(2,061)	-100%
IT Support	23,300	23,704	(404)	-2%
Total Salaries	\$ 2,516,503	\$ 2,788,779	(272,276)	-10%
Administrative-Hourly	\$ 23,718	\$ 54,149	(30,430)	-56%
Aides - Instructional	37,504	77,741	(40,237)	-52%
Aftercare	69,117	63,332	5,786	9%
Plant Operations-Hourly	25,239	2,031	23,208	1143%
Nurse-Hourly	19,038	21,658	(2,620)	-12%
Other Support/Aides	-	58,803	(58,803)	-100%
Daily Substitute Teachers	164,275	146,353	17,923	12%
Tutoring	36,000	14,503	21,497	148%
Total Hourly Wages	\$ 374,892	\$ 438,570	(63,678)	-15%
Bonuses	75,500	65,500	10,000	15%
Stipends	62,080	61,497	583	1%
Taxes & Benefits				
Group Insurance & Other	\$ 332,677	\$ 400,864	(68,186)	-17%
Workers' Compensation	24,213	17,499	6,714	38%
Payroll Taxes	227,426	261,747	(34,321)	-13%
Total Taxes & Benefits	\$ 584,316	\$ 680,109	(95,793)	-14%
Total Cost Of Compensation	\$ 3,613,291	\$ 4,034,455	(421,165)	-10%

2019-20 BUDGET AMENDMENT #1 - OCTOBER FTEs

Four Corners Charter School



	2019-20		2019-20		Variance	
	Final Budget		Amendment #1		Variance	% Variance
Professional Services						
Legal Fees - Independent Counsel	\$	18,245	\$	18,245	-	0%
Accounting Services - Audit		12,216		12,216	-	0%
Outside Staff Development		2,588		24,025	(21,438)	-89%
Personnel Management		108,160		108,160	-	0%
Finance & Accounting Services		72,107		72,107	-	0%
Educational Intellectual Property		144,213		144,213	-	0%
Procurement/Vendor Management		36,053		36,053	-	0%
Support Center General Overhead		180,267		180,267	-	0%
Sponsorship		-		(422,738)	422,738	-100%
Computer Service Fees		101,000		94,824	6,176	7%
Fee to County School Board		348,149		332,679	15,469	5%
Fee to Charterholder		516,400		498,817	17,583	4%
Professional Fees - Grants		-		9,803	(9,803)	-100%
Professional Fees - Other		7,718		7,718	-	0%
Grant Expense - Title I		-		34,124	(34,124)	-100%
Advertising/Marketing Exp		36,907		36,907	-	0%
Staff Recruitment		1,180		1,180	-	0%
Total Professional Services	\$	1,585,202	\$	1,188,600	396,602	33%
Vendor Services						
Contracted Pupil Transportation	\$	192,235	\$	192,235	-	0%
Extra-Curricular Activity Events		2,000		2,000	-	0%
Background / Finger Printing		1,500		1,500	-	0%
Drug Testing Fees		60		60	-	0%
Licenses & Permits		5,291		1,380	3,911	283%
Bank Charges & Loan Fees		4,186		6,338	(2,151)	-34%
Contracted Custodial Services		226,300		226,300	-	0%
Contracted Security		90,000		75,000	15,000	20%
Contracted Mental Health		13,455		13,455	-	0%
Total Vendor Services	\$	535,028	\$	518,268	16,760	3%
Administrative Expenses						
Travel / Auto	\$	4,729	\$	4,345	384	9%
Airfare		250		250	-	0%
Meals		128		512	(384)	-75%
Lodging		4,136		4,136	-	0%
Business Expense - Other		1,350		1,350	-	0%
Dues & Subscriptions		1,628		32,227	(30,599)	-95%
Printing & Copying		1,765		2,150	(385)	-18%
Office Supplies		13,791		13,791	-	0%
Aftercare Supplies		628		628	-	0%
Medical Supplies		1,000		1,000	-	0%
Student Uniform Expense		2,337		2,337	-	0%
In-house Food Service		500		500	-	0%
In-house Food Service - Aftercare		500		500	-	0%
Food Service - Paper & Smallwares		100		100	-	0%
Total Administrative Expenses	\$	32,842	\$	63,826	(30,983)	-49%
Instruction Expense						
Textbooks	\$	-	\$	419	(419)	-100%
Consumable Instr Supplies \$ Equip - Students		29,200		13,568	15,632	115%
Consumable Instr Supplies \$ Equip - Teachers		12,500		12,500	-	0%
Testing Materials		15,777		15,777	-	0%
Instructional Supplies - Florida Lead Teacher Program		-		12,385	(12,385)	-100%
Instructional Licenses		47,315		50,224	(2,909)	-6%
Contracted SPED - Instruction		74,000		70,030	3,970	6%
Total Instruction Expenses	\$	178,792	\$	174,903	3,889	2%

2019-20 BUDGET AMENDMENT #1 - OCTOBER FTEs

Four Corners Charter School



	2019-20		2019-20		Variance	
	Final Budget		Amendment #1		Variance	% Variance
Other Operating Expense						
Telephone & Internet	\$	110,309	\$	110,309	-	0%
Postage		1,000		1,000	-	0%
Electricity		164,669		141,814	22,855	16%
Water & Sewer		21,604		20,651	953	5%
Waste Disposal		66,861		66,861	-	0%
Pest Control		5,500		5,500	-	0%
Maintenance & Cleaning Supplies		43,500		43,423	77	0%
Building Repairs & Maintenance		351,340		440,516	(89,176)	-20%
Equipment Repairs & Maintenance		4,275		1,499	2,777	185%
Miscellaneous Expenses		1,138		107	1,031	965%
Total Other Operating Expense	\$	770,196	\$	831,679	(61,483)	-7%
Fixed Expenses						
Office Equipment - Leasing Expense	\$	33,360	\$	27,534	5,826	21%
Property & Liability Insurance		79,061		83,292	(4,231)	-5%
Depreciation		203,711		210,074	(6,363)	-3%
Total Fixed Expenses	\$	316,133	\$	320,900	(4,767)	-1%
Total Expenses	\$	7,031,484	\$	7,132,631	(101,147)	-1%
Operating Cash Surplus/(Deficit)		1,086,744		773,333	(313,411)	-41%
Rent Expense		1,054,577		1,054,577	-	0%
Surplus/(Deficit) Before Capex		32,167		(281,244)	(313,411)	111%
Capital Expenditures (NonCap)						
FF&E (NonCap)	\$	-	\$	961	(961)	-100%
Audio Visual Materials (NonCap)		-		17,678	(17,678)	-100%
Computer Hardware (NonCap)		-		4,970	(4,970)	-100%
Computer Software (NonCap)		-		8,885	(8,885)	-100%
IT Infrastructure (NonCap)		-		9,903	(9,903)	-100%
Improv other than Bldg (NonCap)		-		2,250	(2,250)	-100%
Total Capital Expenditures (NonCap)	\$	-	\$	44,646	(44,646)	-100%
Capital Expenditures (Capitalized)						
Computers - Hardware	\$	36,235	\$	29,015	7,220	25%
Computer - Software		12,500		3,615	8,885	246%
IT Infrastructure		10,000		97	9,903	10210%
FF&E		10,000		9,039	961	11%
Other		-		72,259	(72,259)	-100%
Total Capital Expenditures (Capitalized)	\$	68,735	\$	114,026	(45,291)	-40%
Surplus/(Deficit) After Capital Expenses		(36,568)		(439,916)	(403,348)	92%
Surplus/(Deficit) After Proceeds from Long Term Debt		(36,568)		(439,916)	(403,348)	92%
Surplus/(Deficit) After Debt Reduction		(36,568)		(439,916)	(403,348)	92%
Add back Depreciation and Amortization		203,711		210,074	6,363	
Net Change in Fund Balance	\$	167,143	\$	(229,842)	(396,985)	173%

Four Corners Charter Schools, Inc.
Governmental Balance Sheet
September 30, 2019

	Account Number	Fund Types				Total
		OF1 GENERAL	OF2 DEBT SERVICE	OF3 999.44	OF4 984.68	
ASSETS						
Cash and Cash Equivalents	1110	4,227,579.87	0.00	368,432.45	0.00	4,596,012.32
Investments	1160	0.00	0.00	0.00	0.00	0.00
Taxes Receivable	1120	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1130	350.95	0.00	0.00	0.00	350.95
Interest Receivable	1170	0.00	0.00	0.00	0.00	0.00
Due from Reinsurer	1180	0.00	0.00	0.00	0.00	0.00
Deposits Receivable	1210	0.00	0.00	0.00	0.00	0.00
Due from Other Funds	1140	0.00	0.00	0.00	0.00	0.00
Due from Other Agencies	1220	0.00	0.00	0.00	0.00	0.00
Inventory	1150	0.00	0.00	0.00	0.00	0.00
Prepaid Items	1230	0.00	0.00	0.00	0.00	0.00
Total Assets		4,227,930.82	0.00	368,432.45	0.00	4,596,363.27
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Salaries, Benefits and Payroll Taxes Payable	2110	0.00	0.00	0.00	0.00	0.00
Payroll Deductions and Withholdings	2170	0.00	0.00	0.00	0.00	0.00
Accounts Payable	2120	521,559.09	0.00	0.00	0.00	521,559.09
Judgments Payable	2130	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable	2140	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable-Retained	2150	0.00	0.00	0.00	0.00	0.00
Matured Interest Payable	2190	0.00	0.00	0.00	0.00	0.00
Due to Fiscal Agent	2240	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable	2260	0.00	0.00	0.00	0.00	0.00
Estimated Liability Self Insurance	2270	0.00	0.00	0.00	0.00	0.00
Accrued Interest Payable	2210	0.00	0.00	0.00	0.00	0.00
Deposits Payable	2220	0.00	0.00	0.00	0.00	0.00
Due to Other Agencies	2230	0.00	0.00	0.00	0.00	0.00
Due to Other Funds	2160	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	2410	0.00	0.00	0.00	0.00	0.00
Total Liabilities		521,559.09	0.00	0.00	0.00	521,559.09
FUND BALANCES						
Total Fund Balances	2700	3,706,371.73	0.00	368,432.45	0.00	4,074,804.18
Total Liabilities and Fund Balances		4,227,930.82	0.00	368,432.45	0.00	4,596,363.27

Four Corners Charter Schools, Inc. Revenue & Expenditures - Budget And Actual September 30, 2019	GENERAL FUND				
	OF1	Budget Amounts		Actual	Percentage of Current Budget
	Account Number	Original 999.44	Current 977.45		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	6,828,041.00	6,881,047.00	1,699,477.76	24.70%
Local Sources	3400	3,000.00	7,000.00	1,977.13	28.24%
Total Revenues		6,831,041.00	6,888,047.00	1,701,454.89	24.70%
EXPENDITURES					
Current:					
Instruction	5000	4,788,435.05	5,032,257.20	1,257,368.03	24.99%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	5,500.00	5,561.25	2,000.00	35.96%
General Administration	7200	1,096,794.45	1,120,258.05	257,914.89	23.02%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7400	1,053,139.50	1,054,576.75	263,644.20	25.00%
Fiscal Services	7500	20,000.00	20,000.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	0.00	0.00	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		6,963,869.00	7,232,653.25	1,780,927.12	24.62%
Excess (Deficiency) of Revenues Over (Under) Expenditures		(132,828.00)	(344,606.25)	(79,472.23)	23.06%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	260,328.00	476,045.00	0.00	
Transfers Out	9700	0.00	0.00	0.00	
Total Other Financing Sources (Uses)		260,328.00	476,045.00	0.00	
FUND BALANCE					
Net Change in Fund Balance		127,500.00	131,438.75	(79,472.23)	
Fund Balance, July 01, 2019	2800	3,785,843.96	3,785,843.96	3,785,843.96	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2020	2700	3,913,343.96	3,917,282.71	3,706,371.73	

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
September 30, 2019

	OF3 Account Number	CAPITAL PROJECTS FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 999.44	Current 977.45		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	260,328.00	476,045.00	84,180.00	17.68%
Local Sources	3400	0.00	0.00	0.00	0.00%
Total Revenues		260,328.00	476,045.00	84,180.00	17.68%
EXPENDITURES					
Current:					
Instruction	5000	0.00	0.00	0.00	0.00%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	0.00	0.00	0.00	0.00%
General Administration	7200	0.00	0.00	0.00	0.00%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7410	0.00	213,467.63	0.00	0.00%
Fiscal Services	7500	0.00	0.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	0.00	70,784.82	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		0.00	284,252.45	0.00	0.00%
Excess (Deficiency) of Revenues Over (Under) Expenditures		260,328.00	191,792.55	84,180.00	43.89%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	0.00	0.00	0.00	
Transfers Out	9700	(260,328.00)	(476,045.00)	0.00	
Total Other Financing Sources (Uses)		(260,328.00)	(476,045.00)	0.00	
FUND BALANCE					
Net Change in Fund Balance		0.00	(284,252.45)	84,180.00	
Fund Balance, July 01, 2019	2800	284,252.45	284,252.45	284,252.45	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2020	2700	284,252.45	0.00	368,432.45	

Four Corners Charter Schools, Inc.
Governmental Balance Sheet
December 31, 2019

	Account Number	Fund Types				Total
		OF1 GENERAL	OF2 DEBT SERVICE	OF3 999.44	OF4 984.68	
ASSETS						
Cash and Cash Equivalents	1110	4,409,589.07	0.00	380,210.84	0.00	4,789,799.91
Investments	1160	0.00	0.00	0.00	0.00	0.00
Taxes Receivable	1120	0.00	0.00	0.00	0.00	0.00
Accounts Receivable	1130	0.00	0.00	0.00	0.00	0.00
Interest Receivable	1170	0.00	0.00	0.00	0.00	0.00
Due from Reinsurer	1180	0.00	0.00	0.00	0.00	0.00
Deposits Receivable	1210	0.00	0.00	0.00	0.00	0.00
Due from Other Funds	1140	0.00	0.00	0.00	0.00	0.00
Due from Other Agencies	1220	0.00	0.00	0.00	0.00	0.00
Inventory	1150	0.00	0.00	0.00	0.00	0.00
Prepaid Items	1230	0.00	0.00	0.00	0.00	0.00
Total Assets		4,409,589.07	0.00	380,210.84	0.00	4,789,799.91
LIABILITIES AND FUND BALANCES						
LIABILITIES						
Salaries, Benefits and Payroll Taxes Payable	2110	0.00	0.00	0.00	0.00	0.00
Payroll Deductions and Withholdings	2170	0.00	0.00	0.00	0.00	0.00
Accounts Payable	2120	774,281.56	0.00	0.00	0.00	774,281.56
Judgments Payable	2130	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable	2140	0.00	0.00	0.00	0.00	0.00
Construction Contracts Payable-Retained	2150	0.00	0.00	0.00	0.00	0.00
Matured Interest Payable	2190	0.00	0.00	0.00	0.00	0.00
Due to Fiscal Agent	2240	0.00	0.00	0.00	0.00	0.00
Sales Tax Payable	2260	0.00	0.00	0.00	0.00	0.00
Estimated Liability Self Insurance	2270	0.00	0.00	0.00	0.00	0.00
Accrued Interest Payable	2210	0.00	0.00	0.00	0.00	0.00
Deposits Payable	2220	0.00	0.00	0.00	0.00	0.00
Due to Other Agencies	2230	0.00	0.00	0.00	0.00	0.00
Due to Other Funds	2160	0.00	0.00	0.00	0.00	0.00
Deferred Revenue	2410	0.00	0.00	0.00	0.00	0.00
Total Liabilities		774,281.56	0.00	0.00	0.00	774,281.56
FUND BALANCES						
Total Fund Balances	2700	3,635,307.51	0.00	380,210.84	0.00	4,015,518.35
Total Liabilities and Fund Balances		4,409,589.07	0.00	380,210.84	0.00	4,789,799.91

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
December 31, 2019

	OF1 Account Number	GENERAL FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 976.30	Current 976.30		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	6,881,047.00	6,881,047.00	3,410,677.76	49.57%
Local Sources	3400	7,000.00	7,000.00	3,484.21	49.77%
Total Revenues		6,888,047.00	6,888,047.00	3,414,161.97	49.57%
EXPENDITURES					
Current:					
Instruction	5000	5,032,257.20	5,032,257.20	2,515,664.42	49.99%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	5,561.25	5,561.25	5,750.00	103.39%
General Administration	7200	1,120,258.05	1,120,258.05	515,995.62	46.06%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7400	1,054,576.74	1,054,576.75	527,288.38	50.00%
Fiscal Services	7500	20,000.00	20,000.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	0.00	0.00	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		7,232,653.24	7,232,653.25	3,564,698.42	49.29%
Excess (Deficiency) of Revenues Over (Under) Expenditures		(344,606.24)	(344,606.25)	(150,536.45)	43.68%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	476,045.00	476,045.00	0.00	
Transfers Out	9700	0.00	0.00	0.00	
Total Other Financing Sources (Uses)		476,045.00	476,045.00	0.00	
FUND BALANCE					
Net Change in Fund Balance		131,438.76	131,438.75	(150,536.45)	
Fund Balance, July 01, 2019	2800	3,785,843.96	3,785,843.96	3,785,843.96	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2020	2700	3,917,282.72	3,917,282.71	3,635,307.51	

Four Corners Charter Schools, Inc.
Revenue & Expenditures - Budget And Actual
December 31, 2019

	OF3 Account Number	CAPITAL PROJECTS FUND			Percentage of Current Budget
		Budget Amounts		Actual	
		Original 976.30	Current 976.30		
REVENUES					
Federal Direct	3100	0.00	0.00	0.00	0.00%
Federal Through State	3200	0.00	0.00	0.00	0.00%
State Sources	3300	476,045.00	476,045.00	210,698.00	44.26%
Local Sources	3400	0.00	0.00	0.00	0.00%
Total Revenues		476,045.00	476,045.00	210,698.00	44.26%
EXPENDITURES					
Current:					
Instruction	5000	0.00	0.00	0.00	0.00%
Pupil Personnel Services	6100	0.00	0.00	0.00	0.00%
Instructional Media Services	6200	0.00	0.00	0.00	0.00%
Instruction and Curriculum Development Services	6300	0.00	0.00	0.00	0.00%
Instructional Staff Training Services	6400	0.00	0.00	0.00	0.00%
Instructional Related Technology	6500	0.00	0.00	0.00	0.00%
Board	7100	0.00	0.00	0.00	0.00%
General Administration	7200	0.00	0.00	0.00	0.00%
School Administration	7300	0.00	0.00	0.00	0.00%
Facilities Acquisition and Construction	7410	213,467.63	213,467.63	114,739.61	53.75%
Fiscal Services	7500	0.00	0.00	0.00	0.00%
Food Services	7600	0.00	0.00	0.00	0.00%
Central Services	7700	0.00	0.00	0.00	0.00%
Pupil Transportation Services	7800	0.00	0.00	0.00	0.00%
Operation of Plant	7900	0.00	0.00	0.00	0.00%
Maintenance of Plant	8100	70,784.82	70,784.82	0.00	0.00%
Administrative Tech Services	8200	0.00	0.00	0.00	0.00%
Community Services	9100	0.00	0.00	0.00	0.00%
Debt Service	9200	0.00	0.00	0.00	0.00%
Total Expenditures		284,252.45	284,252.45	114,739.61	40.37%
Excess (Deficiency) of Revenues Over (Under) Expenditures		191,792.55	191,792.55	95,958.39	50.03%
OTHER FINANCING SOURCES (USES)					
Long-term Debt Proceeds & Sales of Capital Assets	3700	0.00	0.00	0.00	
Transfers In	3600	0.00	0.00	0.00	
Transfers Out	9700	(476,045.00)	(476,045.00)	0.00	
Total Other Financing Sources (Uses)		(476,045.00)	(476,045.00)	0.00	
FUND BALANCE					
Net Change in Fund Balance		(284,252.45)	(284,252.45)	95,958.39	
Fund Balance, July 01, 2019	2800	284,252.45	284,252.45	284,252.45	
Adjustment to Fund Balance	2891	0.00	0.00	0.00	
Fund Balance, June 30, 2020	2700	0.00	0.00	380,210.84	

