

Four Corners Upper School

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

Basic Financial Statements
For the Year Ended June 30, 2018

Four Corners Upper School

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Four Corners Upper School
A Department of Renaissance Charter School, Inc.
Davenport, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Four Corners Upper School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Osceola County, Florida, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the School, as of June 30, 2018, and the respective changes in financial position, and budgetary comparison for the General Fund and Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

As discussed in Note 1, the financial statements of the School are intended to present the financial position and change in financial position of only that portion of the governmental activities, each major fund and the aggregate remaining fund information of Renaissance Charter School, Inc. that is attributable to the transactions of the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2018 and the changes in its financial position or budgetary comparisons, where applicable, for the year ended June 30, 2018 in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated September 10, 2018, on our consideration of the School's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the School's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control over financial reporting and compliance.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 10, 2018

MANAGEMENT'S DISCUSSION AND ANALYSIS

**Four Corners Upper School
Management's Discussion and Analysis
June 30, 2018**

As management of Four Corners Upper School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Osceola County, Florida (the "School Board"), we offer readers of the School's basic financial statements this narrative overview and analysis of the financial activities of the School for the year ended June 30, 2018 and 2017.

Management's discussion and analysis is included at the beginning of the School's basic financial statements to provide, in layman's terms, the current position of the School's financial condition. This summary should not be taken as a replacement for the audit, which consists of the basic financial statements.

Financial Highlights

Our basic financial statements provide these insights into the results of this year's operations.

- As of June 30, 2018, the School had a total fund balance of \$ 358,647, as compared to \$ 70,433 at June 30, 2017.
- The net position (deficit) of the School as of June 30, 2018 was \$ (1,622,998) as compared to \$ (1,034,791) as of June 30, 2017.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the School's basic financial statements. The School's basic financial statements are comprised of three components: 1) government-wide basic financial statements, 2) fund basic financial statements, and 3) notes to the basic financial statements.

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

The statement of net position presents information on all of the School's assets, liabilities, and deferred inflows/outflows of resources, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the School is improving or deteriorating.

The statement of activities presents information showing how the School's net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this Statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected revenues and services rendered but unpaid).

The government-wide financial statements include all governmental activities that are principally supported by grants and entitlements from the state for full-time equivalent funding. The School does not have any business-type activities. The governmental activities of the School primarily include instruction and instructional support services.

The government-wide basic financial statements can be found on pages 8 and 9 of this report.

Fund Financial Statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The School, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide basic financial statements, governmental fund basic financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the School's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the School's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The School maintains several individual governmental funds. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances. The General Fund and Capital Project Fund are considered to be the School's major funds.

The School adopts an annual budget for its governmental funds. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with the budget.

The governmental fund financial statements can be found on pages 10 through 14 of this report.

Agency Fund: In addition, the School has one agency fund which is a student activity fund. This fund is formed for educational and school purposes.

The Agency Fund financial statement can be found on page 15 of this report. The assets and liabilities of this Fund are not included in the government-wide statement of net position.

Notes to Basic Financial Statements: The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to basic financial statements can be found on pages 16 through 24 of this report.

Government-Wide Financial Analysis

This is the School's third year of operations; therefore, comparative governmental-wide data is presented. School's net position (deficit) was \$ (1,622,998) at June 30, 2018. Of this amount \$ (42,973) represented unrestricted net position (deficit) and \$ (1,580,025) represented net investment in capital assets (deficit). The School's net position (deficit) was \$ (1,034,791) at June 30, 2017. Of this amount \$ 54,697 represented unrestricted net position and \$ (1,089,488) represented net investment in capital assets (deficit).

**Four Corners Upper School
Management's Discussion and Analysis
June 30, 2018**

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

| Four Corners Upper School Net Position (Deficit) | | |
|---|--------------------------|--------------------------|
| | <u>June 30, 2018</u> | <u>June 30, 2017</u> |
| Assets: | | |
| Current and other assets | \$ 1,054,768 | \$ 649,157 |
| Capital assets, net of depreciation | <u>17,028,017</u> | <u>17,757,723</u> |
| Total assets | <u>18,082,785</u> | <u>18,406,880</u> |
| Liabilities: | | |
| Current liabilities | 996,138 | 850,526 |
| Noncurrent liabilities | <u>18,709,645</u> | <u>18,591,145</u> |
| Total liabilities | <u>19,705,783</u> | <u>19,441,671</u> |
| Net Position (Deficit): | | |
| Net investment in capital assets (deficit) | (1,580,025) | (1,089,488) |
| Unrestricted (deficit) | <u>(42,973)</u> | <u>54,697</u> |
| Total net position (deficit) | <u>\$ (1,622,998)</u> | <u>\$ (1,034,791)</u> |

Current and other assets increased due to an increase in receivables. Capital assets, net of depreciation decreased due to current year depreciation expense of \$ 850,219. Liabilities increased due to an increase in noncurrent liabilities as a result of the loan from related party issued during the year.