OSCEOLA COUNTY COMPONENT UNIT
Four Corners Charter School, Inc.
Fiscal Year 2019-2020 Preliminary Budget

	OF1	General Fund			
		Budget Amounts			
		Function	2019-20 Final	2019-20 Amendment #1	Difference
UFTE	976.30	936.71	-39.59	%	
REVENUES					
Federal Direct	3100			0.00	
Federal Through State & Local	3200	0.00	0.00	0.00	
State Sources	3300	6,881,047.00	6,716,438.76	(164,608.24)	-2.39%
Local Sources	3400	7,000.00	7,000.00	0.00	0.00%
Total Revenues		6,888,047.00	6,723,438.76	(164,608.24)	-2.39%
EXPENDITURES					
Current:					
Instruction	5000	5,032,257.20	4,801,143.95	(231,113.25)	-4.59%
Student & Instructional Support Services	6000		0.00	0.00	
Board	7100	5,561.25	5,561.25	0.00	0.00%
Administration Fees:					
District Holdback Fee	7201	88,101.00	88,351.00	250.00	0.28%
Charter Holder	7202			0.00	
Management Company	7203	1,032,157.05	993,113.06	(39,043.99)	-3.78%
Other	7204			0.00	
School Administration	7300			0.00	
Facilities Acquisition and Construction	7400	1,054,576.75	1,054,576.75	0.00	0.00%
Fiscal Services	7500	20,000.00	20,000.00	0.00	0.00%
Food Services	7600			0.00	
Central Services	7700			0.00	
Pupil Transportation Services	7800	0.00	0.00	0.00	
Operation of Plant	7900			0.00	
Maintenance of Plant	8100	0.00	0.00	0.00	
Administrative Technology Services	8200			0.00	
Community Services	9100			0.00	
Debt Service: (Function 9200)					
Retirement of Principal	710			0.00	
Interest	720			0.00	
Dues, Fees and Issuance Costs	730			0.00	
Miscellaneous Expenditures	790			0.00	
Capital Outlay:					
Facilities Acquisition and Construction	7420			0.00	
Other Capital Outlay	9300			0.00	
Total Expenditures		7,232,653.25	6,962,746.01	(269,907.24)	-8.09%
Excess (Deficiency) of Revenues Over (Under) Expenditures		(344,606.25)	(239,307.25)	105,299.00	-10.48%
OTHER FINANCING SOURCES (USES)					
Loans Incurred	3720			0.00	
Proceeds from the Sale of Capital Assets	3730			0.00	
Loss Recoveries	3740			0.00	
Proceeds of Forward Supply Contract	3760			0.00	
Special Facilities Construction Advances	3770			0.00	
Transfers In	3600	476,045.00	468,491.00	(7,554.00)	-1.59%
Transfers Out	9700	0.00	0.00	0.00	
Total Other Financing Sources (Uses)		476,045.00	468,491.00	(7,554.00)	-1.59%
SPECIAL ITEMS					
				0.00	
EXTRAORDINARY ITEMS					
Net Change in Fund Balances		131,438.75	229,183.75	97,745.00	74.37%
Fund Balance - Beginning of Year	2800	3,292,522.54	3,785,843.96	493,321.42	14.98%
Adjustment to Fund Balance	2891			0.00	
Fund Balance - End of Year	2700	3,423,961.29	4,015,027.71	591,066.42	17.26%

Fund Balance:

Debt Service	1,054,576.75
Maintenance Reserve	150,000.00
Unassigned	2,810,450.96
Total Fund Balance	<u>4,015,027.71</u>

Notes:

Unreserved fund balance as a percentage of revenues:

39.08%

OSCEOLA COUNTY COMPONENT UNIT
Four Corners Charter School, Inc.
Fiscal Year 2019-2020 Preliminary Budget

	OF3 Function UFTE	Capital Projects			
		Budget Amounts			
		2019-20 Final	2019-20 Amendment #1	Difference	
		976.30	936.71	-39.59	%
REVENUES					
Federal Direct	3100			0.00	
Federal Through State & Local	3200			0.00	
State Sources	3300	476,045.00	468,491.00	(7,554.00)	-1.59%
Local Sources	3400			0.00	
Total Revenues		476,045.00	468,491.00	(7,554.00)	-1.59%
EXPENDITURES					
Current:					
Instruction	5000			0.00	
Student & Instructional Support Services	6000			0.00	
Board	7100			0.00	
Administration Fees:					
District Holdback Fee	7201			0.00	
Charter Holder	7202			0.00	
Management Company	7203			0.00	
Other	7204			0.00	
School Administration	7300			0.00	
Facilities Acquisition and Construction	7400	213,467.63	213,467.63	0.00	0.00%
Fiscal Services	7500			0.00	
Food Services	7600			0.00	
Central Services	7700			0.00	
Pupil Transportation Services	7800			0.00	
Operation of Plant	7900			0.00	
Maintenance of Plant	8100	70,784.82	70,784.82	0.00	0.00%
Administrative Technology Services	8200			0.00	
Community Services	9100			0.00	
Debt Service: (Function 9200)					
Retirement of Principal	710			0.00	
Interest	720			0.00	
Dues, Fees and Issuance Costs	730			0.00	
Miscellaneous Expenditures	790			0.00	
Capital Outlay:					
Facilities Acquisition and Construction	7420			0.00	
Other Capital Outlay	9300			0.00	
Total Expenditures		284,252.45	284,252.45	0.00	0.00
Excess (Deficiency) of Revenues Over (Under) Expenditures		191,792.55	184,238.55	(7,554.00)	-3.94%
OTHER FINANCING SOURCES (USES)					
Loans Incurred	3720			0.00	
Proceeds from the Sale of Capital Assets	3730			0.00	
Loss Recoveries	3740			0.00	
Proceeds of Forward Supply Contract	3760			0.00	
Special Facilities Construction Advances	3770			0.00	
Transfers In	3600			0.00	
Transfers Out	9700	(476,031.00)	(468,491.00)	(7,540.00)	1.58%
Total Other Financing Sources (Uses)		(476,031.00)	(468,491.00)	(7,540.00)	1.58%
SPECIAL ITEMS					
EXTRAORDINARY ITEMS					
Net Change in Fund Balances		(284,238.45)	(284,252.45)	14.00	0.00%
Fund Balance - Beginning of Year	2800	282,252.45	284,252.45	2,000.00	0.71%
Adjustment to Fund Balance	2891				
Fund Balance - End of Year	2700	(1,986.00)	0.00	1,986.00	-100.00%

Four Corners Charter School, Inc. and Four Corners Charter School (Elementary)

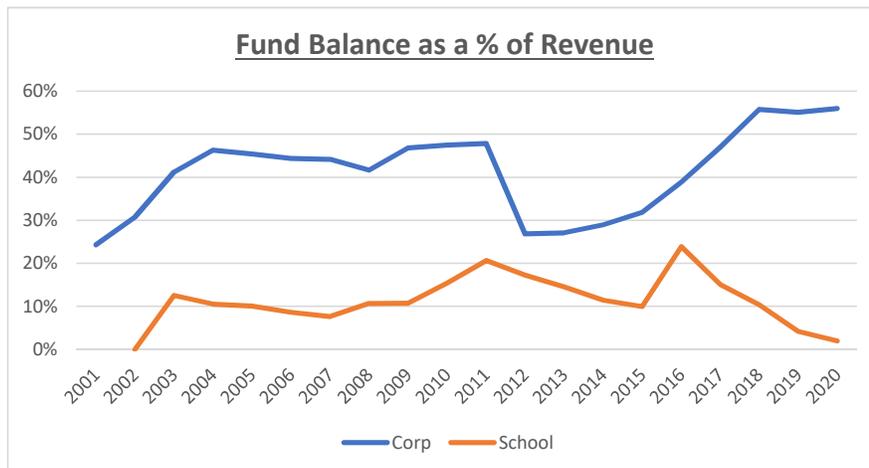
Fund Balance Analysis

Fiscal Year	FCCS, Inc.			FCCS-Elementary		
	Revenue	Fund Balance	Corp FB % of Revenue	Revenue	Fund Balance	School FB % of Revenue
2001	3,897,469.64	946,876.55	24%			
2002	4,325,898.67	1,330,523.06	31%	3,536,266.00	-	0%
2003	5,468,597.84	2,255,439.21	41%	4,171,433.00	522,983.00	13%
2004	5,070,229.00	2,348,539.80	46%	3,858,831.00	408,231.00	11%
2005	5,042,180.03	2,289,916.65	45%	4,193,502.00	424,930.00	10%
2006	5,827,222.33	2,587,976.98	44%	4,842,569.00	418,970.00	9%
2007	6,454,188.62	2,854,610.84	44%	6,619,126.00	508,933.00	8%
2008	6,579,401.55	2,741,497.35	42%	6,975,316.22	748,097.35	11%
2009	6,342,700.96	2,972,253.45	47%	6,727,428.35	725,955.65	11%
2010	6,725,287.13	3,197,377.42	48%	6,794,505.00	1,050,378.00	15%
2011	7,173,758.33	3,434,696.05	48%	7,370,741.00	1,521,613.00	21%
2012	6,285,823.77	1,690,266.48	27%	6,609,237.00	1,140,099.00	17%
2013	6,458,731.71	1,751,773.30	27%	6,619,102.00	962,937.00	15%
2014	6,840,833.90	1,979,522.13	29%	7,049,665.00	804,010.00	11%
2015	6,938,654.83	2,209,074.19	32%	7,149,382.00	712,379.00	10%
2016	7,344,610.64	2,855,795.24	39%	7,593,059.00	1,813,873.00	24%
2017	6,907,981.57	3,245,568.95	47%	7,341,807.00	1,113,092.00	15%
2018	7,001,636.40	3,909,315.72	56%	7,190,197.00	748,872.00	10%
2019	7,383,222.91	4,070,096.41	55%	8,002,502.00	333,030.00	4%
2020	7,184,919.76	4,015,027.71	56%	8,118,228.00	167,144.00	2%

Notes:

This report includes all Governmental Funds, and excludes transfers.

Financial data for FCCS, Inc. - before combining with FCCS-Elementary



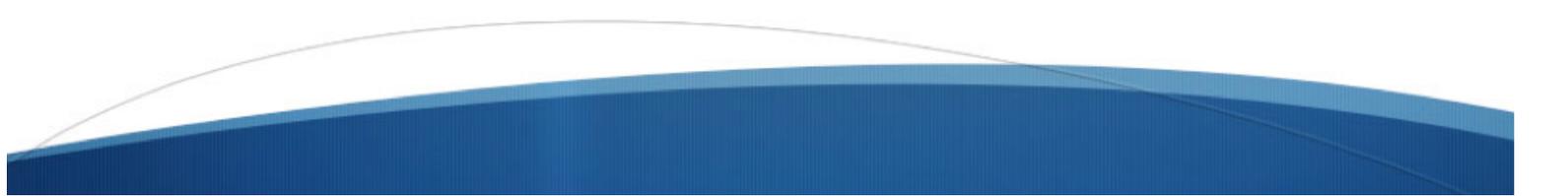
Section Cover Page



IV. New Business

- Informational**
- For Discussion**
- For Action**

Notes:





FY 2019-20 Best and Brightest Award¹ Allocation Plan

All Awards will be paid at the school level – co-located schools will have two separate buckets of funds. It is recommended that co-located schools review payments across both “locations” for as much consistency as possible.

All awardees within a category will receive the same award amount at each school.²

Award monies will be portioned out in the following order.

1. **Principal** Award paid in full at \$5000, principal may request a reduction in writing to supplement remaining staff award amounts.
2. **Retention** Awards paid at \$2500 Highly Effective and \$1000 Effective levels when available.
3. **Recruitment** Award paid after Principal and Retention awards – aim to pay at or above Highly Effective Retention amount up to \$4000
4. **Recognition** awards to be paid out last with remaining funds.

If existing funds do not cover **Principal**, **Retention** and **Recruitment** awards at full amounts the following reduction procedures and rules will apply:

- **Principal** award may be *voluntarily* reduced by principal’s written request. This request must detail the amount to be sent back to the general bucket of funds for staff. *If funds do not exist to cover full Principal, Retention and Recruitment awards, the Principal award will be reduced proportionately to ensure the Recruitment award can be paid out at a minimum of the Highly Effective Retention award level.*
- **Retention** award amounts to be reduced in 10% increments.
- **Recruitment** award reduced in 10% increments but should be no less than the Highly Effective Retention award amounts (including reductions from prior rule).

When funds remain for the **Recognition** award (*if less than \$150/person remains, please see additional spending options below*):

- Only those staff who did not receive the **Retention** award will be eligible for **Recognition** money.
- **Recognition** award amounts (Highly Effective/Effective) should not exceed **Retention** amounts (Highly Effective/Effective) and will be capped at \$2500 for Highly Effective and \$1000 for Effective instructional personnel.
- If this amount exceeds available funds, reduce Recognition awards in 10% increments.

Schools may choose one of the following options for any **remaining or insufficient funds**. Including qualifying staff’s input/vote is a best practice.

- Use remaining funds for teacher support and recognition such as classroom resources, staff luncheon, swag, etc.
- All remaining fund expenditures are subject to state and area director approval.

¹ <http://www.fldoe.org/about-us/best-brightest.html>

² 7.65% in FICA taxes will be taken from each of the final award amounts in addition to any applicable federal taxes. All personnel evaluations are from the 2018-19 school year.

FOURTH ADDENDUM TO MANAGEMENT AGREEMENT

This Fourth Addendum to Management Agreement (“Fourth Addendum”) is approved this ____ day of _____ 2020, by and between The School Board of Osceola County, Florida as operator of Four Corners Charter School, Inc., a Florida non-profit corporation, located at 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (hereinafter referred to as “School Board”) and Charter Schools USA at Four Corners, LLC, with a business address at 800 Corporate Drive, Suite 700, Fort Lauderdale, Florida 33334 (hereinafter referred to as “Charter Schools USA”).

WHEREAS, the School Board and Charter Schools USA entered into a certain Management Agreement dated April 4, 2016 and any subsequent amendments thereto; and

WHEREAS, the School Board and Charter Schools USA have determined that certain, provisions of the Agreement require additional modification.

NOW, THEREFORE, the School Board and Charter Schools USA hereby amend the Management Agreement by this instrument as follows:

A. Recitals. The recitals set forth in the WHEREAS clauses above are incorporated herein and made a part of this Fourth Addendum.

B. The following paragraphs of the Management Agreement shall be amended as follows:

2. Hiring and Term. This paragraph shall be deleted in its entirety and in its place the following shall be inserted:

The School Board agrees to hire Charter Schools USA, and Charter Schools USA agrees to be hired, for the purpose of organizing, developing, managing, staffing, and operating the School Board’s Charter School, subject to the right to terminate this Agreement as provided in Paragraph 30 of the Original Agreement and any subsequent amendments and addenda thereto, the term of this Agreement shall be extended for an initial period of five (5) years commencing on July 1, 2020, unless terminated earlier pursuant to the provisions of the Original Agreement and any subsequent amendments and addenda thereto, or in the event the School Board terminates the Charter during the term hereof or any option periods otherwise set forth herein.

Unless terminated earlier pursuant to the provisions of the Original Agreement and any subsequent amendments and addenda thereto, or in the event the School Board terminates the Charter, the Agreement will renew for an additional term of five (5) years, subject

to approval of the School Board. Each renewal period, if any, will commence on July 1 of that year and terminate on June 30 of the fifth year.

The rest and remainder of the Agreement shall remain the same.

IN WITNESS WHEREOF, this Fourth Addendum to the Management Agreement has been executed by the parties as of the date set forth above.

FOUR CORNERS CHARTER SCHOOL, INC.

CHARTER SCHOOLS USA AT
FOUR CORNERS LLC

By: _____
Kelvin Soto, Chairman

By: _____
Jonathan K. Hage

Attest: _____
Print Name: _____

Attest: _____
Print Name: _____

THIRD ADDENDUM TO MANAGEMENT AGREEMENT

This Third Addendum to Management Agreement (“Third Addendum”) is approved this _____ day of _____ 2015, by and between Four Corners Charter School, Inc., a Florida non-profit corporation, located at 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (hereinafter referred to as “Corporation”) and Charter Schools USA at Four Corners, LLC, located at 800 Corporate Drive, Suite 124, Fort Lauderdale, Florida 33308 (hereinafter referred to as “Charter Schools USA”).

WHEREAS, the Corporation and Charter Schools USA. entered into that certain Management Agreement dated April 4, 2006, as amended by the First Addendum to Management Agreement dated August 15, 2006, and by the Second Addendum to Management Agreement dated September 16, 2010 and by the Third Addendum of July 1, 2015 (collectively, the “Agreement”); and

WHEREAS, the Corporation and Charter Schools USA., have determined that certain, provisions of the Agreement require additional modification.

NOW, THEREFORE, the Corporation and Charter Schools USA. hereby amend the Management Agreement by this instrument as follows:

A. Recitals. The recitals set forth in the Whereas clauses above are incorporated herein and made a part of this Third Addendum.

B. The following paragraphs of the Management Agreement shall be amended as follows:

2. Hiring and Term. This paragraph shall be deleted in its entirety and in its place the following shall be inserted:

The Corporation agrees to hire Charter Schools USA, and Charter Schools USA agrees to be hired, for the purpose of organizing, developing, managing, staffing, and operating the Corporation’s Charter School Subject to the right to terminate this Agreement as provided in Paragraph 30 herein, and as provided for in the School Board of Osceola County Charter School Contracts, and any addenda thereto, the term of this Agreement shall be extended for an initial period of five (5) years commencing on July 1, 2020, unless terminated earlier pursuant to the provisions of this Agreement or in the event the Charter Sponsor terminates the Charter given to the Corporation during the term hereof or any option periods otherwise set forth herein.