Governmental Activities: The results of this year's operations for the School as a whole are reported in the statement of activities on page 9. The table below provides a condensed presentation of the School's revenues and expenses for the years ended June 30, 2018 and 2017:

| Four Corners Upper School Change in Net Position (Deficit) | | |
|---|--------------------------|--------------------------|
| | <u>June 30, 2018</u> | <u>June 30, 2017</u> |
| Revenues: | | |
| General revenues | \$ 5,989,792 | \$ 4,620,441 |
| Program revenues | <u>313,811</u> | <u>696,391</u> |
| Total revenues | <u>6,303,603</u> | <u>5,316,832</u> |
| Functions/Program Expenses: | | |
| Instruction | 3,641,275 | 2,542,043 |
| Instructional support services | 1,819,799 | 1,799,432 |
| Operation of noninstructional services | <u>1,430,736</u> | <u>1,478,939</u> |
| Total expenses | <u>6,891,810</u> | <u>5,820,414</u> |
| Change in net position (deficit) | <u>\$ (588,207)</u> | <u>\$ (503,582)</u> |

**Four Corners Upper School
Management’s Discussion and Analysis
June 30, 2018**

General revenues increased due to an enrollment increase of approximately 155 students. The School also received a higher contribution from their management company than in the previous year. The School received approximately \$ 400,000 in startup grant funding in the previous year which they did not receive in the current year resulting in a decrease in program revenues. Total expenses increased as a result of the increase in enrollment.

Governmental Fund Expenditures

In the table below, we have presented the cost of the largest functions/programs as a percentage of total governmental expenditures:

| Functions/Programs | 2018 | | 2017 | |
|----------------------------------|---------------------|-------------|---------------------|-------------|
| | Expenditures | Percent | Expenditures | Percent |
| Governmental expenditures: | | | | |
| Instructional expenditures | \$ 3,166,566 | 50% | \$ 2,178,226 | 36% |
| Debt service | 1,533,880 | 24% | 1,808,127 | 30% |
| Plant operations and maintenance | 792,800 | 12% | 849,676 | 14% |
| Administrative services | 278,599 | 4% | 267,022 | 4% |
| Pupil personnel services | 163,700 | 3% | 139,815 | 2% |
| All other functions/programs | 454,844 | 7% | 770,829 | 14% |
| Total governmental expenditures | \$ <u>6,390,389</u> | <u>100%</u> | \$ <u>6,013,695</u> | <u>100%</u> |

Capital Assets and Debt Administration

Capital assets: At June 30, 2018, the School had capital assets of \$ 17,028,017 net of accumulated depreciation, invested in buildings, computer equipment, furniture, fixtures and equipment, as compared to \$ 17,757,723.

Debt: At June 30, 2018, the School had debt of \$ 18,608,042, which consists of a capital lease, as compared to \$ 18,847,211. Additional information on the School’s debt can be found in Notes 8 and 9 on pages 21 and 22.

General Fund Budgetary Highlights

State source revenues were less than budgeted due to an enrollment shortfall of approximately 125 students which was offset by a higher than budgeted rate per student. Local source revenues were greater than budgeted mainly due to a higher management fee contribution than budgeted. Total expenses were favorable to budget due to lower than budgeted school leadership and administration costs as well as incremental rent forgiveness. The School also had savings in pupil personnel services as a result of the enrollment shortfall. Overall, the School ended the year with a change in fund balance unfavorable to the budget by approximately \$ 87,000.

Economic Factors and Next Year’s Budget

In fiscal year 2018, the State of Florida increased its Florida Education Finance Program funding by approximately 1%. The capital outlay funding pool initially decreased from \$ 75 million to \$ 50 million, however it was later revised to \$ 91 million as a consequence of House Bill 7069. A 2% merit increase was also paid out to eligible staff.

For fiscal year 2019, capital outlay revenue was assumed at \$ 567.45 per student which includes the additional funds associated with House Bill 7055. The budgets reflect the Florida Education Finance Program funding increase of approximately 1%. A 2% merit increase for all staff was budgeted as well as safety initiatives for security resource officers. All other expenditures are budgeted in alignment with enrollment changes and the School’s strategic objectives.

Requests for Information

If you have questions about this report or need additional information, please contact Hillary Daigle, Vice President of Finance; Charter Schools USA; 800 Corporate Drive, Suite 700; Fort Lauderdale, Florida 33334.

BASIC FINANCIAL STATEMENTS

Four Corners Upper School
Statement of Net Position (Deficit)
June 30, 2018

| | Governmental Activities |
|---|------------------------------------|
| Current Assets: | |
| Cash and cash equivalents | \$ 317,586 |
| Due from other governments | 16,784 |
| Due from management company | 416,335 |
| Due from Trustee | 20,446 |
| Due from Agency Fund | 390 |
| Other receivables | 203,245 |
| Prepaid items | 74,945 |
| Deposits | <u>5,037</u> |
| Total current assets | <u>1,054,768</u> |
| Noncurrent Assets: | |
| Capital assets (depreciable), net of accumulated depreciation | <u>17,028,017</u> |
| Total assets | <u>18,082,785</u> |
| Current Liabilities: | |
| Accounts payable and accrued liabilities | 393,061 |
| Salaries and wages payable | 300,275 |
| Due to related parties | 2,785 |
| Compensated absences | 19,809 |
| Accrued interest payable | 208 |
| Capital lease | <u>280,000</u> |
| Total current liabilities | <u>996,138</u> |
| Noncurrent Liabilities: | |
| Compensated absences | 6,603 |
| Capital lease | 18,328,042 |
| Loan from related party | <u>375,000</u> |
| Total noncurrent liabilities | <u>18,709,645</u> |
| Total liabilities | <u>19,705,783</u> |
| Commitments (Note 11) | - |
| Net Position (Deficit): | |
| Net investment in capital assets (deficit) | (1,580,025) |
| Unrestricted (deficit) | <u>(42,973)</u> |
| Total net position (deficit) | <u>\$ (1,622,998)</u> |