Unless terminated earlier pursuant to the provisions of this Agreement or in the event the Charter Sponsor terminates the Charter, the Agreement will renew for an additional term of five (5) years, subject

to approval of the governing board of the Corporation., Each renewal period, if any, will commence on July 1 of that year and terminate on June 30 of the fifth year.

The rest and remainder of the Agreement shall remain the same.

IN WITNESS WHEREOF, this Fourth Addendum to the Management Agreement has been executed by the parties as of the date set forth above.

FOUR CORNERS CHARTER SCHOOL,INC.

CHARTER SCHOOLS USA AT
FOUR CORNERS LLC

By: _____
Chairman

By: _____
Jonathan K. Hage

Attest: _____
Print Name: _____

Attest: _____
Print Name: _____

THIRD ADDENDUM TO MANAGEMENT AGREEMENT

This Third Addendum to Management Agreement ("Third Addendum") is approved this ____ day of _____ 2015, by and between Four Corners Charter School, Inc., a Florida non-profit corporation, located at 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (hereinafter referred to as "Corporation") and Charter Schools U.S.A. at Four Corners, L.L.C., located at 800 Corporate Drive, Suite 124, Fort Lauderdale, Florida 33308 (hereinafter referred to as "Charter Schools U.S.A.").

WHEREAS, the Corporation and Charter Schools U.S.A. entered into that certain Management Agreement dated April 4, 2006, as amended by the First Addendum to Management Agreement dated August 15, 2006, and by the Second Addendum to Management Agreement dated September 16, 2010 (collectively, the "Agreement"); and

WHEREAS, the Corporation and Charter Schools U.S.A. have determined that certain provisions of the Agreement require additional modification.

NOW, THEREFORE, the Corporation and Charter Schools U.S.A. hereby amend the Management Agreement by this instrument as follows:

A. Recitals. The recitals set forth in the Whereas clauses above are incorporated herein and made a part of this Third Addendum.

B. The following paragraphs of the Management Agreement shall be amended as follows:

2. Hiring and Term. This paragraph shall be deleted in its entirety and in its place the following shall be inserted:

The Corporation agrees to hire Charter Schools USA, and Charter Schools USA agrees to be hired, for the purpose of organizing, developing, managing, staffing, and operating the Corporation's Charter School. Subject to the right to terminate this Agreement as provided in Paragraph 30 herein, and as provided for in the School Board of Osceola County Charter School Contracts, and any addenda thereto, the term of this Agreement shall be extended for an initial period of five (5) years commencing on July 1, 2015, unless terminated earlier pursuant to the provisions of this Agreement or in the event the Charter Sponsor terminates the Charter given to the Corporation during the term hereof or any option periods otherwise set forth herein.

Unless terminated earlier pursuant to the provisions of this Agreement or in the event the Charter Sponsor terminates the Charter,

the Agreement will renew for an additional term of five (5) years, subject to approval of the governing board of the Corporation, provided that the school maintains its High Performing Charter School status, as designated by the Statutes of Florida, at the end of the initial term. The Agreement will also renew for a second five (5) year term after the first renewal, subject to approval of the governing board of the Corporation, provided that the school maintains its High Performing Charter School status, as designated by the Statutes of Florida, at the end of the first renewal. Each renewal period, if any, will commence on July 1 of that year and terminate on June 30 of the fifth year.

6. Curriculum and Testing. Subsection 6b shall be deleted in its entirety, and shall be amended and restated as follows:

Charter Schools USA shall develop, plan, and implement a curriculum for the Charter School that complies with Florida Department of Education requirements for charter-school Curriculum and Testing, federal and state law, and the policies of The School Board of Osceola County, Florida ("Charter Sponsor"), and the Charter. Additionally, Charter Schools USA shall administer all standard tests to the students of the Charter School which are required by federal and state law, by the policies of the Charter Sponsor, and by the Charter. Charter Schools USA will make every reasonable effort to ensure that student scores for each grade level increase from year to year, and Charter Schools USA shall assess the possible reasons for performance deficiencies and take all reasonable steps to enable the students to progress from grade to grade and improve their academic performance as they progress.

- a. Charter Schools USA shall be required to meet or exceed all performance criteria set forth in the Charter, as it may be amended, and perform to the reasonable satisfaction of the Corporation, as set forth in this Agreement.
- b. It is expressly understood by the parties that Charter Schools USA shall coordinate efforts with the Charter Sponsor's Curriculum Department to ensure that all students attending the Charter School shall be administered all assessments required by federal and state law. The results of these assessments shall be made available to the Charter Sponsor's Department of Research Evaluation and Accountability for the purpose of inclusion in all of the Charter Sponsor's data

reports and for the evaluation of Charter Schools USA's performance.

- c. Charter School USA shall also be responsible for administering the current state assessment program and testing required by Florida law, as it may change from year-to-year, on the identical testing schedule as the Charter Sponsor.
- d. The Charter School Technical Services Guide prepared by the Charter Sponsor and made available to Charter Schools USA each year sets forth the associated costs with regard to testing services offered by the Charter Sponsor. Charter Schools USA shall coordinate all testing services directly with the Charter Sponsor.

8. Personnel Administration. Subsections 8a, 8b, and 8c shall be deleted in their entirety and in its place the following shall be inserted:

a. The Approved Budget shall provide for management oversight, personnel support, and services for the provision of medication and minor medical attention on the school grounds, consistent with the policies of the Charter Sponsor, by a licensed nurse, medical or health professional, or an individual who is CPR and First Aid trained and has successfully completed the Charter Sponsor's Health Room and Medication training program.

Subsection 8d shall remain unaltered except that it shall be re-lettered as subsection 8b. Other than as expressly provided herein, the text of section 8 of the Management Agreement shall remain in full force and effect.

10. Capacity of School. Shall be amended and restated as follows:

Charter Schools USA shall use its best efforts to recruit and enroll eligible students to fill all available student stations allowable by law. It is a goal of the Corporation that at least 50% of the student stations be filled by students residing in the School District of Osceola County, Florida. Accordingly, enrollment preference shall be given to students residing in Osceola County, Florida.

13. Management Information Systems. Shall be amended deleting the last sentence of the first paragraph.

23. Reimbursements and Fees to Charter Schools U.S.A. Shall be amended as follows:

Subsection A shall be deleted in its entirety.

Subsection B shall be deleted in its entirety and replaced as follows:

- a. Reimbursement for each year of this Agreement payable to Charter Schools USA shall be for services related to obtaining State of Florida allocation of charter school capital outlay funding as provided within the school budget.
- b. The fee for each year of the Agreement payable to Charter Schools USA shall be in accordance with the following provisions:
 - i. The total amount of the fee that is potentially available shall be thirteen percent (13%) of FEFP Operational Revenue as defined by this Addendum. For purposes of this Agreement, "FEFP Operational Revenue" shall be defined as the General Fund revenue for operations received from the State of Florida through the Florida Education Finance Program (FEFP) based on FTE, including categorical revenues for such matters including, without limitation, instructional materials, SAI, class size reduction and teacher training, but shall not include any federal or local revenues or state funds for capital purposes.
 - ii. Guaranteed Portion of the Fee. The Guaranteed Portion of the fee will be the following:
 - a) \$500,000.00 will be guaranteed and paid monthly subject to required invoice certification from charter Schools USA to the corporation. This will be paid in twelve (12) equal monthly installments of \$41,666.67. This fee will be adjusted each subsequent year, by the percentage rate of increase (if any), said percentage rate of adjustment being the percentage rate of increase (if any) in the then current published Consumer Price Index published

by the United States Department of Labor (and if such reference is not in existence, then the parties will negotiate a replacement and similarly authoritative reference for determining the annual rate of inflationary increase).

- b) Incentive Fees. Subject to the condition that the amount of the difference between the total amount of the Guaranteed Fee addressed above in sub-sub paragraph 23(b)(ii)(a), and the total amount potentially available (i.e., thirteen percent (13%) of FEFP Operational Revenue) shall be the potential Incentive Fee that may be earned by Charter Schools USA in the event the Charter School attains or maintains High Performing Charter School designated by the Statutes of Florida. Charter Schools USA may receive an additional Incentive Fee calculated as 2% of FEFP Operational Revenue (for total compensation of 15% of FEFP Operational Revenue) in the event the Charter School attains or maintains High Performing Charter School designated by the Statutes of Florida, subject to the availability of budget funds and approval of the governing board of the Corporation.

27. Total Compensation. Shall be amended as follows:

This first sentence shall be amended to read:

Total reimbursement and fees in Section 23 above shall in no event exceed 15% of the entire revenues of the School.

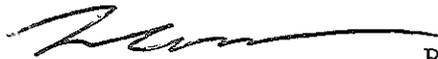
And the third sentence shall be amended to read:

Any shortfall may be contributed to the Charter School by Charter Schools U.S.A.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

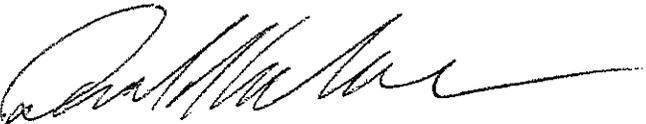
IN WITNESS WHEREOF, this Third Addendum to Management Agreement has been executed by the parties as of the date set forth above.

FOUR CORNERS CHARTER SCHOOL, INC. CHARTER SCHOOLS U.S.A. AT FOUR CORNERS, L.L.C.

By: 
Tim Weisheyer, Chairman

By: 
Jonathan K. Hage

Attest: 
Print Name: L.M. SNYDER

Attest: 
Print Name: Derle Kelmanson

MANAGEMENT AGREEMENT

between

CHARTER SCHOOLS USA AT FOUR CORNERS, LLC

and

FOUR CORNERS CHARTER SCHOOL, INC.

a Florida non-profit corporation

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MANAGEMENT AGREEMENT

THIS MANAGEMENT AGREEMENT is made and entered into as of the 4th day of April, 2006, by and between Charter Schools USA at Four Corners, LLC, (hereinafter "Charter Schools USA", and sometimes "CS USA"), and Four Corners Charter School, Inc., a Florida non-profit corporation, 817 Bill Beck Boulevard, Kissimmee, FL 34744 ("Corporation").

WITNESSETH:

WHEREAS, the Corporation has received a charter from The School Board of Osceola County, Florida (the "Charter Sponsor") for the establishment of a charter school (the "Charter School") to be located in the Four Corners area of Osceola County, Florida; and

WHEREAS, Charter Schools USA is in the business of providing organizing, developing, managing, staffing, and operating charter and independent schools; and

WHEREAS, the Corporation wishes to hire Charter Schools USA and Charter Schools USA wishes to be hired by the Corporation to organize, develop, manage, staff, and operate the Corporation's Charter School upon the terms and conditions set forth herein; and

NOW, THEREFORE, for mutual and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree with each other as follows:

1. **Recitals.** The recitals set forth above are true and correct and are incorporated herein by reference. All exhibits to this Agreement are hereby deemed to be a part hereof.
2. **Hiring and Term.** The Corporation agrees to hire Charter Schools USA, and Charter Schools USA agrees to be hired, for the purpose of organizing, developing, managing, staffing, and operating the Corporation's Charter School. Subject to the right to terminate this Agreement as provided in Paragraph 30 herein, and as provided for in the School Board of Osceola County Charter School Contracts, and any addenda thereto, the term of this Agreement shall be for the period of five (5) years, commencing on July 1, 2006, and terminating on June 30, 2011 (the "Termination Date") unless terminated earlier pursuant to the provisions of this Agreement, or in the event that the Charter Sponsor terminates the Charter given to the Corporation during the term hereof or any option periods otherwise set forth herein.
3. **School Facility.** The Corporation is providing the Charter School facility (the "School Facility") in an area of Osceola County known as the four corners area, as the primary site for the operation of the Charter School. Charter Schools USA acknowledges that it has visited the School Facility and has determined that the site is suitable and acceptable for its educational purposes.
 - a. **Furniture, Fixtures and Equipment.** Charter Schools USA shall identify and maintain the existing furniture, fixtures and equipment as part of its scope of work. FF&E shall be defined as furniture, equipment, computers, data cabling, textbooks, soft supplies and other tangible personal property. Charter Schools USA shall satisfy this requirement by conducting an accurate inventory of all furniture, fixtures and equipment present and existing at the Charter School as of the first day of the Term of this Agreement. The parties will cooperate so that Charter Schools USA will have access to the Charter School for purposes of conducting this initial inventory prior to the commencement date of this Agreement. Charter Schools USA will be responsible to maintain this initial inventory of FF&E, and shall cooperate in identifying to the Corporation all items of FF&E that the records of the Corporation or the prior management company indicate should be present at the Charter School, but which, according to the inventory conducted by Charter Schools USA are not present at the Charter School. Charter Schools USA will have no obligation to assist the school board in actually pursuing the prior management company or any other third

party to recover any items of lost property, but will merely identify items of property which appear to be lost or missing from the premises of the Charter School. Corporation staff will conduct a walk-through of the premises of the Charter School with staff of Charter Schools USA and will sign off on the final inventory of FF&E prepared by Charter Schools USA pursuant to this subparagraph 3a.

- b. In the event Charter Schools USA shall purchase any capital items on behalf of the Corporation, using operating funds, it shall promptly transfer to Corporation all original product warranties received and a copy of the receipt for said items. Charter Schools USA shall not acquire items for lease to the Charter School or the Corporation, or lease any items to or for, or on behalf of, the Charter School or the Corporation.

The services to be performed in this subparagraph by Charter Schools USA shall be performed to the reasonable satisfaction of the Corporation.

4. **Charter School.** The Charter School shall be for grades K-8. Charter Schools USA shall operate the Charter School according to the Charter School Contracts entered into between the School Board of Osceola County and the Corporation, attached hereto as composite Exhibit A, and incorporated by reference, and all applicable laws, ordinances, rules, and regulations (the "Charter"). The Corporation shall not amend or modify, or consent to any amendment or modification of the Charter without the prior written consent of Charter Schools USA, unless said modification is required by amendments to the Charter School legislation. In any event, Charter Schools USA shall not unreasonably withhold its consent. If either Charter Schools USA or Corporation is notified by the State of Florida, the Florida Department of Education, or any other governmental authority or by any other person or entity, that Charter Schools USA or Corporation may be in violation of the Charter legislation or any other applicable law or regulation, then each shall immediately notify the other of the claimed violation and take steps to cure any and all claimed violation. If any law or regulation is changed after the effective date of this Agreement, and such change in the law or regulations are beyond the reasonable control of the parties and materially and substantially impact or affect Charter Schools USA such that its performance of this Agreement is rendered substantially commercially infeasible (as the term "commercially infeasible" as used herein is defined hereinafter), then, upon Charter Schools USA giving reasonable notice, it may terminate this Agreement without penalty or damages. Reasonable notice shall mean a sufficient amount of notice such that the Corporation can make reasonable alternative arrangements for the governance of the school, assuming that the Corporation works with reasonable diligence in accomplishing a transference of the governance responsibilities and assuming that Charter Schools USA shall cooperate in assisting the Corporation in facilitating a change in the management function. The parties will cooperate in providing for a smooth and effective transition from Charter Schools USA to another manager should this Agreement be terminated for this or any other reason, with the primary objective being the best interests of the students and the maintenance of a quality educational program without interruption or disruption. As used herein, the term "commercially infeasible" shall mean that because of a legislative or regulatory change occurring after the date of this Agreement, where such change is beyond the reasonable control of the parties, that Charter Schools USA cannot perform its duties under this Agreement without, after payment of all authorized costs and expenses, operating at a loss (i.e., the amount of authorized fees and costs exceeds revenues), assuming the application of generally accepted accounting principles consistent with this Agreement are used in the accounting.
5. **Services Provided by Charter Schools USA In Exchange for Administrative Fee.** Charter Schools USA shall be paid an Administrative Fee, as provided in Paragraph 23 herein for providing services as set forth in this Agreement. It is the specific intent of the parties that costs associated with Charter Schools USA's management responsibilities (and fees), set forth in this paragraph, shall not be shifted from Charter Schools USA into the Charter School's operating budget. Conversely, Charter School costs which are not

included in the Charter Schools USA administrative fee responsibilities shall not be shifted from the Charter School to Charter Schools USA. To that end, Exhibit B to this Agreement provides assigned costs payable from the Administrative Fee and assigned costs payable from the operating budget.

6. **Curriculum and Testing.** Charter Schools USA shall develop, plan and implement a curriculum for the Charter School which complies with federal and state law, the policies of the School Board of Osceola County, Florida, and the Charter. Additionally, Charter Schools USA shall administer all standard tests to the students of the Charter School which are required by law, by the policies of the School Board of Osceola County, Florida, and by the Charter. Charter Schools USA will make every reasonable effort to ensure that student scores for each grade level increase from year to year, and Charter Schools USA shall assess the possible reasons for performance deficiencies and take all reasonable steps to enable the students to progress from grade to grade and improve their academic performance as they progress.
 - a. Charter Schools USA shall be required to meet or exceed all performance criteria set forth in the Charter, and perform to the reasonable satisfaction of the Corporation, as set forth in this Agreement.
 - b. It is expressly understood by the parties that Charter Schools USA shall coordinate efforts with the Charter Sponsor's Curriculum Department to ensure that all students attending the Charter School shall be administered the same assessments that are being administered in all of the other Charter Sponsor's schools. The results of these assessments shall be made available to the Charter Sponsor's Department of Research Evaluation and Accountability for the purpose of inclusion in all of the Charter Sponsor's data reports and for the evaluation of Charter Schools USA's performance.
 - c. Charter Schools USA shall also be responsible for administering the Florida Comprehensive Assessment Test (FCAT) on the identical testing schedule as the School Board of Osceola County, Florida.
 - d. Attached hereto as Exhibit C is the Charter School Technical Services Guide prepared by the School Board, which sets forth the associated costs with regard to testing services offered by the School Board. Charter Schools USA shall coordinate all testing services directly with School Board.
7. **Performance Criteria.** The Corporation and Charter Schools USA agree to use the following performance indicators to measure progress in meeting customer satisfaction, operational results, and financial performance:
 - a. **Student Performance and Progress.**
 - i. Charter Schools USA shall be required to meet or exceed all student performance and progress criteria as set forth in the Charter Contract between the Corporation and the School Board, and perform to the satisfaction of the Corporation as set forth in this Agreement.
 - ii. The Corporation and Charter Schools USA agree to use the following indicators to measure progress:
 - i. Student academic performance will show annual improvement for students who consistently attend mainstream classes as measured through:
 - a) Student portfolio assessment
 - b) Benchmarks appropriate for each grade level
 - c) Teacher personal observations
 - d) Teacher developed tests and quizzes

- e) Individual student report cards
- f) Student attendance
- g) Student behavior

- ii. Charter Schools USA shall participate in Florida's Systems for High Quality Schools and achieve a school grade of at least "C" for the first school year that the Charter School is operated by Charter Schools USA. In the event the Charter School receives a school grade of "C" or below for any school year it is in operation, Charter Schools USA shall prepare and implement a plan for improving the Charter School grade and shall provide that plan to the Corporation.
- iii. Charter Schools USA shall integrate appropriate "technology" into the school's educational curriculum pursuant to the recommendation of the Corporation, and the Charter Sponsor.

b. Financial Performance

- i. Charter Schools USA will operate the Charter School within the Approved Budget pursuant to and as defined in Paragraph 11.a.
- ii. The Corporation and Charter Schools USA agree that the budget may be modified on the mutual consent of both parties.
- iii. Charter Schools USA shall not incur any long term liability by or on behalf of the Corporation or the Charter School without prior, written approval of the Corporation and shall not, in any event, incur such liability if the lender or creditor is Charter Schools USA or its affiliate, parent or subsidiary.