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

**Four Corners Upper School
Statement of Activities
For the Year Ended June 30, 2018**

| | Program Revenues | | | | Governmental |
|---|---------------------|----------------------|------------------------------------|----------------------------------|---|
| | Expenses | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | Activities Net Revenue (Expense) and Change in Net Position |
| Functions/Programs: | | | | | |
| Instruction | \$ 3,641,275 | \$ - | \$ 16,299 | \$ - | \$ (3,624,976) |
| Pupil personnel services | 163,700 | - | - | - | (163,700) |
| Instructional and curriculum development services | 211 | - | - | - | (211) |
| Instructional staff training services | 7,098 | - | - | - | (7,098) |
| Instructional related technology | 113,199 | - | - | - | (113,199) |
| School Board | 24,294 | - | - | - | (24,294) |
| School administration | 278,599 | - | - | - | (278,599) |
| Fiscal services | 17,440 | - | - | - | (17,440) |
| Central services | 84,220 | - | - | - | (84,220) |
| Transportation services | 78,006 | - | - | - | (78,006) |
| Operation of plant | 948,694 | - | 47,760 | - | (900,934) |
| Maintenance of plant | 230,292 | - | - | - | (230,292) |
| Community services | 9,676 | 25,370 | - | - | 15,694 |
| Food services | 187 | 140 | - | - | (47) |
| Interest on long-term debt | 1,294,919 | - | - | 224,242 | (1,070,677) |
| | | | | | |
| Total governmental activities | \$ <u>6,891,810</u> | \$ <u>25,510</u> | \$ <u>64,059</u> | \$ <u>224,242</u> | <u>(6,577,999)</u> |
| | | | | | |
| General revenues: | | | | | |
| Grants and entitlements | | | | | 5,597,891 |
| Contributions | | | | | 377,203 |
| Other income | | | | | 14,698 |
| | | | | | <u>5,989,792</u> |
| | | | | | |
| Total general revenues | | | | | <u>5,989,792</u> |
| | | | | | |
| Change in net position (deficit) | | | | | (588,207) |
| | | | | | |
| Net position (deficit), July 1, 2017 | | | | | <u>(1,034,791)</u> |
| | | | | | |
| Net position (deficit), June 30, 2018 | | | | | \$ <u><u>(1,622,998)</u></u> |

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

**Four Corners Upper School
Balance Sheet - Governmental Funds
June 30, 2018**

| | <u>General Fund</u> | <u>Capital Project Fund</u> | <u>Total</u> |
|--|-------------------------|-------------------------------------|---------------------|
| Assets: | | | |
| Cash and cash equivalents | \$ 317,586 | \$ - | \$ 317,586 |
| Due from other governments | 1,567 | 15,217 | 16,784 |
| Due from other funds | 15,217 | - | 15,217 |
| Due from management company | 416,335 | - | 416,335 |
| Due from Trustee | 20,446 | - | 20,446 |
| Due from Agency Fund | 390 | - | 390 |
| Other receivables | 203,245 | - | 203,245 |
| Prepaid items | 74,945 | - | 74,945 |
| Deposits | 5,037 | - | 5,037 |
| | <u>1,054,768</u> | <u>15,217</u> | <u>1,069,985</u> |
| Total assets | \$ <u>1,054,768</u> | \$ <u>15,217</u> | \$ <u>1,069,985</u> |
| Liabilities: | | | |
| Accounts payable and accrued liabilities | \$ 393,061 | \$ - | \$ 393,061 |
| Salaries and wages payable | 300,275 | - | 300,275 |
| Due to related parties | 2,785 | - | 2,785 |
| Due to other funds | - | 15,217 | 15,217 |
| | <u>696,121</u> | <u>15,217</u> | <u>711,338</u> |
| Total liabilities | <u>696,121</u> | <u>15,217</u> | <u>711,338</u> |
| Commitments (Note 11) | - | - | - |
| Fund Balances: | | | |
| Nonspendable: | | | |
| Prepaid items | 74,945 | - | 74,945 |
| Deposits | 5,037 | - | 5,037 |
| Unassigned | 278,665 | - | 278,665 |
| | <u>358,647</u> | <u>-</u> | <u>358,647</u> |
| Total fund balances | <u>358,647</u> | <u>-</u> | <u>358,647</u> |
| Total liabilities and fund balances | \$ <u>1,054,768</u> | \$ <u>15,217</u> | \$ <u>1,069,985</u> |

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

**Four Corners Upper School
 Reconciliation of the Balance Sheet of the Governmental Funds
 to the Statement of Net Position (Deficit)
 June 30, 2018**

Total Fund Balances - Governmental Funds \$ 358,647

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

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

| | | | |
|--------------------------|----|--------------------|------------|
| Cost of capital assets | \$ | 19,085,792 | |
| Accumulated depreciation | | <u>(2,057,775)</u> | 17,028,017 |

Liabilities not payable with current available resources are not reported as fund liabilities in the governmental fund statements. All liabilities both current and long-term, are reported in the government-wide statements.

| | | | |
|--------------------------|----|------------------|---------------------|
| Compensated absences | \$ | (26,412) | |
| Accrued interest payable | | (208) | |
| Capital lease | | (18,608,042) | |
| Loan from related party | | <u>(375,000)</u> | <u>(19,009,662)</u> |