8. Personnel Administration. Charter Schools USA shall provide sufficient qualified personnel to operate the Charter School, including without limitation, a principal and such administrators, teachers, clerical, cafeteria, and such other staff to enable Charter Schools USA to operate the Charter School. Such personnel may be employees of Charter Schools USA or of an employee staff leasing company engaged by Charter Schools USA. Charter Schools USA shall provide such personnel as Charter Schools USA, in its sole judgment, determines is necessary to properly operate the Charter School. Charter Schools USA shall determine, in its sole discretion, the benefits which will be provided to such personnel and shall administer the provision of such benefits. Any and all employment agreements shall provide for the assignability of such to the Corporation in the event that this Agreement is terminated by Charter Schools USA, or by the Corporation for any reason other than for convenience.

The parties acknowledge that the charter school personnel are crucial to the operation of this school. Charter Schools USA shall use its best efforts to prevent work stoppages caused by the absence of school personnel. In the event Charter Schools USA employees are found to be subject to Chapter 447, Florida Statutes, Charter Schools USA shall ensure that its employees are made aware of those provisions.

- a. Guidance Counseling. The Approved Budget shall provide for management oversight and personnel support for guidance counseling for the Charter School.
- b. Nurse. The Approved Budget shall provide for a licensed practical nurse.
- c. School Resource Officers. The Approved Budget shall provide a School Resource Officer (SRO) on the school grounds
- d. Other School Staff. Charter Schools USA shall submit the Approved Budget for approval by the Corporation. The Approved Budget shall include all instructional, non-instructional, support service, administrative and other personnel as are required by law for the provision of the educational program or are determined to be

appropriate for staffing by Charter Schools USA. This provision applies to all staff in addition to those specifically mentioned in subparagraphs "a" – "c" hereinabove.

9. **Training.** Charter Schools USA shall be responsible for the training and continuing education of its educational faculty, such as the principal, administrators, and State of Florida certified teachers associated with the Charter School. The amount and extent of training will be consistent with the budgeted amounts for training included in the Approved Budget. Charter Schools USA shall include an appropriate amount in the Approved Budget for training and continuing education of the educational faculty and all other personnel who are professionally licensed or certified.
10. **Capacity of School.** Charter Schools USA shall use its best efforts to recruit and enroll eligible students as to fill all available student stations allowable by law. It is a goal of the Corporation that at least 50% of the student stations be filled by students residing in the School District of Osceola County, Florida.
11. **Accounting, Audit, Budgeting & Financial Reporting.** Charter Schools USA shall manage all accounting and financial reporting functions for the Charter School in accordance with Generally Accepted Accounting Principles and the provisions of the Charter including, without limitation, approving and making payment of all costs of the Charter School pursuant to the Approved Budget, making deposits related to the Charter School, recording amounts due to the Charter School and recording accounts payable. Charter Schools USA shall prepare and submit to the Corporation monthly financial statements for the Charter School. These monthly financial statements shall include a balance sheet and a statement of revenues and expenditures reflecting the Charter School monthly, year-to-date, and comparison with prior year (if applicable) activity for both budget and actual activity. If the Corporation fails to supply any required cosigner in connection with any payment hereunder, Charter Schools USA shall not be held liable for such failed payment obligation. Notwithstanding anything in the foregoing to the contrary, and without limitation of any other requirement, internal funds, after school and before school programs, and the principal discretionary account shall be accounted for separately for the reasonable satisfaction of the Corporation.
 - a. **Annual Budget.** In addition, Charter Schools USA shall prepare and submit a detailed annual budget (on a modified accrual basis) of the Charter School in the format as provided by the Charter Sponsor to the Corporation on a schedule similar to that for the School Board of Osceola County, Florida. This annual budget shall be balanced, prepared in accordance with all legal and accounting requirements under this Agreement, and is subject to the reasonable approval and discretion reasonably exercised of the Corporation. The budgets shall include the total number of student stations for the coming academic year, as well as all capital purchase requests, debt repayments, operating revenues and operating expenditures for the following school year. This budget shall be referred to in this Agreement as the Approved Budget.
 - i. Charter Schools USA shall submit to the Corporation a preliminary annual budget for the upcoming School Year (running from July 1, 2006 through June 30, 2007 for the first school year of this Agreement and thereafter during the term of this Agreement running from July 1 of each year through June 30th of the following year) on or before April 30th of each year as to the preliminary budget (including April 30, 2006 for the preliminary budget for the 2006-2007 school year), with a final budget due on or before May 31st of each year. The Corporation shall provide to Charter Schools USA the School District's required formats for the preliminary and final budgets. The parties shall promptly cooperate to obtain from the current Charter School Manager (Imagine Schools) all available budgetary work product and draft budgets for school year 2006-2007, but the parties agree only to cooperate and use best efforts as to this provision, and neither party can warrant that

and maintain in accordance with the Approved Budget, on site a network that at a minimum, meets criteria, mutually agreed upon by the Corporation and Charter Schools USA on an annual basis, related to function, availability and performance. Exhibit E outlines initial criteria, which are subject to annual review and revision. Charter Schools USA shall also staff, operate and maintain business applications that meet, on an ongoing basis, any and all Federal, State, School Board, or Corporation reporting mandates and accreditation criteria. At a minimum these business applications shall include: Cash Receipts, Records Management, Payroll/Personnel, General Ledger, Purchasing, Accounts Payable, Accounts Receivable/Billing, Fixed Assets, Admissions, Scheduling, Registration, Records, and Reporting. The Corporation or its designee shall have full access to the MIS system, including those records identified as Charter Schools USA's proprietary information as provided in Paragraph 61 hereof for audit purposes, but such access will be subject to the reasonable regulations established by Charter Schools USA to ensure the integrity and reliability of the network. Parties agree that Corporation, School District, and Sponsor shall have access to Charter School USA's corporate financial records at headquarters, of Charter Schools USA in Florida, under the supervision of Charter Schools USA that is reasonable.

Upon termination of this Agreement, Charter Schools USA shall promptly provide the Corporation all business applications and related data in mutually agreed upon formats, and all network related hardware and software purchased by the Corporation, along with student attendance data, password and configuration information.

14. **Cafeteria Management Service.** Charter Schools USA shall either provide contract management services for the Charter School Cafeteria or sufficient personnel to manage and operate the Charter School cafeteria, pursuant to the Approved Budget. The Charter School cafeteria shall comply with all Federal, State, and School Board laws, ordinances, rules, and regulations regarding the provision of food service to all students attending the Charter School.
15. **Parent Activities.** Charter Schools USA shall coordinate and oversee all organized parental involvement, including the required participation of parents of children enrolled in the Charter School. In addition, Charter Schools USA shall establish and work with any approved parent-teacher organization at the Charter School for the purposes of furthering the goals of the Charter School.
16. **Provision of Liaison Services.**
 - a. Charter Schools USA shall designate a liaison person who shall handle any and all Corporation/Charter School matters in connection with the performance and expectations contained within this Management Agreement and within the Charter School application approved by the Charter Sponsor.
 - i. Charter Schools USA shall give the Corporation ten (10) business days notice of the appointment of the designated liaison person, and if at the end of such ten (10) day period the Corporation has not made any reasonable objection to such person's appointment, he or she shall serve as the designate liaison person. If the Corporation reasonably objects to any person's appointment hereunder, Charter Schools USA shall select another candidate for the position.
 - ii. The liaison person shall attend meetings of the Corporation, when, as, and if requested by the Corporation, which meetings shall occur no more frequently than monthly. Charter Schools USA shall take minutes of any Advisory Board meetings and the liaison shall present any necessary reports to the Corporation or at Charter Sponsor's School Board meetings.
 - iii. The liaison person, or other Charter Schools USA representative with budgetary decision-making authority, shall work with the Corporation or its

designee on the proposed annual budget for the Charter School prior to the review and consideration of same by the Corporation.

- b. The liaison person shall also act as the administrator for the Corporation, as needed; provided, however, that the Sponsor shall be responsible for and provide personnel who shall: be responsible for the preparation and dissemination of agendas for Corporation meetings in coordination with the Corporation Chairman, acting as the recording secretary at Corporation meetings, prepare and maintain minutes of Corporation meetings; and maintain the corporate and other required records of the Corporation. The Sponsor will designate an individual to whom the CS USA liaison will submit the proposed agenda and all back-up at least ten (10) days before any meeting of the Corporation's Board of Directors. This time period may only be shortened for reasons of an emergency. The Sponsor's designee will then deliver the proposed agenda and all back-up materials to the President of the Corporation, who shall have final authority over the agenda, with due regard to the requests and needs of other Directors of the Corporation and CS USA. Absent an Emergency, Directors will receive the proposed agenda (and final agenda if possible) and all back-up materials at least five (5) days before any Board meeting of the Corporation.
17. **Public Relations.** Charter Schools USA shall coordinate, cooperate, and work with the Media Relations Specialists from the School Board of Osceola County, Florida and the School Board of Lake County, Florida with regard to public relations for the Charter School, including without limitation press releases and media relations, in time of crisis or after incidences which may be construed as adverse or negative.
18. **Grants.** During the term of this Agreement, Charter Schools USA shall actively pursue grants. Charter Schools USA shall perform all work necessary and appropriate to complete such applications. The Corporation shall cooperate with Charter Schools USA as necessary in connection with such applications. For purposes of this Paragraph, "grants" shall be defined as funds procured by Charter Schools USA other than FTE, PECO, SIT Funds, Pre-Opening Grants, and other entitlement grants such as Title I.
19. **Coordination with Charter Sponsor.** Charter Schools USA shall be responsible for coordinating any and all activities of the Charter School with the requirements of the Charter Sponsor and for complying with all reasonable requests of the Charter Sponsor regarding the Charter School.
20. **Research and Support Staff.** Charter Schools USA shall be responsible to pay all costs for any research and support staff necessary for it to effectuate its duties and responsibilities pursuant to this Agreement, to the extent such expenditure relates to matters at the corporate level of Charter Schools USA (as opposed to the school level) or concern general charter school issues related to general governance of charter schools, general legal or general regulatory matters involving charters. Notwithstanding this provision, nothing herein restricts Charter Schools USA with regard to research and support staff that are either identified in the Approved Budget or are reasonably related to accomplishing any function or matter identified in the Approved Budget.
21. **Adherence to Procedural Requirements.** The parties agree that procedural requirements of Paragraph 11.a. shall be strictly adhered to by the parties.
22. **Responsibilities of Corporation.** The Corporation shall be responsible for the following:
 - a. **Timely Transfer.** The timely transfer of all operating costs, Administrative Fees and Incentive Fees required by the Corporation pursuant to this Agreement.
 - b. **Sharing of Information.** The Corporation shall, in good faith, share all information received from the School Board so as to permit Charter Schools USA to fulfill its obligations under this Agreement. Any information, whether written or oral, which is transmitted by the School Board to the Corporation, and which may directly or

indirectly impact the Corporation's Charter must be shared with Charter Schools USA.

Full Capacity of School. The Corporation shall use its best efforts to diligently provide the resources necessary to meet the maximum capacity for the Charter School as defined by law.

23. **Fees to Charter Schools USA.** Charter Schools USA will be entitled to fees in accordance with the following provisions:

a. **First Contract Year Fees.** For the first year of this Agreement, Charter Schools USA may receive a total fee up to twelve percent (12%) of FEFP operational revenue as defined hereinafter in sub-sub paragraph 23(a)(iii), and sub-sub paragraph 23(b)(i) (estimated for next year at approximately \$690,000.00). As hereinafter specified, a portion of this fee is "guaranteed" (i.e., Administrative Fees) and another portion as noted below is contingent (i.e., Incentive Fees).

i. **Guaranteed Fees.** The amount of the Guaranteed Fee is \$500,000 payable as follows: \$250,000.00 shall be paid in twelve (12) equal monthly payments in arrears, subject to invoicing requirements from Charter Schools USA to the Corporation. This will be paid in twelve (12) equal monthly installments in the amount of \$20,834.00 per each monthly payment. The last monthly installment shall be adjusted by \$8.00 such that the total paid for the year will be \$250,000.00.

\$250,000.00 will be paid in twelve (12) equal monthly payments subject to invoicing requirements by Charter Schools USA to the Corporation, in the amount of \$20,834.00 per each monthly payment, except that the last monthly installment shall be adjusted by \$8.00 such that the total paid for the year will be \$250,000.00; however, this portion of the Guaranteed Fee is subject to the requirement that in addition to the required certification with each invoice, that all other required documentation and compliance due from Charter Schools USA to the Corporation is current and in good order as determined in the reasonable discretion of the Corporation. If any required documentation or activity is not current in good order when an invoice is submitted, the Corporation may retain this portion of the guaranteed payment until such time as the condition is satisfied, in which case the Corporation will then make the payment in accordance with the payment provisions and procedures specified in this Agreement. The Corporation shall provide a definitive written list of all of the documents and requirements that will be necessary in order for Charter Schools USA to receive this monthly compensation.

ii. **Incentive Fees.** The balance of the first year potential total fee will be the difference between the Guaranteed Fee and twelve percent (12%) of FEFP operational revenue for the first year. This will be held as "incentive fee" to be disbursed if at all based upon the procedures hereinafter mentioned. The Incentive Fee for the first year shall be disbursed to Charter Schools USA at the end of the first year of the Agreement to the extent that, and subject to, achievement by Charter Schools USA of attaining or maintaining an "A" grade from participating in the Florida's Systems for High Quality Schools, or increasing the grade one letter or more as a result of the participation of the Charter School in the Florida's Systems for High Quality Schools. In case of merger of the schools, the grade of the elementary school (K-5) shall be used as the base line. The Incentive Fee potentially available will be the difference between the Guaranteed Fee and the total available fee (i.e., 12% of FEFP operational revenue.)

b. Years Two to Five of the Agreement. The fee for years two through five of this Agreement payable to Charter Schools USA, shall be in accordance with the following provisions.

i. The total amount of the fee that is potentially available shall be twelve percent (12%) of the FEFP operational revenue. For purpose of this Agreement, "FEFP operational revenue" is defined as the General Fund revenue for operations received from the State of Florida based on FTE, including categorical revenues for such matters including without limitation, instructional materials, SAI, class size reduction and teacher training, but shall not include any federal or local revenues or state funds for capital purposes.

ii. Guaranteed Portion of the Fee. The Guaranteed Portion of the fee will be the following:

a) \$250,000.00 will be guaranteed and paid monthly subject to required invoice certification from Charter Schools USA to the Corporation. This will be paid in twelve (12) equal monthly installments of \$20,834.00., except the last installment will be adjusted by \$8.00 so the total paid is \$250,000.00. This fee will be adjusted each subsequent year beginning with year three of the Agreement, by the percentage rate of increase (if any), said percentage rate of adjustment being the percentage rate of increase (if any) in the then current published Consumer Price Index published by the United States Department of Labor (and if such reference is in existence, then the parties will negotiate a replacement and similarly authoritative reference for determining the annual rate of inflationary increase).

An additional guaranteed payment in the amount of \$10,000 per each month (totaling \$120,000 per each year during the term of the Agreement starting with year two of the Agreement), but this payment will be subject not only to the invoice certification requirements imposed by this Agreement, but also, subject to all of the provisions stated above in sub-subparagraph 23(a)(i) regarding compliance with required documentation and other items as specified by the Corporation in a detailed written list.

b) Incentive Fees. Subject to the condition that the amount of the Incentive Fee shall not exceed the amount of the Guaranteed Portion of the Fee, the difference between the total amount of the Guaranteed Fee addressed above in sub-sub-subparagraph 23(a)(iii)(a)2, and the total amount potentially available (i.e., twelve percent (12%) of the FEFP operational revenue) shall be the potential Incentive Fee that may be earned by Charter Schools USA subject to the compliance with the following conditions:

i. Eighty percent (80%) of the total potential Incentive Fee in the event the Charter School attains or maintains an "A" grade from participating in the Florida's Systems for High Quality Schools, or increases the grade one letter or more as a result of the participation of the Charter School in the Florida's Systems for High Quality Schools.

- ii. An additional one percent (1%) of the total potential Incentive Fee for every one percent (1%) increase over thirty percent (30%) limited to fifty percent (50%) of the Charter School student body that reside in Osceola County, for an additional potential of twenty percent (20%) of the total potential Incentive Fee.

24. **Subordination of Administrative Fees.** All Administrative Fees provided in Paragraph 23 shall be subordinate to the debt service and to all other operating expenses incurred by the Charter School. Further, the payment of the Administrative Fee to Charter Schools USA by Corporation is subject to availability and payment of FTE funds from the State of Florida, as provided by law and availability of adequate funds to make the Administrative Fees payment.

25. **Other Revenue Sources.** In order to supplement and enhance the state school aid payments, and improve the quality of education at the School, the Corporation and Charter Schools USA shall endeavor to obtain revenue from other sources. In this regard:

- a. Charter Schools USA shall solicit and receive grants and donations consistent with the mission of Charter Schools USA;
- b. Charter Schools USA may apply for and receive grant money, in the name of Charter Schools USA or the Corporation, as provided in Paragraph 18; and

To the extent permitted under the law, Charter Schools USA may charge fees to students for extra services such as summer and before/after school programs, and charge non-school students who participate in such programs.

26. **Subordination of Incentive Fees.** All Incentive Fees shall be subordinate to the debt service, and to all other operating expenses incurred by the Charter School. Further, the payment of the Incentive Fees to Charter Schools USA by Corporation is subject to the availability of adequate funds to make the Incentive Fee payment.

27. **Total Compensation.** In no event shall the total compensation paid to Charter Schools USA by Corporation, in any one year, exceed twelve percent (12%) of the FEFP operational revenue received by Charter School for such year. The results of operations (revenues less expenditures in the government funds) shall not be less than the amount approved by the Corporation in its final amended budget. Any shortfall shall be contributed to the Charter School by Charter Schools USA, except that in the first year of the Agreement, Charter Schools USA shall be entitled to \$250,000.00 without an obligation to contribute any portion thereof to any shortfall if Charter Schools USA is not in breach and has performed pursuant to the terms of this Agreement. All fees shall be charged to the Charter School regardless of whether such fees are or were earned by Charter Schools USA. In the event an incentive fee is not earned by Charter Schools USA, the fees will reside with the Corporation.

28. **Annual Review of Fees.** Corporation shall review the Administrative Fee and the Incentive Fee on an annual basis. The Corporation has the discretion to adjust the amount of those fees to accurately reflect actual student enrollment and FTE funding.

29. **Charter School's Funding Resources.** All revenues, grants, and revenue allocations received by or targeted to the Charter School (the "Corporate Revenues"), are the funds of the Corporation. There are hereby authorized to be created the Four Corners Account and the Operating Account, as defined below. The Four Corners Account shall have the following sub-accounts: the Debt Service Sub-account, the Administrative Fee Sub-account, the Incentive Fee Sub-account, and the Facility Maintenance Sub-account.

- a. **Four Corners Account.** Upon receipt by the Corporation, Corporation Revenues shall be deposited into the Four Corners Account, which account and all monies, including accounts receivable relating thereto shall be under the sole ownership

and control of the Corporation. Signatories on this account shall include Officers or Directors of the Corporation, and the Trustee, as defined in the Educational Facilities Lease Purchase Agreement dated January 15, 2000, (said Educational Facilities Lease Purchase Agreement being referred to as "COPS"). Charter Schools USA shall be provided COPS documents relevant to the Charter School to the extent the same are public records.

- b. **Operating Account.** The Operating Account shall be an account which is under the control of Charter Schools USA, subject to the limitations on use as set forth hereinafter. All school generated revenue of the Charter School (i.e., bake sales, carwashes), upon receipt, shall be deposited into the Operating Account. Signatories on this account shall include Officers or Directors of Charter Schools USA. Charter Schools USA covenants to use the monies on deposit in the Operating Account solely to make such payments or other expenditures as are in the Approved Budget. Subject to the alternative insurance option hereinafter stated, on or prior to the funding by the Corporation of the Operating Account, Charter Schools USA shall deliver to the Corporation an irrevocable letter of credit in the amount of \$250,000.00, to be held by the Corporation. The letter of credit shall be issued by a bank whose long term debt is Baa2 or better as determined by Moody's Investors Service, Inc. and BBB or better as determined by Standard & Poor's Rating Services, Inc., a division of The McGraw-Hill Companies, Inc., and shall be payable to the Corporation upon presentment, as beneficiary. The Corporation shall be entitled to present the letter of credit for payment upon the voluntary filing of bankruptcy by Charter Schools USA, an involuntary bankruptcy of Charter Schools USA, or if Charter Schools USA misappropriates monies on deposit in the Operating Account. Any draws by the Corporation on the letter of credit shall be held by the Corporation in trust and applied to offset any losses incurred by the Corporation as a direct result of such Charter Schools USA bankruptcy or misappropriation. Notwithstanding the foregoing, Charter Schools USA has the option, in lieu of providing the letter of credit mentioned previously, of satisfying this requirement by providing Directors and Officers liability insurance insuring Charter Schools USA and naming the Corporation as an additional insured, in coverage amount of no less than \$250,000 (and a deductible of no more than \$5,000) and also providing insurance (or a rider) to existing insurance, insuring Charter Schools USA from all theft and defalcation, naming the Corporation as an additional insured, in coverage amount of no less than \$250,000 (and a deductible of no more than \$5,000). The insurance required herein shall be to the reasonable satisfaction of the attorney for the Corporation, shall be reasonable and customary coverages, and certificates of insurance and a copy of the policies showing this required coverage shall be delivered to the Corporation's attorney on or before April 30, 2006. Failure to evidence and maintain this required insurance shall be a material breach by Charter Schools USA. If Charter Schools USA elects this insurance option, its bankruptcy or insolvency shall remain as a material breach.
- c. Monies in the Four Corners Account shall be disbursed in the following order of priority:
- i. On or before the tenth (10th) business day of each month, an amount equal to one-twelfth (1/12) of the principal and one-sixth (1/6) of the amount representing interest, which represents the sub-lease payment under the Educational Facilities Lease Purchase Agreement, shall be transferred and deposited into the Debt Service Sub-account.
 - ii. Amounts remaining after the transfer set forth above shall be transferred as follows:

- (1) An amount equal to one-twelfth (1/12) of the Administrative Fee shall be retained in the Four Corners Account and deposited to the Administrative Fee Sub-account. Such amounts shall be used to provide the payment of the Administrative Fee which is due and owing hereunder; provided however that prior to such payment, Charter Schools USA shall certify that all operating and maintenance expenses of the Charter School as set forth in the Approved Budget (as may be modified from time to time hereunder) shall be current, and that Charter Schools USA anticipates based on the facts and circumstances within its knowledge after reasonable investigation as operator of the Charter School, that future budgeted Corporation Revenues shall be sufficient to pay the remaining debt service requirements for such fiscal year and all other operating and maintenance expenses of the Charter School. The requirement for certification stated herein shall mean that with the monthly invoice for such Administrative Fee, Charter Schools USA shall state in writing that all operating and maintenance expenses of the Charter School as set forth in the Approved Budget shall be current and that Charter Schools USA anticipates based on the facts and circumstances within its knowledge after reasonable investigation as operator of the Charter School that future budgeted Corporation Revenues will be sufficient to pay remaining debt service requirements for such fiscal year and all other operating and maintenance expenses of the Charter School.
- (2) An amount equal to one-twelfth (1/12) of the Incentive Fee anticipated to be owed for the fiscal year which shall be retained in the Four Corners Account and deposited in the Incentive Fee Sub account. Such amounts shall be disbursed to Charter Schools USA directly upon the Corporation determining compliance with the performance requirements set forth in Paragraph 25.
- (3) An amount equal to one-twelfth (1/12) of the longterm maintenance budget line item and the health/safety budget line item shall be retained in the Four Corners Account and deposited to the Facilities Maintenance Sub-account. Such amounts shall be used for long term maintenance of the School Facility and health/safety items for the School Facility.
- (4) All amounts remaining thereafter shall be transferred into the Operating Account. Monies on deposit in the Operating Account shall be expended solely for the purposes intended in the Approved Budget. These expenses shall include Corporation expenses as outlined in Exhibit B.2.a.

Upon a voluntary filing of bankruptcy by Charter Schools USA, an involuntary bankruptcy of Charter Schools USA, or a misappropriation by Charter Schools USA of monies on deposit in the Operating Account, the Corporation shall have no obligation to transfer such amounts into the Operating Account, and instead, Charter Schools USA and the Corporation shall cooperate to fund expenses of the Charter School through the Four Corners Account, until such time as such bankruptcy petition has been withdrawn or such misappropriation rectified, or this Agreement has been terminated.

- d. The monies held in the Administrative Fee Sub-account and the Incentive Fee Sub-account shall be considered an operating expense

reserve. In the event Charter Schools USA does not have sufficient monies in the operating account to pay operating expenses as set forth in the Approved Budget, Charter Schools USA shall immediately notify the Corporation of the shortfall, and shall supply Corporation with sufficient schedules, accounts, summaries and explanations to document the shortfall. Thereafter, upon Corporation approval, the Corporation shall transfer sufficient monies from the Administrative Fee Sub-account and/or the Incentive Fee Sub-account to the Operating Account, for the purpose of paying operating expenses. Thereafter, as soon as cash flows are sufficient, the monies transferred from the Administrative Fee Sub-account and/or the Incentive Fee Sub-account for the payment of operating expenses shall be replaced, without jeopardizing the payment of debt service or operating expenses. Monies on deposit in the Debt Service Sub-account shall be used solely to make debt service payments and for no other purpose.

- e. On or before the 20th day of each month, Charter Schools USA shall prepare and submit monthly financial statements to the Corporation, which shall include all of the Charter School's actual expenditures and receipts, reported on a modified accrual basis of accounting. Charter Schools USA agrees to supply the Corporation, within ten (10) business days, source documents, supporting schedules, summaries and explanations as may be reasonably requested by the Corporation, from time to time.
- f. Charter Schools USA shall immediately reimburse the Corporation for any Charter School expenses that are determined to be an unallowable Charter School expenditure by a licensed auditor of the School Board, or any department or division of the state of Florida, or federal government.
- g. Charter Schools USA shall pay such operating expenses as set forth in the Approved Budget. Charter Schools USA shall only pay such items that are legitimate, reasonable and necessary for the operation of the Charter School and which payments are either expressly provided for in the Approved Budget or are necessarily included within a function or object in the Approved Budget. All payments shall be reported in the monthly financial statements prepared by Charter Schools USA and submitted to the Corporation.
- h. The Administrative Fees and Incentive Fees shall be paid by Corporation to Charter Schools USA from the Four Corners Account, consistent with the conditions for payment as set forth herein.

30. **Cancellation/Termination by the Corporation.** This Agreement may be canceled or terminated by the Corporation pursuant to the terms and conditions as set forth in Article I.B.4. and Article I.B.6 of the Charter attached hereto as Exhibit A, and may be terminated for cause or for non-performance as set forth in this paragraph.

- a. **Notice.** At least sixty (60) days prior to canceling/terminating the Agreement, the Corporation shall notify Charter Schools USA of the proposed cancellation/termination, in writing. This written notice shall state in reasonable detail the grounds for the proposed action and that Charter Schools USA may, within said sixty (60) days of receiving the notice, cure the alleged default. If the alleged default is not cured within said sixty (60) days, the Agreement may be terminated in the sole discretion of the Corporation.
- b. Termination "for cause or for nonperformance" may include, but is not limited to, failure to account for its expenditures or to pay operating costs (provided funds are available to do so); or the material violation by Charter Schools USA of the

Charter, Charter Law, or other applicable laws or regulation; or the failure of Charter Schools USA to meet generally accepted standards of fiscal management; or insolvency or bankruptcy of Charter Schools USA; or the revocation, suspension or termination of licenses/certifications needed for the Charter School operations solely as a direct result of an act or failure to act by Charter Schools USA; or the revocation by the School Board of the Charter solely as the direct result of an act or failure to act by Charter Schools USA; or the failure to follow the policies, procedures, rules, regulations or curriculum as adopted by Charter Schools USA; or for obtaining a letter grade of less than "C" by the Florida Department of Education; or the receipt by the Corporation of unsatisfactory reports from Charter Schools USA or from a qualified educational consultant retained by the Corporation about matters which have not been adequately corrected or explained.

31. **Termination by Charter Schools USA.** Charter Schools USA may terminate this Agreement prior to the end of the term specified in Paragraph 2 in the event the Corporation fails to remedy a material breach within sixty (60) days after notice from Charter Schools USA. A material breach may include, but is not limited to, failure to make payments to Charter Schools USA, subject to the amount Charter Schools USA has agreed to subordinate, as set forth in Paragraphs 23 and 26; the termination of the Charter Contract. No changes will be made by the Corporation to the Charter that directly affect Charter School USA's performance without Charter School USA's prior written consent and approval, unless said modification is required by amendments to the Charter School legislation. In any event, Charter Schools USA shall not unreasonably withhold its consent. Notwithstanding the previously stated requirements of subordination as set forth in Paragraphs 23 and 26, Charter Schools USA may terminate this Agreement, subject to all of the conditions herein stated, if, the Approved Budget does not provide for reasonable Administrative Fees to be paid to Charter Schools USA for its services. As used herein the term "Administrative Fees" shall mean that term ("Administrative Fees") as the term is defined in Paragraph 23 of this Agreement. Provided, however, that before Charter Schools USA may terminate for this reason, that it shall provide ninety (90) days written notice to the Corporation and allow the Corporation to make adjustments such that the Administrative Fee will for the year of such Approved Budget. During this ninety (90) day cure period Charter Schools USA will cooperate with regard to budgeting, financial analysis and other activities necessary to modify the Approved Budget such that this deficiency may be cured if it is reasonably possible to cure this basis for termination.
32. **Transfer of Operations upon Termination.** In recognition of the paramount importance of maintaining the integrity and continuing operations of the Charter School, in the event this Agreement is terminated pursuant to Paragraph 30, or for any other reason as addressed in this Agreement, Charter Schools USA agrees to cooperate with the Corporation during the transition of operations of the Charter School from Charter Schools USA to the Corporation or an entity selected by the Corporation. Such cooperation shall include, but not be limited to:
- a. Transfer of all student records, then current curriculum programs and class syllabi of the Charter School;
 - b. Charter Schools USA shall provide reasonable assistance to the Corporation for up to 90 days to assist in the transition to another program or education service provider;

- c. If the contract is terminated before the end of the charter term, the Corporation shall have the right to continue using Charter School USA's proprietary curriculum materials, including software and electronically stored data, for the remainder of the then current school year, subject to reasonable compensation being paid. If the parties do not agree on the amount of reasonable compensation being paid. If the parties do not agree on the amount of reasonable compensation for such use for the remainder of the school year, then each party will select an individual employed in the software development and marketing profession who is engaged in the sale of educationally related software in Florida, and those two individuals will select a third. The three individuals so selected will determine the commercially reasonable price for a limited license to continue using such software and other items as specified herein for the remainder of the school year. The cost of employing these three individuals shall be shared equally between the parties.
- d. Transfer of any and all other information, or provision of assistance, to ensure the least disruption of the Charter School operation as a result of the termination of this Agreement.
33. **Subcontracts.** Charter Schools USA may subcontract for the performance of any of its responsibilities set forth in this Agreement. Charter Schools USA shall be responsible for the management of all subcontractors in the performance of their work.
34. **Insurance.** Charter Schools USA shall obtain on behalf of the Corporation and maintain the insurance coverage requirements as set forth in Article 1V.D. of the Charter attached hereto as Exhibit A. Charter Schools USA shall provide proof of insurance to the Corporation, and shall list the Corporation, the School Board, the Trustee as defined in the Educational Facilities Lease Purchase Agreement dated as of January 15, 2000, and the Florida School Board Association as additional named insureds. The requirements of this provision shall also apply to the insurance described in Paragraph 29(b) if Charter Schools USA elects to provide said insurance in lieu of a \$250,000 letter of credit.
35. **Indemnification.** Charter Schools USA shall indemnify and hold harmless the Corporation, its public officials, officers, employees, and agents from and against any and all actions, claims, suits, liabilities, proceedings, penalties, fines, costs, and expenses (including all reasonable attorneys' fees at both the trial and appellate levels, including paralegal expenses) relating directly or indirectly to any breach of this Agreement by Charter Schools USA, its agents, servants, or employees.
36. **Compliance with Applicable Law.** Charter Schools USA shall be responsible for ensuring that the Charter School complies with all laws, ordinances, rules and regulations applicable to it. The Corporation agrees to negotiate with Charter Schools USA in good faith and pay such additional sums to Charter Schools USA as are necessary to enable Charter Schools USA to comply with any laws, ordinances, rules, or regulations which are enacted subsequent to the date of commencement of the term of this Agreement.
37. **Additional Mutual Obligations.** The parties hereto shall actively and aggressively coordinate all extracurricular activity of the Charter School, grant writing, community involvement, and responsiveness to compliance to all federal, state, and local rules, and regulations, and any other operational activities or functions occasioned by the relationship set forth in this Agreement in a concerted effort to meet the goals and objectives established in the Charter.
38. **School Facilities Maintenance Agreement.** Charter Schools USA shall provide the required daily maintenance for the School Facility, associated playgrounds, adjoining parking areas, driveways, sidewalks, roads, and means of ingress/egress in so far as the Corporation is the owner thereof. Charter Schools USA shall make all repairs reasonably necessary to keep the School Facility and surrounding property in good condition and repair, such that no risk or hazard to students, staff or school operations exists. Charter

Schools USA shall endeavor to negotiate agreements with the School Board of Osceola County on behalf of the Charter School to provide maintenance when applicable. Subject to force majeure events and the obligations of the Corporation hereunder, at the expiration/termination of this Agreement, Charter Schools USA agrees to surrender the School Facility and surrounding property in good condition and repair, reasonable wear and tear excepted. The requirement that Charter Schools USA shall provide the maintenance, repairs and other services called for this Paragraph 38 is subject to the provision that the level of such service shall be reasonably consistent with the objects or function for such services provided in the Approved Budget, assuming and requiring that Charter Schools USA will exercise due diligence and best efforts to maximize levels of service consistent with the available funding in the Approved Budget.

- a. Preventative Maintenance Report. Charter Schools USA shall submit to each corporate board member a Preventative Maintenance Report regarding its preventative maintenance of the School Facility and surrounding property. This report shall be submitted quarterly, with the first report due on or about September 30.
 - b. Extraordinary Health/Safety Maintenance. The Approved Budget shall include a line item to address any extraordinary health/safety maintenance which may be required during the term of this Agreement.
39. Entire Agreement. This Agreement represents the entire understanding and agreement between the parties with respect to the subject matter hereof, and supersedes all other negotiations, understandings, and representations (if any) made by and between such parties. The provisions of this Agreement may not be amended, supplemented, or waived orally, but only by a writing signed by the parties and making specific reference to this agreement.
40. Assignments. No party shall assign its rights or obligations hereunder without the prior written consent of the other party to this Agreement, which consent shall not be unreasonably withheld or delayed.
41. Sale or Transfer of Interest in Charter Schools USA. This Agreement is made by the Corporation with Charter Schools USA in its current ownership form and in reliance on the expertise of the current principals and owners of Charter Schools USA. No substantial control of the management and oversight of the Charter School, shall be transferred or assigned, directly or indirectly, without the prior written consent of the Corporation, at a duly noticed public meeting. In determining whether to approve of any such transfer or assignment, the Corporation may consider, without limitation:
- a. whether the now current individual managers of Charter Schools USA will continue to retain total administrative control over the Charter School;
 - b. the qualifications and character of the individuals or entities that are to act as management for Charter Schools USA. The Corporation, upon considering the approval of the transfer or assignment, shall not unreasonably withhold approval of such. In the event, however, the Corporation does not approve the transfer or assignment, then this Agreement shall terminate should Charter Schools USA proceed with the transfer or assignment, and the provisions of Paragraph 30 herein shall be applicable.
42. Transportation. Charter Schools USA shall provide transportation to and from school for all students living a reasonable distance from the Charter School as defined by the Corporation, Charter Sponsor or applicable law. Charter Schools USA shall endeavor to negotiate agreements with the Lake School Board and Osceola School Board on behalf of the School to provide transportation. Charter Schools USA shall pay for, from the School's Operations Account, all reasonable transportation expenses as defined above.