Net Position (Deficit) of Governmental Activities \$ (1,622,998)

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

**Four Corners Upper School
Statement of Revenues, Expenditures and
Changes in Fund Balances - Governmental Funds
For the Year Ended June 30, 2018**

| | <u>General Fund</u> | <u>Capital Project Fund</u> | <u>Total</u> |
|---|-------------------------|-------------------------------------|-------------------|
| Revenues: | | | |
| State sources | \$ 5,614,195 | \$ 155,703 | \$ 5,769,898 |
| Local sources | 439,801 | 68,539 | 508,340 |
| Aftercare | 25,365 | - | 25,365 |
| | <u>6,079,361</u> | <u>224,242</u> | <u>6,303,603</u> |
| Total revenues | | | |
| Expenditures: | | | |
| Instruction | 3,166,566 | - | 3,166,566 |
| Pupil personnel services | 163,700 | - | 163,700 |
| Instructional and curriculum development services | 211 | - | 211 |
| Instructional staff training services | 7,098 | - | 7,098 |
| Instruction related technology | 113,199 | - | 113,199 |
| School Board | 24,294 | - | 24,294 |
| School administration | 278,599 | - | 278,599 |
| Fiscal services | 17,440 | - | 17,440 |
| Food services | 187 | - | 187 |
| Central services | 84,220 | - | 84,220 |
| Transportation services | 78,006 | - | 78,006 |
| Operation of plant | 562,508 | - | 562,508 |
| Maintenance of plant | 230,292 | - | 230,292 |
| Community services | 9,676 | - | 9,676 |
| Facilities acquisition and construction | 120,513 | - | 120,513 |
| Debt service: | | | |
| Principal | 260,000 | - | 260,000 |
| Interest | 1,049,638 | 224,242 | 1,273,880 |
| | <u>6,166,147</u> | <u>224,242</u> | <u>6,390,389</u> |
| Total expenditures | | | |
| Excess (deficiency) of revenues over expenditures | (86,786) | - | (86,786) |
| Other Financing Sources: | | | |
| Proceeds from loan from related party | 375,000 | - | 375,000 |
| | <u>288,214</u> | <u>-</u> | <u>288,214</u> |
| Net change in fund balances | | | |
| Fund Balances, July 1, 2017 | <u>70,433</u> | <u>-</u> | <u>70,433</u> |
| Fund Balances, June 30, 2018 | <u>\$ 358,647</u> | <u>\$ -</u> | <u>\$ 358,647</u> |

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

**Four Corners Upper School
 Reconciliation of the Statement of Revenues,
 Expenditures and Changes in Fund Balances of the
 Governmental Funds to the Statement of Activities
 For the Year Ended June 30, 2018**

Net Change in Fund Balances - Governmental Funds \$ 288,214

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

Governmental funds report capital outlays as expenditures; however, in the statement of activities, these costs are allocated over their estimated useful lives as a provision for depreciation.

| | | |
|----------------------------|------------------|-----------|
| Cost of capital assets | \$ 120,513 | |
| Provision for depreciation | <u>(850,219)</u> | (729,706) |

Loan from related party provides current financial resources to governmental funds, but increases long-term liabilities in the statement of net position (deficit). (375,000)

Principal payments on long-term debt are reported as expenditures in governmental funds, but as a reduction of long-term liabilities in the statement of net position (deficit). 260,000

Certain items reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

| | | |
|---|-----------------|-----------------|
| Change in accrued interest payable | \$ (208) | |
| Change in compensated absences | (10,676) | |
| Provision for amortization of costs associated with capital lease | <u>(20,831)</u> | <u>(31,715)</u> |

Change in Net Position (Deficit) of Governmental Activities \$ (588,207)

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

**Four Corners Upper School
Statement of Revenues and Expenditures -
Budget and Actual - General Fund
For the Year Ended June 30, 2018**

| | <u>Original Budget</u> | <u>Final Budget</u> | <u>Actual</u> | <u>Variance</u> |
|---|----------------------------|-------------------------|-------------------|--------------------|
| Revenues: | | | | |
| State sources | \$ 6,276,899 | \$ 6,276,899 | \$ 5,614,195 | \$ (662,704) |
| Local sources | 233,617 | 233,617 | 439,801 | 206,184 |
| Aftercare | 53,178 | 53,178 | 25,365 | (27,813) |
| | <u>6,563,694</u> | <u>6,563,694</u> | <u>6,079,361</u> | <u>(484,333)</u> |
| Expenditures: | | | | |
| Instruction | 3,159,688 | 3,159,688 | 3,166,566 | (6,878) |
| Pupil personnel services | 266,854 | 266,854 | 163,700 | 103,154 |
| Instructional and curriculum development services | 22,731 | 22,731 | 211 | 22,520 |
| Instructional staff training services | - | - | 7,098 | (7,098) |
| Instructional related technology | 123,607 | 123,607 | 113,199 | 10,408 |
| School Board | 41,677 | 41,677 | 24,294 | 17,383 |
| School administration | 396,159 | 396,159 | 278,599 | 117,560 |
| Fiscal services | 20,899 | 20,899 | 17,440 | 3,459 |
| Central services | 82,355 | 82,355 | 84,220 | (1,865) |
| Transportation services | 36,289 | 36,289 | 78,006 | (41,717) |
| Food services | 100 | 100 | 187 | (87) |
| Operation of plant | 755,435 | 755,435 | 562,508 | 192,927 |
| Maintenance of plant | 214,986 | 214,986 | 230,292 | (15,306) |
| Community services | 42,675 | 42,675 | 9,676 | 32,999 |
| Facilities acquisition and construction | 161,360 | 161,360 | 120,513 | 40,847 |
| Debt service: | | | | |
| Principal | 260,000 | 260,000 | 260,000 | - |
| Interest | 978,879 | 978,879 | 1,049,638 | (70,759) |
| | <u>6,563,694</u> | <u>6,563,694</u> | <u>6,166,147</u> | <u>397,547</u> |
| Excess (deficiency) of revenues over expenditures | <u>-</u> | <u>-</u> | <u>(86,786)</u> | <u>(86,786)</u> |
| Other Financing Sources: | | | | |
| Proceeds from loan from related party | <u>-</u> | <u>375,000</u> | <u>375,000</u> | <u>-</u> |
| Net change in fund balance | <u>\$ -</u> | <u>\$ 375,000</u> | <u>\$ 288,214</u> | <u>\$ (86,786)</u> |