49. **Headings.** The headings contained in this Agreement are for convenience of reference only, and shall not limit or otherwise affect in any way the meaning or interpretation of this Agreement.
50. **Severability.** If any part of this Agreement or any other agreement entered into pursuant hereto is contrary to, prohibited by or deemed invalid under applicable law or regulation, such provision shall be inapplicable and deemed omitted to the extent so contrary, prohibited or invalid, but the remainder hereof shall not be invalidated thereby and shall be given full force and effect so far as possible.
51. **Survival.** All covenants, agreements, representations, and warranties made herein or otherwise made in writing by any party pursuant hereto shall survive the execution and delivery of this Agreement and the consummation of the transactions contemplated hereby.
52. **Waivers.** The failure or delay of any party at any time to enforce this Agreement shall not affect such party's right to enforce this Agreement at any other time. Any waiver by any party of any breach of any provision of this Agreement should not be construed as a waiver of any continuing or succeeding breach of such provision, a waiver of the provision itself, or a waiver of any right, power, or remedy under this Agreement. No notice to or demand on any party in any case shall entitle such party to any other or further notice or demand in any other circumstance.
53. **Outside Business.** Nothing contained in this Agreement shall be construed to restrict or prevent, in any matter, Charter Schools USA or its representatives or principals from providing services to any third-party similar to the services provided pursuant to this Agreement.
54. **Third Parties.** Nothing in this Agreement, whether express or implied, is intended to confer any rights or remedies on any person other than the parties hereto and their respective legal representatives, successors, and permitted assigns, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third person to any party to this Agreement, nor shall any provision give any third person any right to subrogation or action over or against any party to this Agreement.
55. **Jurisdiction and Venue.** The parties acknowledge that a substantial portion of the negotiations, anticipated performance and execution of this Agreement occurred or shall occur in Osceola County, Florida, and shall agree that any suit, action or legal proceeding arising out of or relating to this agreement shall be brought in the courts of the State of Florida in Osceola County or the United States District Court, Middle District of Florida, and waive any objection which it may have to the laying of venue of any such suit, action, or proceeding in any of such courts.
56. **Remedies Cumulative.** No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law, in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.
57. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
58. **Dispute Resolution.** Except with respect to injunctive relief as provided in this Agreement, neither party shall institute a proceeding in any court or administrative agency to resolve a dispute between the parties before that party has sought to resolve the dispute through direct negotiation with the other party. If the dispute is not resolved within three (3) weeks after a demand for direct negotiation, the parties shall attempt to resolve the dispute through non-binding mediation. If the parties do not promptly agree on a mediator, either party may request the then-chief judge of the Ninth Judicial Circuit

of Florida, to appoint a circuit mediator certified by the Supreme Court of Florida. If the mediator is unable to facilitate a settlement of the dispute within a reasonable time, as determined by the mediator, the mediator shall issue a written statement to the parties to that effect and the aggrieved party may then seek relief through the courts. All proceedings hereunder shall be held in Osceola County, Florida. The fees and expenses of the mediator shall be paid one-half (%) each by Charter Schools USA and the Corporation.

59. **Governing Law.** This Agreement and all transactions contemplated by this Agreement shall be governed by, construed, and enforced in accordance with the internal laws of the State of Florida, without regard to principles of conflicts of laws.
60. **Records Retention.** Charter Schools USA shall protect, preserve and maintain all records affecting the Charter School, pursuant to the provisions of Chapter 119, Florida Statutes, as amended from time to time, including the required records retention requirements imposed upon the Corporation as a public corporation. The books, records and related documents are public records subject to the provisions of Chapter 119, Florida Statutes, during the term hereof or any extensions of this agreement. Not less than forty-five (45) days after termination, as defined herein, Charter Schools USA shall deliver any and all public records in its possession during the term of this Agreement, to the Corporation.
61. **Proprietary Information.** The Corporation agrees that Charter Schools USA shall own all copyrighted and other proprietary rights to all instructional materials, training materials, curriculum and lesson plans, and any other materials created and developed by Charter Schools USA, its employees, agents or subcontractors, or by any individual working for or supervised by Charter Schools USA, which material is developed during working hours or during time for which the individual is being paid, Charter Schools USA shall have the sole and exclusive right to license such materials for use by other school districts, public school, or customers or to modify and/or sell such material to other schools and customers, including this school. During the term of this agreement, Charter Schools USA may disclose such proprietary information, including that which is currently in existence as well as that which may be created in the future. The Corporation, to the extent permitted by law, shall treat all such proprietary information as though it were a trade secret and copyrighted and shall use efforts as may be reasonably requested by Charter Schools USA so as not to disclose, publish, copy, transmit, modify, alter or utilize such proprietary information during the term of this Agreement or at any time after its expiration other than to the extent necessary for implementation of this Agreement. The Corporation shall use such efforts as may be reasonably requested by Charter Schools USA to assure that no Corporation personnel or agent disclose, publish, copy, transmit, modify, alter or utilize Charter Schools USA's proprietary information.

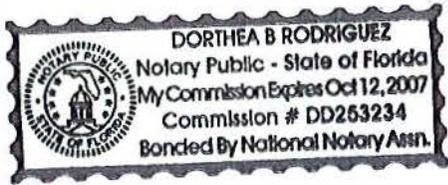
Notwithstanding this provision, both parties acknowledge and recognize that Corporation is subject to Florida Statute Chapter 119. In the event a public records demand is made pursuant to Chapter 119 for any item which Charter Schools USA considers to be proprietary, then the Corporation will notify Charter Schools USA of the demand. In the event the Corporation is named a party in any litigation arising from a demand under the public records law for inspection of a proprietary item, Charter Schools USA shall furnish the defense against the claim and provide financial assurances, either in the form of a cash deposit or bond, to the reasonable satisfaction of the Corporation and its attorneys, which will be sufficient to cover any financial losses, judgment for attorneys' fees or other costs of the litigation. In the event that the Corporation is not satisfied with the performance of Charter Schools USA as required under this paragraph, the Corporation in its sole discretion may take whatever action it determines to be required to comply with the public records law.

62. **Force Majeure.** Notwithstanding anything herein to the contrary, Charter Schools USA shall not be deemed in violation of this Agreement if it is prevented from performing any

of its obligations hereunder for any reason beyond its reasonable control including without limitation, acts of God, acts of war, civil disturbance, lockouts, fire, unavoidable casualties or the action or promulgation of any statute, rule, regulation or order by any federal, state or local governmental or judicial agency or official (including the revocation or refusal to grant licenses or permits, where such revocation or refusal is not directly caused by Charter Schools USA), or any other event constituting force majeure under the Charter or other contracts related to the operation of the Charter School.

63. **Corporation Use Fee.** The Corporation acknowledges that Charter Schools USA will operate the Charter School for extended hours and on varying schedules depending on the programs in place. When the Charter School is not in use by Charter Schools USA, and with prior written notice to Charter Schools USA of the time, duration and scope of use, the Corporation may use the Charter School for its own purposes, consistent with the established policy. In this event, the Corporation will reimburse Charter Schools USA for all costs associated with the Corporation's use of the building.
64. **Effective Date.** This Agreement shall be deemed to be effective as of July 1, 2006 (the "Effective Date").

IN WITNESS WHEREOF, the parties have executed this Agreement on the date first written above.



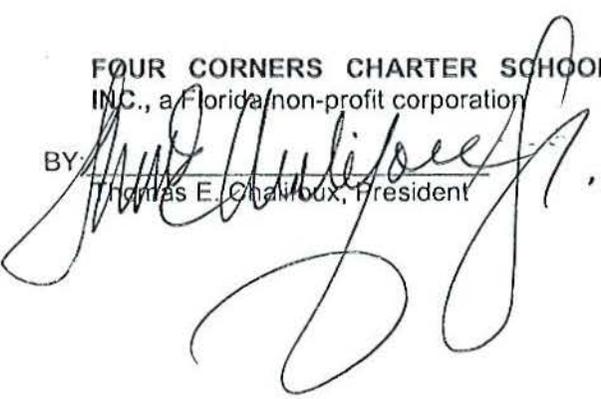
CHARTER SCHOOLS USA AT FOUR CORNERS, LLC

BY: 
Printed Name: Jonathan K. Hage

ATTEST:

BY: 
Printed Name: DORTHEA B. RODRIGUEZ

FOUR CORNERS CHARTER SCHOOL, INC., a Florida non-profit corporation

BY: 
Thomas E. Chaloux, President

ATTEST:

BY: 
Blaine Muse, Secretary

Out of Field Report

Charter School Name	Four Corners Charter School	Board Meeting Date	October 1, 2019
Teacher	Out-of-Field Assignment	Current Certification(s)	Assignment Date
Apgar, Codi	ESOL, Elementary ED	Permanent Substitute	12/3/2018
Ausua, Carol	ESOL	Elementary Education (k-6)	8/10//2017
Banchs, Lilian	ESOL, Elementary ED	Permanent Substitute	8/10/2017
Betts, Marie	ESOL	Temp. Cert. Elem. Educ. Grades K-6	8/3/2015
Black, Christina	ESOL, Elementary ED	Teacher, Second Grade	7/29/2019
Brown, Terria	ESOL, Elementary ED	Permanent Substitute	8/3/2015
Calhoun, Curtis	ESOL, Elementary ED	Permanent Substitute	8/10/2017
Castellanos, Francis	ESOL	Teacher, First Grade	7/30/2018
Dettloff, Kortney	ESOL	Teacher, First Grade	8/10/2017
Detres, Cynthia	ESOL	Permanent Substitute	8/10/2017
DuPont, Erica	ESOL	Prof. Cert Elem. Ed. (K-6)	7/25/2016
Fook-Alexander, Simone	ESOL, Elementary ED	Permanent Substitute	8/6/2019
Haigh, Alisa	ESOL, Elementary ED	Substitute	8/24/2014
Haynes, Shanavia	ESOL, Elementary ED	Permanent Substitute	8/13/2018
Herman, Christopher	ESOL	Prof. Cert. Pre kinder/Primary Ed.	8/1/2019
Johnson, Amanda	ESOL, Elementary ED	Teacher, Second Grade	7/29/2019
Liang, Zarkeya	ESOL	Permanent Substitute	12/2/2019
Luna, Martha	ESOL	Elementary Education (Grades K-6)	4/4/2016
Morales, Yesenia	ESOL	Prof. Cert Elem. Ed. (K-6)	8/10/2017
Morse, Marni	ESOL	Prof. Cert Elem. Ed. (K-6)	7/27/2017
Natson-Levels, Patrice	ESOL, Elementary ED	Permanent Substitute	9/27/2017
Nazario, Zena	ESOL	Teacher, Third Grade	8/10/2017
Nickless, Annabelle	ESOL	Permanent Substitute	8/10/2017
Novoa, Farah	ESOL, Elementary ED	Permanent Substitute	8/10/2017
Nusen, Luana	ESOL	Temp. Cert.	2/11/2019
Octive, Christina	ESOL	Temp. Cert. Pre-Kinder/Primary Ed	7/1/2013
Page, Taja	ESOL, Elementary ED	Permanent Substitute	7/30/2018
Phillips, Alisha	ESOL	Elementary Education	7/30/2018
Ramos, Lilianette	ESOL	Prof. Cert ESE	12/1/2017
Rodriguez, Evy	ESOL, Elementary ED	Elementary Education	7/25/2016
Sachoute, Katia	ESOL, Elementary ED	Permanent Substitute	8/6/2019
Sanchez, Kaitlyn	ESOL, Elementary ED	Permanent Substitute	7/20/2019
Sharperson, Shana	ESOL, Elementary ED	Permanent Substitute	8/16/2018
Shelton, Steven	ESOL,	Prof. Cert Elem. Ed. (K-6)	7/25/2016
Smith, Arthur	ESOL, Elementary ED	Permanent Substitute	8/10/2017
Suarez, Karen	ESOL	Daily Substitute	12/6/2015
Vazquez Perales, Lidellie	ESOL, Elementary ED	Permanent Substitute	7/29/2019
Vil, Emmauelle	ESOL	Elementary Education	8/3/2015
Wyllie, Elsha	ESOL, Elementary ED	Permanent Substitute	8/18/2018



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 800 Corporate Drive
 Suite 124
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 (954) 202-9926
 service@abc-mechanical.com
 invoices@abc-mechanical.com

INVOICE

BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 10/2/2019 Invoice Number : 129245 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
<p>Labor</p> <p>Special Instructions : 9/20 CHECK SUPPLY AIR SENSORS . 3.3 WATER VALVE NOT WORKING. VAV NOT COMMUNICATING</p> <p>Work Performed: A/H 3.3 water valve is open a 100 % . I verified the communications boards for this unit, board send the 24 v and the signal but the actuator don't move, I trouble shoot the water valve actuator, also I call Daive to verify actuator operations, we need to replaced the actuator for A /H #3.3. On A/H 1.2 blower motor vfd have a auto reset alarm highAmp on the motor , I reprogram the vfd, verified proper operations the alarm is gone . Unit running now .</p> <p>Work Performed: Unit 3-1 blower motor VFD settings, adjust the belts, problems with the supply air sensor . Room 128 the electrical heater is damaged . We need to replace it, Sent all info to office for quote</p> <p>Recommendations : We need new supply air sensor unit 3-1, New heater for the room 128</p> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px;"> <p>Ashlee Gaskins 10/15/2019, 7:52 AM Route to Approver Route To: RAS - RM 3 Route Comments:</p> </div> <div style="border: 1px solid green; padding: 5px;"> <p>Chris Kober 10/15/2019, 9:02 AM Approve Approval Comment:</p> </div> </div>	1.00	1,360.00	1,360.00

<p>All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.</p>	<p>TOTAL: 1,360.00</p>
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INVOICE

BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 10/2/2019 Invoice Number : 129241 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
Labor Special Instructions :09/09/199/9: CHILLER 3 HAS ALARMS - COMPRESSOR VFD Work Performed: Chiller with alarm in both compressor vfd, I found low volt wire loose, and vfd dirty filters chiller is working well . <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Ashlee Gaskins 10/15/2019, 7:52 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px;"> Chris Kober 10/15/2019, 9:02 AM Approve Approval Comment: </div>	1.00	340.00	340.00

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INVOICE

BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 9/18/2019 Invoice Number : 128681 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
Labor	1.00	340.00	340.00
Materials	1.00	31.94	31.94
Special Instructions : 9/6: CHILLER 2 LEAKING OIL FCR0022625 Work Performed: Oil leak, I found oil leak in the oil filter, loose nuts they tightened, oil loss was recharge the chiller is working well . The floor was cleaned . <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px;"> <p>Ashlee Gaskins 10/9/2019, 8:16 AM Route to Approver Route To: RAS - RM 3 Route Comments:</p> </div> <div style="border: 1px solid green; padding: 5px;"> <p>Chris Kober 10/9/2019, 8:39 AM Approve Approval Comment:</p> </div> </div>			

<p>All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.</p>	<p>TOTAL: 371.94</p>
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INVOICE

BILL TO:		JOB SITE:	
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837		Document Date : 9/18/2019 Invoice Number : 128681 Customer ID : 910 Terms : Due upon receipt	

Description	Qty	Unit Price	Ext. Price
Labor	1.00	340.00	340.00
Materials	1.00	31.94	31.94
Special Instructions : 9/6: CHILLER 2 LEAKING OIL FCR0022625 Work Performed: Oil leak, I found oil leak in the oil filter, loose nuts they tightened, oil loss was recharge the chiller is working well . The floor was cleaned . <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p>Ashlee Gaskins 10/9/2019, 8:16 AM Route to Approver Route To: RAS - RM 3 Route Comments:</p> </div> <div style="border: 1px solid green; padding: 5px; width: 45%; color: green;"> <p>Chris Kober 10/9/2019, 8:39 AM Approve Approval Comment:</p> </div> </div>			

All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.	TOTAL: 371.94
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INVOICE

BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 9/18/2019 Invoice Number : 128668 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
Labor -Chiller is down . -Facilities are going to reset the chiller . -Check the alarms on the chiller and investigate AH 2.4 air handler Room: 149 Classroom Room is very hot all day Ashlee 954-599-8370 Notes added by tech DON on 9/13/2019 11:35:07 AM - Chiller Off on flow switch reset - chiller came on - made flow switch adjustment 1/8 turn should not have anymore issues - Vav 2.4.4 for room149 damper motor loose on damper shaft - opened and tightened u bolt good airflow to room now <div style="border: 1px solid black; padding: 5px; display: inline-block;"> Ashlee Gaskins 10/9/2019, 8:10 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px; display: inline-block; margin-left: 20px;"> Chris Kober 10/9/2019, 8:41 AM Approve Approval Comment: </div>	1.00	394.45	394.45

<p>All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.</p>	<p>TOTAL: 394.45</p>
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BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 8/31/2019 Invoice Number : 128716 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
LABOR 8/27: 1.2 NOT RESETTING FCR 0021907 Unit down, VFD with alarm, I reset it the VFD check the all wires, volt, amp . I put the VFD in remote blower motor is working to 100% the unit have problem with the static pressure sensor unit is working <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Ashlee Gaskins 9/25/2019, 8:38 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px;"> Chris Kober 9/25/2019, 1:51 PM Approve Approval Comment: </div>	1.00	340.00	340.00

<p>All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.</p>	<p>TOTAL: 340.00</p>
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BILL TO:		JOB SITE:	
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837		Document Date : 8/23/2019 Invoice Number : 127413 Customer ID : 910 Terms : Due upon receipt	

Description	Qty	Unit Price	Ext. Price
Labor	1.00	680.00	680.00
Materials	1.00	222.71	222.71
Special Instructions : REPLACE MOTOR FOR EX FAN 1.1.2 Work Performed: Removed damaged motor, a new one was installed . We repair it the electrical wires, we found the breaker trip, I putthe breaker again (on). <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px; width: 45%;"> <p>Ashlee Gaskins 9/10/2019, 8:00 AM Route to Approver Route To: RAS - RM 3 Route Comments:</p> </div> <div style="border: 1px solid green; padding: 5px; width: 45%; color: green;"> <p>Chris Kober 9/10/2019, 8:01 AM Approve Approval Comment:</p> </div> </div>			

All materials parts and equipment are warranted by the manufacturer's or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.	TOTAL: 902.71
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INVOICE

BILL TO :		JOB SITE :	
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837		Document Date : 8/8/2019 Invoice Number : 126929 Customer ID : 910 Terms : Due upon receipt	

Description	Qty	Unit Price	Ext. Price
Labor	1.00	510.00	510.00
Materials	1.00	782.95	782.95
Special Instructions : 6/17: CHILLER DOWN FCR0018212 Work Performed: The chiller was revised, it was found the control module board damaged . Purchased board to keep on site as spare <div style="border: 1px solid black; padding: 5px; display: inline-block;"> Ashlee Gaskins 8/27/2019, 7:47 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px; display: inline-block; margin-left: 20px;"> Chris Kober 8/27/2019, 8:15 AM Approve Approval Comment: </div>			

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BILL TO:	JOB SITE:
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837	Document Date : 7/31/2019 Invoice Number : 126330 Customer ID : 910 Terms : Due upon receipt

Description	Qty	Unit Price	Ext. Price
Labor	1.00	1,020.00	1,020.00
Materials	1.00	297.57	297.57
Special Instructions : CHILLER REPAIRS Work Performed : Water flow switch . Defective flow switch was removed it was installed New flow switch safety tests were performedand the safety water flow switch is working well.			
<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> Ashlee Gaskins 8/14/2019, 11:05 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px;"> Chris Kober 8/14/2019, 12:41 PM Approve Approval Comment: </div>			