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

Four Corners Upper School
Statement of Assets and Liabilities - Agency Fund
June 30, 2018

| | <u>Student Activities</u> |
|---------------------------|-------------------------------|
| Assets: | |
| Cash and cash equivalents | \$ <u>57,925</u> |
| Total assets | \$ <u><u>57,925</u></u> |
| Liabilities: | |
| Due to students | \$ 57,535 |
| Due to General Fund | <u>390</u> |
| Total liabilities | \$ <u><u>57,925</u></u> |

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

Note 1 - Organization and Operations

Four Corners Upper School (the "School") is a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Osceola County, Florida. Four Corners Charter Middle School and Four Corners Charter High School were established in 2015 as public charter schools to serve students from sixth to eighth grade and from ninth to twelfth grade, respectively, in Osceola County. In November 2016, the charters for these two schools were combined, forming Four Corners Upper School. The School served students from sixth grade to eleventh grade for the year ending June 30, 2018. Renaissance Charter School, Inc. is a Florida nonprofit corporation organized in August 1998. There were 923 students enrolled for the 2017/2018 school year.

The basic financial statements of the School present only the balances, activity and disclosures related to the School. They do not purport to, and do not, present fairly the financial position of Renaissance Charter School, Inc. as of June 30, 2018, and its changes in financial position or budgetary comparisons, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America. Renaissance Charter School Inc., (Notes 8 and 11) is the entity that funded the purchase of the facility housing the School's operations. Accordingly, these basic financial statements only include balances, activity and disclosures related to the School.

Note 2 - Summary of Significant Accounting Policies

Reporting entity: The School operates under a charter granted by the sponsoring School Board of Osceola County. The current charter is effective until June 30, 2020 and may be renewed by mutual written agreement between the School and the School Board. At the end of the term of the charter, the School Board may choose not to renew the charter under grounds specified in the charter in which case the School Board is required to notify the School in writing at least ninety days prior to the charter's expiration. During the term of the charter, the School Board may also terminate the charter if good cause is shown. Four Corners Upper School is considered a component unit of the School Board of Osceola County.

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

As a result of evaluating the above criteria, management has determined that no component units exist for which the School is financially accountable which would require inclusion in the School's basic financial statements.

Basis of presentation: Based on the guidance presented in the American Institute of Certified Public Accountants Audit and Accounting Guide - Not-for-Profit Organizations and provisions of Section 228.056, Florida Statutes, the School is presented as a governmental organization for financial statement reporting purposes.

Government-wide financial statements: Government-wide financial statements, including the statement of net position and the statement of activities, present information about the School as a whole.

Note 2 - Summary of Significant Accounting Policies (continued)

Government-wide financial statements are prepared using the economic resources measurement focus. The statement of activities presents a comparison between direct expenses and program revenues for each function or program of the School's governmental activities. Direct expenses are those that are specifically associated with a service, program, or department and are thereby clearly identifiable to a particular function.

Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues are presented as general revenues. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from the general revenues of the School.

Fund financial statements: Fund financial statements report detailed information about the School in the governmental funds. The focus of governmental fund financial statements is on major funds rather than reporting funds by type. Each major fund is reported in a separate column. Because the focus of governmental fund financial statements differs from the focus of government-wide financial statements, a reconciliation is presented with each of the governmental fund financial statements.

The School's major governmental funds are as follows:

General Fund - this fund is used to account for all operating activities of the School except for those required to be accounted for in another fund.

Capital Project Fund - This fund is used to account for state and local capital outlay funding that is legally restricted to expenditures for particular purposes.

Additionally, the School reports separately the following fiduciary fund type:

Agency Fund - This fund is used to administer funds raised and earned by the various clubs and activities that are part of the School.

Basis of accounting: Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are prepared using the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of the related cash flows.

Governmental fund financial statements are prepared using the modified accrual basis of accounting. Revenues are recognized when they become measurable and available. Measurable means the amount of the transaction can be determined and available means collectible within the current period or soon enough thereafter to pay liabilities of the current period. The School considers revenues to be available if they are collected within sixty days of the end of the current period. Under the modified accrual basis of accounting, expenditures are generally recognized when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized when due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

Note 2 - Summary of Significant Accounting Policies (continued)

The Agency Fund has no measurement focus but utilizes the accrual basis of accounting for reporting.