All materials parts and equipment are warranted by the manufacturer or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.	TOTAL: 1,317.57
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INVOICE

BILL TO:		JOB SITE:	
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837		Document Date : 11/8/2019 Invoice Number : 131805 Customer ID : 910 Terms : Due upon receipt	

Description	Qty	Unit Price	Ext. Price
Labor 1) Insulate duct in room # 113 Bldg. 1 with 2 ½" (R=7.0) duct wrap, tape joints 2) Pump room valve <div style="border: 1px solid black; padding: 5px; width: fit-content;"> Ashlee Gaskins 11/19/2019, 8:23 AM Route to Approver Route To: RAS - RM 3 Route Comments: </div> <div style="border: 1px solid green; padding: 5px; width: fit-content;"> Chris Kober 11/19/2019, 8:52 AM Approve Approval Comment: </div>	1.00	2,357.50	2,357.50

All materials parts and equipment are warranted by the manufacturer's or suppliers written warranty only. All labor performed by ABC Mechanical LLC is warranted for 30 days or as otherwise indicated in writing. ABC Makes no warranties, expressed or implied and its agents or technicians are not authorized to make any such warranties on behalf of ABC.	TOTAL: 2,357.50
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American Eagle Electric of Florida

998 DeGroot Rd SW, Palm Bay FL 32908
 PH 321-724-9105, FX 321-724-8153
 michaelorlik@bellsouth.net

Service Date
 9/27/2019



Invoice # 905

Bill To

Charter Schools USA
 800 Corporate Drive
 Suite # 700
 Ft. Lauderdale, FL 33334
 ATTN: FACILITIES A/P

Ship To

Four Corners Middle School
 9100 Teachers Lane
 Davenport, FL 33837

53555-8100

Quantity	Description	Rate	Amount
3	LABOR Replace 2 wallpacks, behind cafeteria & behind elementary school Replace ballast , blg 2, rm231 <div style="border: 1px solid blue; padding: 5px; margin-top: 5px;"> Desireen Feliz 9/30/2019, 12:49 PM Facility Approvers Facility School Supervisor: FAC - FCCS Facility Regional Manager: RAS - RM 3 Route Comments: Please review and approve </div> <div style="border: 1px solid green; padding: 5px; margin-top: 5px;"> Chris Kober 10/3/2019, 2:53 PM Facility RM Escalation Approval Approve Comment: </div> <div style="border: 1px solid blue; padding: 5px; margin-top: 5px;"> Sandra Rivera 10/9/2019, 9:46 AM Entered in Solomon Comments: REF 646315 </div>	90.00	270.00
<i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i>		Total	\$270.00

American Eagle Electric of Florida

998 DeGroot Rd SW, Palm Bay FL 32908
 PH 321-724-9105, FX 321-724-8153
 michaelorlik@bellsouth.net

Service Date
 9/27/2019



Invoice # 906

Bill To

Charter Schools USA
 800 Corporate Drive
 Suite # 700
 Ft. Lauderdale, FL 33334
 ATTN: FACILITIES A/P

Ship To

Four Corners Upper School
 9160 Bella Citta Blvd
 Davenport, FL 33896

Due on Receipt

Quantity	Description	Rate	Amount
3.5	LABOR Add receptacle for refrideraton in science room Add switch in weight room Troubleshoot / repair(bad connection) receptacles in rm269	90.00	315.00
	10' of 1/2"EMT with 2 connectors, and 1 coupling	8.00	8.00
	15" of M/C Cable with 4 connectors	19.00	19.00
2	MATERIALS: Cut-In Box with madison clips	4.00	8.00
1	MATERIALS: 20amp switch with plate	7.50	7.50
	MATERIALS: 20amp receptacle with plate	4.50	4.50
	MATERIALS: 4x4,1900 Box and plate	3.50	3.50
	30" of #12 wire	8.00	8.00
<p><i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i></p>		Total	\$373.50

American Eagle Electric of Florida

998 DeGroot Rd SW, Palm Bay FL 32908
 PH 321-724-9105, FX 321-724-8153
 michaelorlik@bellsouth.net

Service Date
 8/1/2019



Invoice # 895

Bill To

Charter Schools USA
 800 Corporate Drive
 Suite # 700
 Ft. Lauderdale, FL 33334
 ATTN: FACILITIES A/P

Ship To

Four Corners Charter School
 9100 Teachers Lane
 Davenport, FL 33837

**FCCS
 53555-8100**

Due on Receipt

Quantity	Description	Rate	Amount
2	LABOR X 2 Men Replaced 2 outside landscape lights Replaced 2 emergency ballast <div style="border: 1px solid blue; padding: 5px; margin-top: 10px;"> Natalia Isaza 8/8/2019, 8:12 AM Facility Approver Facility School Supervisor: FAC - FCCS Facility Regional Manager: RAS - RM 3 Route Comments: Please review and approve </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="border: 1px solid green; padding: 5px; width: 45%;"> Carlos Coriano 8/8/2019, 1:13 PM Approve Comment: </div> <div style="border: 1px solid green; padding: 5px; width: 45%;"> Chris Kober 8/8/2019, 1:15 PM Approve Comment: </div> </div> <div style="border: 1px solid blue; padding: 5px; margin-top: 10px;"> Diego Acevedo 8/12/2019, 12:00 PM Entered in Solomon Comments: 180456 - 626984 </div>	135.00	270.00
<i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i>		Total	\$270.00

American Eagle Electric of Florida

998 DeGroot Rd SW, Palm Bay FL 32908
 PH 321-724-9105, FX 321-724-8153
 michaelorlik@bellsouth.net

Service Date
 7/22/2019



Invoice # 889

Bill To

Charter Schools USA
 800 Corporate Drive
 Suite # 700
 Ft. Lauderdale, FL 33334
 ATTN: FACILITIES A/P

Ship To

Four Corners Charter School
 9100 Teachers Lane
 Davenport, FL 33837

53555-8100
FCCS

Due on Receipt

Quantity	Description	Rate	Amount
5	LABOR X 2 Men Replace 30 quad florescent lamps in breezeway Replace 3 ballast in same breezeway Replace 4 lamps outside busloop Replace 3 emergency ballast Add photocell bypass for 2 electric rooms Thru bolt/repair landscape light	135.00	675.00
2	MATERIALS: Emergency Ballast <div style="border: 1px solid blue; padding: 5px; margin-bottom: 5px;"> Desireen Feliz 7/23/2019, 4:42 PM Facility Approvers Facility School Supervisor: FAC - FCCS Facility Regional Manager: RAS - RM 3 Route Comments: Please review and approve </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid green; padding: 5px; width: 30%;"> Carlos Coriano 7/23/2019, 9:25 PM Approve Comment: </div> <div style="border: 1px solid green; padding: 5px; width: 30%;"> Chris Kober 7/24/2019, 5:03 AM Approve Comment: </div> <div style="border: 1px solid blue; padding: 5px; width: 30%;"> Natasha Jimenez 7/24/2019, 12:24 PM Entered in Solomon Comments: Batch#178567 Ref#622609 </div> </div>	50.00	100.00
<p><i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i></p>		Total	\$775.00

American Eagle Electric of Florida

998 DeGroodt Rd SW, Palm Bay FL 32908
PH 321-724-9105, FX 321-724-8153
michaelorlik@bellsouth.net

Service Date
7/22/2019

Invoice # 890



Bill To

Charter Schools USA
800 Corporate Drive
Suite # 700
Ft. Lauderdale, FL 33334
ATTN: FACILITIES A/P

Ship To

Four Corners Upper School
9160 Bella Citta Blvd
Davenport, FL 33896

Due on Receipt

Quantity	Description	Rate	Amount
1	LABOR X 2 Men Repair 3 exit lights Re-support flag light Check switch type-to be ordered for gymnasium	135.00	135.00
<i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i>		Total	\$135.00

American Eagle Electric of Florida

998 DeGroot Rd SW, Palm Bay FL 32908
 PH 321-724-9105, FX 321-724-8153
 michaelorlik@bellsouth.net

Service Date
 11/18/2019



Invoice # 911

Bill To

Charter Schools USA
 800 Corporate Drive
 Suite # 700
 Ft. Lauderdale, FL 33334
 ATTN: FACILITIES A/P

Ship To

Four Corners Charter School
 9100 Teachers Lane
 Davenport, FL 33837

53555-8100

Due on Receipt

Quantity	Description	Rate	Amount
2.5	LABOR Troubleshoot and fix short in pole light Replaced 2 emergency ballast,	90.00	225.00
2	MATERIALS: Emergency Ballast <div style="border: 1px solid blue; padding: 5px; margin-bottom: 5px;"> Desireen Feliz 11/26/2019, 11:57 AM Facility Approvers Facility School Supervisor: FAC - FCCS Facility Regional Manager: RAS - RM 3 Route Comments: Please review and approve </div> <div style="border: 1px solid green; padding: 5px; display: inline-block; vertical-align: top;"> Chris Kober 11/29/2019, 12:45 PM Facility RM Escalation Approval Approve Comment: </div> <div style="border: 1px solid blue; padding: 5px; display: inline-block; vertical-align: top; margin-left: 20px;"> Liska Fields 12/2/2019, 2:55 PM Entered in Solomon Comments: 191828-659324 </div>	50.00	100.00
<i>Accounts not paid within 30 days of the date of the invoice are subject to 1.5% monthly finance charge.</i>		Total	\$325.00



29728 US HWY 27
 Dundee, FL 33838
 863-439-4443
 863-439-4793 Fax

PO071466

Invoice

Date	Invoice #
12/4/2019	6547

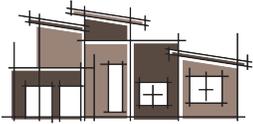
Bill To
Charter School USA 800 Corporate Dr. Suite #700 Ft. Lauderdale, FL 33334

Ship To
Four Corners Charter School 9100 Teacher Ln Davenport, FL 33897

P.O. No.	Terms	Due Date	Project
		12/4/2019	

Qty	Description	Each	Amount
	QTY of FOUR: Surface mount continuous geared hinge, installed 2 @ Room #115 1 @ Room #147 1 @ Room #37 Completed 11/27/19 <div style="border: 1px solid green; padding: 5px; display: inline-block;"> Natalia Isaza 1/8/2020, 8:06 AM Entered in WorkPlace Comments: RCT154555 </div>		1,160.00

Subtotal	\$1,160.00
Sales Tax (0.0%)	\$0.00
Total	\$1,160.00
Payments/Credits	\$0.00
Balance Due	\$1,160.00



APOLLO
GLASS

29728 US HWY 27
Dundee, FL 33838

863-439-4443
863-439-4793 Fax

~~XXXXXXXXXX~~
~~PO066685~~

PO071123

Invoice

Date	Invoice #
12/4/2019	6548

Bill To
Charter School USA 800 Corporate Dr. Suite #700 Ft. Lauderdale, FL 33334

Ship To
Four Corners Upper School 9160 Bella Citta Blvd Davenport, FL 33897

P.O. No.	Terms	Due Date	Project
		12/4/2019	

Qty	Description	Each	Amount
	QTY of FIVE: Surface mount continuous geared hinge, installed 2 @ Room #106 2 @ Room #221 1 @ Gym Completed 11/25/19 <div style="border: 1px solid green; padding: 5px; display: inline-block; margin-left: 20px;"> Shirley Murray 12/18/2019, 10:51 AM Entered in WorkPlace Comments: RCT153653 </div>		1,160.00

Subtotal	\$1,160.00
Sales Tax (0.0%)	\$0.00
Total	\$1,160.00
Payments/Credits	\$0.00
Balance Due	\$1,160.00



29728 US HWY 27
 Dundee, FL 33838
 863-439-4443
 863-439-4793 Fax

Invoice

~~PO065952~~

Date	Invoice #
8/8/2019	6275

Bill To
Charter School USA 800 Corporate Dr. Suite #700 Ft. Lauderdale, FL 33334

Ship To
Four Corners Charter School 9100 Teacher Ln Davenport, FL 33897

P.O. No.	Terms	Due Date	Project
		8/8/2019	

Qty	Description	Each	Amount
	QTY of FOUR: Surface mount continuous geared hinge, installed 1 in Room #121 Teacher Planning 1 in Room #120 Janitor 1 in Room #119 IDF 1 in Main Office <div style="border: 1px solid green; padding: 5px; display: inline-block; margin-top: 10px;"> Chantel Talley 9/17/2019, 11:20 AM Entered in WorkPlace Comments: RCT144875 </div>		1,160.00

	Subtotal	\$1,160.00
	Sales Tax (0.0%)	\$0.00
	Total	\$1,160.00
	Payments/Credits	\$0.00
	Balance Due	\$1,160.00



Servpro of Fort Lauderdale South

AMS Trading Inc dba
Servpro of Fort Lauderdale South
3315 SW 13th Ave.
Fort Lauderdale, FL 33315
Tel: 954-776-2000
EIN#51-0419859

Client: Four Corners Charter School
Property: 9100 Teacher Lane
Davenport, FL 33897

Home: (904) 724-1536

Operator: PRODUCTI

Estimator: Karl Robinson

Business: (954) 776-2000

Type of Estimate: Cleaning

Date Entered: 9/22/2019

Date Assigned:

Price List: FLWH8X_FEB17

Labor Efficiency: Restoration/Service/Remodel

Estimate: 2018-05-16-1043-1

Servpro of Fort Lauderdale South is committed to providing the highest quality mitigation services through the use of advanced technology, exceptional customer service, and professional integrity.

We will continually hold ourselves accountable to a higher standard that will exceed our customer's expectations.



Servpro of Fort Lauderdale South

AMS Trading Inc dba
 Servpro of Fort Lauderdale South
 3315 SW 13th Ave.
 Fort Lauderdale, FL 33315
 Tel: 954-776-2000
 EIN#51-0419859

2018-05-16-1043-1

Cleaning

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Cleaning - General	1.00 EA	0.00	19,800.00	0.00	19,800.00
Note: to clean above the drop ceilings in the affected areas. Servpro projects the job to take 10 technicians for 3 days working 11 hours each day.					
Totals: Cleaning				0.00	19,800.00
Line Item Totals: 2018-05-16-1043-1				0.00	19,800.00



Servpro of Fort Lauderdale South

AMS Trading Inc dba
Servpro of Fort Lauderdale South
3315 SW 13th Ave.
Fort Lauderdale, FL 33315
Tel: 954-776-2000
EIN#51-0419859

Summary

Line Item Total	19,800.00
Replacement Cost Value	\$19,800.00
Net Claim	\$19,800.00

Karl Robinson

Servpro of Ft Lauderdale South
 3315 SW 13th Ave
 Fort Lauderdale, FL 33315
 (954) 776-2000
 JKeller@servpro10282.com

Invoice

PO070824

BILL TO
Four Corners Charter School 9100 Teacher Lane Davenport, FL 33837

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED
4331163	11/15/2019	\$5,119.93	11/15/2019	

DATE	ACTIVITY	DESCRIPTION	QTY	AMOUNT
11/15/2019	Mold Remed	Mold Remediation	1	5,119.93

Unless otherwise specified on this invoice, payment is due in full upon completion of service. Interest will be charged at the maximum allowable by law, or 1.5% per month, whichever is greater on accounts over 30 days past due.

BALANCE DUE **\$5,119.93**

Please make checks payable to Servpro of Ft. lauderdale South. Thank you for your business!

Natalia Isaza
 12/12/2019, 10:11 AM
 Entered in WorkPlace
 Comments: RCT153188

Good Morning,

Please see the attached invoice for the services rendered.

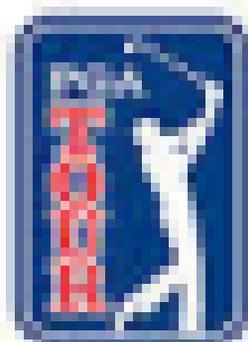
It was a pleasure helping you and the entire staff at Servpro is grateful to have you as our client.

Kindly contact our office for payment, as we accept most major credit cards or mail check to:

**Servpro of Ft Lauderdale South
3315 S.W. 13th Ave
Fort Lauderdale, FL 33315**

If you need any additional information feel free to contact me.

Please also confirm receipt of this email

The logo for SERVPRO, featuring the word "SERVPRO" in white, bold, sans-serif capital letters centered within a blue, stylized house-shaped outline.