Cash and cash equivalents: The School considers all demand accounts and short-term investments with a maturity of three months or less when purchased to be cash and cash equivalents.

The School maintains its cash accounts at one financial institution. The School's accounts at this institution, at times, may exceed the federally insured limit. The School has not experienced any losses in such accounts and does not believe it is exposed to any significant credit risk (Note 3).

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

Due to and due from other funds: Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. The balances result from the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made.

Revenue recognition: Student funding is provided by the State of Florida through the School Board. Such funding is recorded as entitlement revenue in the government-wide financial statements and state source revenue in the fund financial statements. This funding is received on a prorata basis over the twelve month period and is adjusted for changes in full-time equivalent (FTE) student population.

Income taxes: The School is a division of a nonprofit corporation. Revenue of the School is derived primarily from other governmental entities. The School is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code. Accordingly, no provision for income taxes has been made in these financial statements.

Capital assets: Property and equipment purchased or acquired are capitalized at historical cost or estimated historical cost. Capital assets are defined by the School as assets with an initial cost of \$ 750 and useful life of over one year. Donated property and equipment are reported at acquisition value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized and depreciated over the remaining useful lives of the related fixed assets. Other costs incurred for repairs and maintenance are expensed as incurred.

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

| | |
|-----------------------------------|----------|
| Building | 45 years |
| Furniture, fixtures and equipment | 5 years |
| Computer equipment | 3 years |

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

Note 2 - Summary of Significant Accounting Policies (continued)

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

Unearned revenue: Unearned revenue arises when the School receives resources before it has a legal claim to them.

Compensated absences: The School's policy permits employees to accumulate earned but unused paid time off, which is eligible for payment upon separation from service. The liability for such leave is reported as incurred in the government-wide financial statements. A liability for those amounts is recorded in the governmental funds only if the liability has matured as a result of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. Payments for compensated absences are generally paid out of the General Fund.

Net position: Net position is classified in three categories. The general meaning of each is as follows:

- Net investment in capital assets - represents the difference between the cost of capital assets, less accumulated depreciation reduced by the outstanding balances of borrowings used for the acquisition, construction or improvement of those assets.
- Restricted - consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors, or laws or regulations of other governments, or 2) law through constitutional provisions or enabling legislation.
- Unrestricted (deficit) - indicates that portion of net position that will need to be funded by future operations.

Fund balance: The governmental fund financial statements present fund balances based on the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This Statement provides more clearly defined fund balance classifications and also sets a hierarchy which details how the School may spend funds based on certain constraints. The following are the fund balance classifications used in the governmental fund financial statements:

- Nonspendable - this classification includes amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact. The School classifies inventories, prepaid items, long-term notes receivable and deposits as nonspendable since they are not expected to be converted to cash or are not expected to be converted to cash within the next year.
- Restricted - this classification includes amounts that are restricted for specific purposes by external parties such as grantors and creditors or are imposed by law through constitutional provisions or enabling legislation.

Note 2 - Summary of Significant Accounting Policies (continued)

- Committed - this classification includes amounts that can be used for specific purposes voted on through formal action of the Board of Directors (the highest level of decision making authority). The committed amount cannot be used for any other purpose unless the Board of Directors removes or changes the commitment through formal action.
- Assigned - this classification includes amounts that the Board of Directors intends to use for a specific purpose but they are neither restricted nor committed. The School classifies existing fund balance to be used in the subsequent year's budget for elimination of a deficit as assigned.
- Unassigned - this classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the General Fund.

The details of the fund balances are included in the Governmental Fund Balance Sheet on page 10.

When the School incurs expenditures for which restricted or unrestricted fund balance is available, the School would consider restricted funds to be spent first. When the School has expenditures for which committed, assigned or unassigned fund balance is available, the School would consider committed funds to be spent first, then assigned funds and lastly unassigned funds.

Use of estimates: The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budget: An operating budget is adopted and maintained by the governing board for the School pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in the preparation of the basic financial statements.

Date of management review: Subsequent events were evaluated by management through September 10, 2018, which is the date the financial statements were available to be issued.

Note 3 - Cash and Cash Equivalents

At June 30, 2018, the carrying amount of the deposits and cash on hand totaled \$ 375,511, with a bank balance of \$ 382,119.

State statutes require, and it is the School's policy, that all deposits be made into, and be held by, financial institutions designated by the Treasurer of the State of Florida as "qualified public depositories" as defined by Chapter 280 of the Florida Statutes. This Statute requires that every qualified public depository institution maintain eligible collateral to secure the public entity's funds. The minimum collateral to be pledged by an institution, the collateral eligible for pledge, and the reporting requirements of the qualified public depositor to the Treasurer is defined by statute. Collateral is pooled in a multiple qualified public depository institution pool with the ability to assess members of the pool should the need arise. The School's deposits are held in a qualified public depository and are covered by the collateral pool because the School has identified itself as a public entity.

Note 4 - Due From Trustee

Due from Trustee at June 30, 2018 consists of amounts due for accrued interest that has yet to be transferred to the School.

Four Corners Upper School
Notes to Basic Financial Statements
June 30, 2018

Note 5 - Due To Related Parties

The School is a Department of Renaissance Charter School, Inc. ("RCS"). As of June 30, 2018, the School owes RCS \$ 2,598 for expenses related to the board of directors.