Official Cleanup and Restoration Company of the PGA TOUR



Wiginton

FIRE SYSTEMS

INVOICE

PLEASE REMIT TO

Wiginton Fire Systems
 699 Aero Lane
 Sanford, FL 32771
 Phone: (407) 585-3200

FCCS
53552-8100

INVOICE NUMBER SVC037477
 INVOICE DATE 11/15/2019
 Cust Ref #

TOTAL DUE \$229.00

BILL TO

Charter Schools USA, Inc.
 800 Corporate Drive Suite 700
 Attn: Facilities A/P
 Fort Lauderdale, FL 33334

LOCATION

Charter School 4 Corners K-8
 9100 Teachers Lane
 Davenport, FL 33837
 Phone: (863) 242-3992

Service Call	Customer Number	Order Date	Completion Date	Payment Terms	MCC Contract#
190805-0062	CHAR0009	8/5/2019	8/5/2019	Due Upon Receipt	OR5305-A

Description: Pre-K trouble per Carlos

Cost Code Totals	
EQUIPMENT	\$0.00
MATERIAL	\$0.00
LABOR	\$165.00
SUBCONTRACTOR	\$0.00
OTHER	\$64.00

Liska Fields
 12/2/2019, 2:50 PM
 Entered in Solomon
 Comments: 191828-659321

Subtotal	\$229.00
Tax	\$0.00
Amount Paid	\$0.00
Total	\$229.00

Natalia Isaza
 11/25/2019, 2:43 PM
 Facility Approvers
 Facility School Supervisor: FAC - FCCS
 Facility Regional Manager: RAS - RM 3
 Route Comments: Please review and approve

Chris Kober
 11/28/2019, 2:51 PM
 Facility RM Escalation Approval
 Approve
 Comment:

Orlando Branch, 699 Aero Lane, Sanford, FL, 32771
 Phone (407) 585-3200

For Credit Card payment using: Visa, Mastercard, or American Express - Please call (407)585-3220

Call Summary



Orlando, Jacksonville, Tampa, Melbourne, Daytona, Pensacola
West Palm Beach, Gainesville, Miami, Fort Myers, Atlanta, Charlotte

Orlando Office
699 Aero Lane
Sanford FL 32771
Phone: 407-585-3200

Location Name CHA0031	Customer Name CHAR0009		
Charter School 4 Corners K-8	Charter Schools USA, Inc.		
Address 9100 Teachers Lane	Contact Carlos Coriano	Phone (863) 242-3992 x0000	
Service Call ID 190805-0062	City Davenport	State FL	Zip 33837
Description Pre-K trouble per Carlos	Date 8/5/2019	Call Creation Date 8/5/2019	
Primary Technician O'Donnell, Paul	Call Type Time & Material	P.O. #	

Resolution

Time in 1430
Pre-K annunciator was dark and beeping. Notifier AFP-200 showed "program corrupt- reprogram or auto. I started auto programming and panel restored to normal. Annunciator is operating good, all points are reporting to the facp as normal. Suspect surge caused panel to lock-up. All is restored and system is clear and normal.
Time out 1500

Appointments			
Technician	Appointment	Status	Completion Date
Paul O'Donnell	0001	COMPLETE	8/5/2019

Labor					
Technician	Appt	Date	Hours	Pay Code	Description
Paul O'Donnell	0001	8/5/2019	0.50	PRIMARY NORMAL HRS	Site time
Paul O'Donnell	0001	8/5/2019	1.00	PRIMARY NORMAL HRS	Travel time
			1.50	Total Hours	

Inventory			
Date	Quantity	Item	Description
8/5/2019	32.00	MILEAGE	Mileage

Call Summary

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

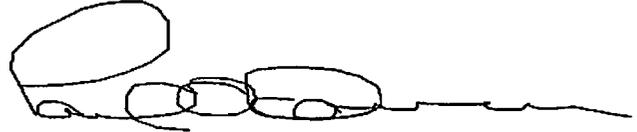
Customer Name and Signature

Krista Holycross



Technician Name and Signature

Paul Odonnell





Wiginton

FIRE SYSTEMS

INVOICE

PLEASE REMIT TO

Wiginton Fire Systems
699 Aero Lane
Sanford, FL 32771
Phone: (407) 585-3200

FCCS
53552-8100

INVOICE NUMBER **SVC037491**

INVOICE DATE **11/15/2019**

Cust Ref # **Carlos**

TOTAL DUE \$590.43

BILL TO

Charter Schools USA, Inc.
800 Corporate Drive Suite 700
Attn: Facilities A/P
Fort Lauderdale, FL 33334

LOCATION

Charter School 4 Corners K-8
9100 Teachers Lane
Davenport, FL 33837
Phone: (863) 242-3992

Service Call	Customer Number	Order Date	Completion Date	Payment Terms	MCC Contract#
191030-0013	CHAR0009	10/30/2019	11/8/2019	Due Upon Receipt	OR5305-A
Description: ALARM ISSUES					

Cost Code Totals	
EQUIPMENT	\$0.00
MATERIAL	\$175.43
LABOR	\$275.00
SUBCONTRACTOR	\$0.00
OTHER	\$140.00

Liska Fields
12/2/2019, 2:52 PM
Entered in Solomon
Comments: 191828-659322

Subtotal	\$590.43
Tax	\$0.00
Amount Paid	\$0.00
Total	\$590.43

Natalia Isaza
11/25/2019, 2:43 PM
Facility Approvers
Facility School Supervisor: FAC - FCCS
Facility Regional Manager: RAS - RM 3
Route Comments: Please review and approve

Chris Kober
11/28/2019, 2:51 PM
Facility RM Escalation Approval
Approve
Comment:

Call Summary



Orlando Office
699 Aero Lane
Sanford FL 32771
Phone: 407-585-3200

Orlando Jacksonville Tampa Melbourne Daytona Pensacola
West Palm Beach Gainesville Miami Fort Myers Atlanta Charlotte

Location Name CHA0031	Customer Name CHAR0009		
Charter School 4 Corners K-8	Charter Schools USA, Inc.		
Address 9100 Teachers Lane	Contact Carlos Coriano	Phone (863) 242-3992 x0000	
Service Call ID 191030-0013	City Davenport	State FL	Zip 33837
Description ALARM ISSUES	Date 11/8/2019	Call Creation Date 10/30/2019	
Primary Technician O'Donnell, Paul	Call Type Time & Material	P.O. # Carlos	

Resolution

Repaired
Time in 1030
Pre-k Notifier AFP-200 panel shows trouble D-44 heat detector above facp invalid response. This is an addressable heat detector 190f that needs ordered.
Panel will beep daily until replacement arrives.
Time out 1100

[11/8/2019 6:31:50 PM O'Donnell, Paul]
Time in 1800
On site with new Notifier FST-851H 190f addressable heat detector for pre-k electrical/facp room. New device enrolled good and system is clear and normal.
Time out 1830

Appointments			
Technician	Appointment	Status	Completion Date
Paul O'Donnell	0001	COMPLETE	10/30/2019
Paul O'Donnell	0002	COMPLETE	11/8/2019

Labor					
Technician	Appt	Date	Hours	Pay Code	Description
Paul O'Donnell	0001	10/30/2019	0.50	PRIMARY NORMAL HRS	Site time
Paul O'Donnell	0001	10/30/2019	0.50	PRIMARY NORMAL HRS	Travel time
Paul O'Donnell	0002	11/8/2019	1.00	PRIMARY NORMAL HRS	Travel time
Paul O'Donnell	0002	11/8/2019	0.50	PRIMARY NORMAL HRS	Site time
			2.50	Total Hours	

Call Summary

Inventory			
Date	Quantity	Item	Description
10/30/2019	28.00	MILEAGE	Mileage
11/8/2019	42.00	MILEAGE	Mileage

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

Customer Name and Signature

Verbal Carlos

Technician Name and Signature

Paul Odonnell





Wiginton FIRE SYSTEMS

INVOICE

PLEASE REMIT TO

Wiginton Fire Systems
699 Aero Lane
Sanford, FL 32771
Phone: (407) 585-3200

PO064282

INVOICE NUMBER

SVC033895

INVOICE DATE

8/9/2019

Cust Ref #

Carlos

TOTAL DUE

\$1,995.00

BILL TO

Charter Schools USA, Inc.
800 Corporate Drive Suite 700
Attn: Facilities A/P
Fort Lauderdale, FL 33334

LOCATION CHA0031

Charter School 4 Corners K-8
9100 Teachers Lane
Davenport, FL 33837

Service Call	Customer Number	Order Date	Completion Date	Payment Terms	MCC Contract#
190712-0003	CHAR0009	7/21/2019	7/19/2019	Due Upon Receipt	OR5305-E

Description: INSTALL (17) NEW EXT.'S

Natalia Isaza
8/14/2019, 3:52 PM
Entered in WorkPlace
Comments: RCT141452

	Lump Sum Quote
Subtotal	\$1,995.00
Total Tax	\$0.00
Amount Paid	\$0.00
Total	\$1,995.00

Orlando Branch, 699 Aero Lane, Sanford, FL, 32771
Phone (407) 585-3200

For Credit Card payment using: Visa, Mastercard, or American Express - Please call (407)585-3220

Call Summary



Orlando, Jacksonville, Tampa, Melbourne, Daytona, Pensacola
West Palm Beach, Gainesville, Miami, Fort Myers, Atlanta, Charlotte

Orlando Office
699 Aero Lane
Sanford FL 32771
Phone: 407-585-3200

Location Name CHA0031	Customer Name CHAR0009	
Charter School 4 Corners K-8	Charter Schools USA, Inc.	
Address 9100 Teachers Lane	Contact Carlos Coriano	Phone (863) 242-3992 x0000
Service Call ID 190712-0003	City Davenport	State FL
Description INSTALL (17) NEW EXT.'S	Date 7/21/2019	Zip 33837
Primary Technician Laughlin, Donald	Call Type Quoted Call	Call Creation Date 7/12/2019
		P.O. # Carlos

Resolution

Repaired
Scott Laughlin
Replaced 17 - 10# ABC extinguishers that were due for recharge services with 17 new 10# ABC extinguishers.

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

Customer Name and Signature	Technician Name and Signature
Orlando Ramos	Donald Laughlin



Wiginton Fire Systems

Orlando-Jacksonville-Tampa-Melbourne-Atlanta-Pensacola-Daytona-West Palm Beach-Gainesville-Miami-Fort Myers-Charlotte
(407) 585-3200 WFS - Orlando **Inspection Date:** 7/19/19

Customer ID: CHAR0009

Service Call ID: 190712-0003

Address ID: CHA0031

Charter School 4 Corners K-8

Site Name:

Site Address: 9100 Teachers Lane, Davenport, FL 33837

This report contains information resulting from a visual inspection of the following types Systems:

Fire Sprinkler Systems:	No	Fire Hydrants:	No
Wet Pipe Systems:	Yes	Fire Pumps:	No
Dry Pipe Systems:	No	Water Storage Tank:	No
Precision Systems:	No	Foam/Foam-Water Systems:	No
Deluge Systems:	No	Portable Fire Extinguisher:	Yes
Backflow Prevention Assembly:	Yes	Fire Detection and/or Alarm System:	No
Standpipe and Hose System:	No	Dry/Wet Chemical Systems:	No
Technician Certificate: FEP19000234		Certificate Exp. Date: 12/31/19	
Name & Signature: Donald Laughlin		Site Specific Notes:	

X Scott Raylin

The property owner/responsible party acknowledges the responsibility of the operating condition of the component parts at the time of the inspection. It is agreed that the inspection service provided by Wiginton Fire Systems are prescribed herein is limited to performing a visual inspection and/or routine testing, and any investigation or unscheduled testing, modification, maintenance, repair, etc. of the component parts is not included as part of inspection work performed. It is further understood as part of inspection contained herein is provided to the best of the knowledge of the party providing such information.

Owner/Responsible Person's Name:

Orlando Ramos

Title:

FMC

Owner Signature:

X [Signature]

Inspection and Maintenance of Portable Extinguishers

INSPECTION:

ID: 200

Annual extinguisher inspection. How many extinguishers have to be inspected? **43**

ID: 200.00102

Extinguisher # 1	
Location: Other 8 Electrical room	Manufacturer: Amerex
Type and Size: ABC 5 lb	Record Serial Number: ZZ-491912
Date next six year maintenance due: 7/26/20	Date next hydro due: 7/26/20
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 20	
Location: Other 8 Electrical rm	Manufacturer: Amerex
Type and Size: ABC 5 lb	Record Serial Number: ZZ-494136
Date next six year maintenance due: 7/26/20	Date next hydro due: 7/26/20
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 22	
Location: Other Spare	Manufacturer: Amerex
Type and Size: ABC 5 lb	Record Serial Number: A-31415362

Date next six year maintenance due: 7/26/20	Date next hydro due: 7/26/26
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 23	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-090046
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 24	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BV-833718
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 25	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-071316
Date next six year maintenance due: 7/25/19	Date next hydro due: 7/25/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 26	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BV-833724
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 27	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-083400
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 28	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-106883
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	

New extinguisher tag securely attached?

Extinguisher # 30	
Location: Other 8 hallway cabinet	Manufacturer: Buckeye
Type and Size: ABC 10 lb	Record Serial Number: C-744013
Date next six year maintenance due: 7/26/22	Date next hydro due: 7/26/21
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 31	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-090053
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 32	
Location: Other Riser room	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-081521
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 33	
Location: Other Choir cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-031518
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 34	
Location: Other Choir cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-081518
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 36	
Location: Kitchen	Manufacturer: Amerex
Type and Size: Class K 1.6 gal	Record Serial Number: B-02073091
Date next six year maintenance due: 7/26/20	Date next hydro due: 7/26/20
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 37	
-------------------	--

Location: Kitchen	Manufacturer: Amerex
Type and Size: Class K 1.6 gal	Record Serial Number: AA-233553
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/19
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 39	
Location: Other 8 hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: RX-085399
Date next six year maintenance due: 7/26/19	Date next hydro due: 7/26/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 41	
Location: Electrical Room	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AK-354105
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/23
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 42	
Location: Other Rm 113 bathroom	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AW-851545
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 43	
Location: Other K hallway Cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: BK-61094
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 44	
Location: Other K hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: A-32902588
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/26
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 45	
Location: Other K hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: A-32925588
Date next six year maintenance due:	Date next hydro due:

7/8/24	7/8/27
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 46	
Location: Other K hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: C-85022997
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/28
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 47	
Location: Other K hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AW-841107
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 48	
Location: Other Spare	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AW-841321
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 49	
Location: Other Spare	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AR-737838
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/23
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 30	
Location: Other Spare	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: BK-61089
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 31	
Location: Other Spare	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AW-889574
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 32	
Location: Other 8 classroom 122 Art	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BV-833719
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 33	
Location: Other 8 classroom 132 Science	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BV-834366
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 34	
Location: Other 8 classroom 136 Science	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-085407
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 35	
Location: Kitchen	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: AU-405898
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/23
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 36	
Location: Other Cafeteria Stage	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: B-81332301
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/28
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 37	
Location: Other Behind stage RR	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BX-090052
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 38	
Location: Other	Manufacturer: Amerex

Behind stage RR	
Type and Size: ABC 10 lb	Record Serial Number: BX-081522
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 39	
Location: Other Elementary Fire panel rm	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: BV-833727
Date next six year maintenance due: 7/8/19	Date next hydro due: 7/8/25
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 40	
Location: Other Elementary Electrical room	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: BK-61091
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 41	
Location: Other Elementary hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: AW-889609
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 42	
Location: Other Elementary hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: C-85022974
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/28
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 43	
Location: Other Elementary kitchen	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: Y-622994
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/22
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 44	
Location: Other Elementary hallway cabinet	Manufacturer: Amerex
Type and Size: ABC 10 lb	Record Serial Number: RK-647235

Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/24
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 45	
Location: Other Elementary hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: C-85022976
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/28
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

Extinguisher # 46	
Location: Other Elementary hallway cabinet	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: WL-026314
Date next six year maintenance due: 7/8/24	Date next hydro due: 7/8/28
Extinguisher passed inspection?	
New extinguisher tag securely attached?	

EXTINGUISHER REPLACEMENTS:

ID: 400

Annual extinguisher inspection replacements. How many extinguishers were replaced? **17**

ID: 400.00102

Replacement Extinguisher # 1	
Location: Other Hall @ 106	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690976
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 2	
Location: Other Hall at maint./riser	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690957
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 3	
Location: Other Hall at A21	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690968
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 4	
Location: Other Riser room	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690965
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 5	
Location: Other Hall at 126	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690953
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 6	
Location: Other Hall at 108	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690949
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 7	
Location: Other Hall at 114	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690969
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 8	
Location: Other Hall at 119	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690969
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 9	
Location: Other Exit at 122	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690960
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 10	
Location: Other Hall @ locker room	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690959
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 11	
Location: Other 122 - art	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690963
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 12	
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Location: Other 136 science	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690952
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 13	
Location: Other Hall at M-15	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690966
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 14	
Location: Other Multi purpose	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690979
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 15	
Location: Other 132 - science	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690981
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 16	
Location: Other Music	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690964
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

Replacement Extinguisher # 17	
Location: Other	Manufacturer: Ansul
Type and Size: ABC 10 lb	Record Serial Number: F72690958
Date next six year maintenance due: 7/19/25	Date next hydro due: 7/19/31
Extinguisher passed inspection? Yes	
New extinguisher tag securely attached? Yes	

DEFICIENCIES

ID: 200.00102	Deficiency Location: □ See report. (19) EXT due for 6 year
Deficiency Description: 6 year maintenance needed	

WFS inspection and maintenance of your extinguishers includes a check of the following:

1. Extinguisher shell is clean, free of burns.
2. Extinguisher shell is free of physical damage and corrosion.
3. Extinguisher has no missing, damaged or substituted parts.
4. Pressure gauge or indicator reading is in the operable range.
5. Extinguisher is correct for the hazard.
6. Extinguisher is in the proper location and within the spacing limitations.
7. Extinguisher is in the designated location and at the correct mounting height.
8. Extinguisher access is not obstructed.
9. Extinguisher is visible.
10. Hanger/bracket is secure.
11. When the extinguisher is inverted, the powder moves freely.
12. Ring pin has freedom of movement.
13. Visual inspection seal is replaced.
14. Weight is within nameplate limits.
15. Operating instructions on nameplate are legible and facing outward aligned with gauge.
16. HMIS label is in place.
17. Hose and nozzle is not obstructed.
18. Hose and nozzle is not cut, cracked and free of mechanical damage.
19. Hose and O-Ring (if provided) is clean and lubricated.
20. Valve assembly is free of corrosion and no damage to hose thread connections.
21. Valve stem is in full up position and has proper clearance.
22. Carbon Dioxide extinguisher hose assembly passed conductivity tests.
23. Wheeled unit tires, wheels, carriage, hose and nozzle is in good condition.



Wiginton FIRE SYSTEMS

INVOICE

PLEASE REMIT TO

Wiginton Fire Systems
699 Aero Lane
Sanford, FL 32771
Phone: (407) 585-3200

PO065950

INVOICE NUMBER	SVC032126
INVOICE DATE	6/21/2019
Cust Ref #	PO061313
TOTAL DUE	\$1,057.00

BILL TO

Charter Schools USA, Inc.
800 Corporate Drive Suite 700
Attn: Facilities A/P
Fort Lauderdale, FL 33334

LOCATION CHA0031

Charter School 4 Corners K-8
9100 Teachers Lane
Davenport, FL 33837

Service Call	Customer Number	Order Date	Completion Date	Payment Terms	MCC Contract#
190513-0010	CHAR0009	5/17/2019	5/17/2019	Due Upon Receipt	OR5305-A

Description: REPL NOTIFIER

Natalia Isaza
8/8/2019, 4:39 PM
Entered in WorkPlace
Comments: RCT140653

Lump Sum Quote	
Subtotal	\$1,057.00
Total Tax	\$0.00
Amount Paid	\$0.00
Total	\$1,057.00

Orlando Branch, 699 Aero Lane, Sanford, FL, 32771
Phone (407) 585-3200

For Credit Card payment using: Visa, Mastercard, or American Express - Please call (407)585-3220

Call Summary



Orlando · Jacksonville · Tampa · Melbourne · Daytona · Pensacola
West Palm Beach · Gainesville · Miami · Fort Myers · Atlanta · Charlotte

Orlando Office
699 Aero Lane
Sanford FL 32771
Phone: 407-585-3200

Location Name CHA0031 Charter School 4 Corners K-8	Customer Name CHAR0009 Charter Schools USA, Inc.		
Address 9100 Teachers Lane	Contact Carlos Coriano	Phone (863) 242-3992 x0000	
Service Call ID 190513-0010	City Davenport	State FL	Zip 33837
Description REPL NOTIFIER	Date 5/17/2019	Call Creation Date 5/13/2019	
Primary Technician O'Donnell, Paul	Call Type Quoted Call	P.O. # PO061313	

Resolution

Repaired
Replaced Notifier APS-6R in pre-K AFP 200 fire alarm panel. Old power supply had problems recovering from power outages. Tested new refurbished power supply and all was good. Panel is clear and normal.

Thank You

Wiginton thanks you for allowing us to assist you with your maintenance needs. We hope we have provided you with the prompt and high quality service that you deserve. We hope you will sincerely consider Wiginton first for any future maintenance demands.

Customer Name and Signature	Technician Name and Signature
Deon Shazier (Dean of Students)	Paul Odonnell