The School and Renaissance Charter School at Chickasaw Trail ("CHIC") are affiliated, as they share common board membership and are Departments of RCS. As of June 30, 2018, the basic financial statements include amounts due to CHIC of \$ 187 for a shared expense.

Note 6 - Loan From Related Party

Both the School and Renaissance Charter School at Tapestry ("TAPE") are affiliated as they share common board membership and are Departments of Renaissance Charter School, Inc. As of June 30, 2018, the School owes TAPE \$ 375,000 which was loaned to them for general working capital purposes. The loan is to be repaid over a period of six years with interest at 4.0%.

Note 7 - Capital Assets

Capital asset balances and activity for the year ended June 30, 2018 are as follows:

| | Balance at July 1, 2017 | Additions | Deletions | Balance at June 30, 2018 |
|-----------------------------------|-------------------------------|---------------------|-------------|--------------------------------|
| Capital assets, depreciable: | | | | |
| Buildings | \$ 17,378,390 | \$ - | \$ - | \$ 17,378,390 |
| Furniture, fixtures and equipment | 706,355 | 71,927 | - | 778,282 |
| Computer equipment | <u>880,534</u> | <u>48,586</u> | <u>-</u> | <u>929,120</u> |
| Total capital assets, depreciable | <u>18,965,279</u> | <u>120,513</u> | <u>-</u> | <u>19,085,792</u> |
| Accumulated depreciation: | | | | |
| Buildings | 611,462 | 386,186 | - | 997,648 |
| Furniture, fixtures and equipment | 230,071 | 155,656 | - | 385,727 |
| Computer equipment | <u>366,023</u> | <u>308,377</u> | <u>-</u> | <u>674,400</u> |
| Total accumulated depreciation | <u>1,207,556</u> | <u>850,219</u> | <u>-</u> | <u>2,057,775</u> |
| Net capital assets | <u>\$ 17,757,723</u> | <u>\$ (729,706)</u> | <u>\$ -</u> | <u>\$ 17,028,017</u> |

Provision for depreciation was charged to governmental activities as follows:

| | |
|--------------------|-------------------|
| Instruction | \$ 464,033 |
| Operation of plant | <u>386,186</u> |
| | <u>\$ 850,219</u> |

Note 8 - Capital Lease

The School entered into a capital lease arrangement with Red Apple at Four Corners, LLC for use of its facility and equipment. This lease arrangement was entered into as part of a transaction consisting of a bond issuance by Renaissance Charter School, Inc. and Red Apple Development, Inc. (Note 11). The lease requires monthly principal and interest payments through June 2046. At June 30, 2018, the net book value of the leased facility and equipment is approximately \$ 16,625,400. Amortization of the leased facility and equipment is included with depreciation expense.

Four Corners Upper School
Notes to Basic Financial Statements
June 30, 2018

Note 8 - Capital Lease (continued)

Future minimum payments at June 30, 2018 are approximately as follows:

| <u>Year Ending June 30,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|----------------------|----------------------|----------------------|
| 2019 | \$ 280,000 | \$ 1,258,380 | \$ 1,538,380 |
| 2020 | 295,000 | 1,242,046 | 1,537,046 |
| 2021 | 310,000 | 1,224,305 | 1,534,305 |
| 2022 | 330,000 | 1,205,292 | 1,535,292 |
| 2023 | 350,000 | 1,184,999 | 1,534,999 |
| 2024-2028 | 2,110,000 | 5,574,188 | 7,684,188 |
| 2029-2033 | 2,835,000 | 4,847,625 | 7,682,625 |
| 2034-2038 | 3,815,000 | 3,868,662 | 7,683,662 |
| 2039-2043 | 5,165,000 | 2,526,272 | 7,691,272 |
| 2044-2046 | 3,701,321 | 654,342 | 4,355,663 |
| | <u>\$ 19,191,321</u> | <u>\$ 23,586,111</u> | <u>\$ 42,777,432</u> |

Note 9 - Long-Term Liabilities

Changes in the School's long-term liabilities for the fiscal year ended June 30, 2018, are as follows:

| | <u>Balance at July 1, 2017</u> | <u>Additions</u> | <u>Retirements</u> | <u>Amortization</u> | <u>Balance at June 30, 2018</u> | <u>Amount Due Within One Year</u> |
|---|--|------------------|--------------------|---------------------|---|---|
| Capital lease obligations, net of unamortized costs of \$ 583,279 | \$ 18,847,211 | \$ - | \$ 260,000 | \$ 20,831 | \$ 18,608,042 | \$ 280,000 |
| Compensated absences | 15,736 | 18,928 | 8,252 | - | 26,412 | 19,809 |
| | <u>\$ 18,862,947</u> | <u>\$ 18,928</u> | <u>\$ 268,252</u> | <u>\$ 20,831</u> | <u>\$ 18,634,454</u> | <u>\$ 299,809</u> |

Note 10 - Employee Benefit Plan

During the year ended June 30, 2018, the School offered all of its full-time employees who had attained 21 years of age, a retirement plan (the "Plan") under Internal Revenue Code Section 401(k). The employee is allowed to contribute up to a maximum of 100% of his/her annual gross compensation, subject to certain limitations. The Plan provides for a discretionary employer matching contribution of the participant's annual elective deferral to the Plan. As determined annually by the School's management, the School may also make a discretionary profit sharing contribution, which is allocated among the participants based on a pro rata formula. Participants are immediately vested in their own contributions and earnings on those contributions. Participants become vested in School contributions and earnings on School contributions according to the following schedule:

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

Note 10 - Employee Benefit Plan (continued)

Nonvested contributions are forfeited upon termination of employment and such forfeitures are used to reduce any employer contribution. For the year ended June 30, 2018, the School contributed a matching amount of \$ 6,544.

Note 11 - Commitments

Management agreement: The School has a formal agreement with Charter Schools USA, Inc. ("CSUSA") to manage, staff and operate the School. The agreement states that CSUSA shall be entitled to cost reimbursements and management fees (the "fee") for its services, subject to availability of funds. The fee is subordinated to all lease payment requirements (Note 8). CSUSA did not receive a fee for the year ending June 30, 2018 and CSUSA contributed \$ 377,203 to the School. The fee ranges from \$ 338,872 for fiscal year 2019 to \$ 2,170,964 for fiscal year 2046 as defined in the management agreement or the budgeted amount approved by the Board of Directors based on enrollment and School performance. The agreement has an initial term which expires in November 2020. It will automatically renew for five-year periods unless terminated by either party.

The financial statements reflect a due from management company of \$ 408,879 at June 30, 2018.

Lease agreement: In 2015, the Florida Development Finance Corporation (the "Corporation") issued \$ 86,835,000 in Tax Exempt Educational Facilities Revenue Bonds, Series 2015A and \$ 9,145,000 in Taxable Educational Facilities Revenue Bonds, Series 2015B pursuant to an Indenture of Trust between the Corporation and a trustee to make a loan to Renaissance Charter Schools, Inc. ("REN"), as a division of which the School exists, and Red Apple Development, LLC and subsidiaries ("RAD") to finance the acquisition of the facilities of seven charter schools existing under Renaissance Charter Schools, Inc. In order to secure the payment of the principal and interest on the bonds, the Corporation assigned all of its rights and interest in the loan agreement to the trustee. The bonds are payable from and secured by a lien upon and pledge of payments to be received by the trustee.

Concurrent with the preceding loan transaction, RAD, through its wholly-owned subsidiaries, entered into five lease agreements with REN. The facilities which are owned by RAD are leased by REN on behalf of the schools under a 45-year lease (Note 8). The leases are deemed to be capital leases and the capital lease payments are based on the debt service requirements of the bonds which extend through June 2046. These payments are made from the revenues received from the School Board of Osceola County for the operation of the Schools. REN is obligated under the Indenture to deposit all Charter revenues received from the School Board and additional revenues, if any, directly with the trustee during the term of the lease. The payments are applied by the trustee to make sinking fund payments and pay for operating expenses.

In addition to the capital lease payments noted in Note 8, the School is required to pay incremental rent payments to RAD. The incremental rent payments range from approximately \$ 133,300 to \$ 155,900 per year over the term of the agreement which is through June 2046. For the year ending June 30, 2018, the incremental rent was waived.

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

Note 12 - Capital Appropriations Funding

The Florida Department of Education has approved a Charter School Capital Outlay (CSCO) award for the School. In each year that funds are appropriated by the state for charter school capital outlay purposes, those funds are allocated among eligible charter schools. The funds for the School's allocation are transferred to the School once a CSCO Plan has been provided to and approved by the sponsoring School Board. The School's CSCO Award totaled \$ 165,267 for the 2017/2018 school year which has been recognized as revenue in the accompanying financial statements. If the CSCO funds are used to acquire tangible property assets, the School Board has a reversionary interest in those assets. In the event of nonrenewal, termination, or breach of the charter school agreement, ownership of the assets would automatically revert to the School Board. The School has elected to use these funds to pay a portion of the interest expense on the capital lease.

Local Capital Improvement Revenue (LCIR) funds are also appropriated by the School Board for charter school capital outlay purposes, with funds being allocated among eligible charter schools in a similar manner to the CSCO award. The School's LCIR Award totaled \$ 68,539 for the 2017/2018 school year which has been recognized as revenue in the accompanying financial statements.

Note 13 - Risk Management

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

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

OTHER INDEPENDENT
AUDITOR'S REPORTS

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

To the Board of Directors
Four Corners Upper School
A Department of Renaissance Charter School, Inc.
Davenport, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Four Corners Upper School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Osceola County, Florida, as of and for the year ended June 30, 2018, and the related notes to the financial statements, which collectively comprise the School's basic financial statements, and have issued our report thereon dated September 10, 2018.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the School's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the School's internal control. Accordingly, we do not express an opinion on the effectiveness of the School's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the School's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 10, 2018

INDEPENDENT AUDITOR'S REPORT TO THE BOARD OF DIRECTORS

To the Board of Directors
Four Corners Upper School
A Department of Renaissance Charter School, Inc.
Davenport, Florida

Report on the Financial Statements

We have audited the financial statements of Four Corners Upper School (the "School"), a Department of Renaissance Charter School, Inc. and a component unit of the School Board of Osceola County, Florida, as of and for the year ended June 30, 2018, and have issued our report thereon dated September 10, 2018.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in that report, which is dated September 10, 2018, should be considered in conjunction with this management letter.

Prior Audit Findings

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

Official Title

Section 10.854(1)(e)5., Rules of the Auditor General, requires that the name or official title of the entity be disclosed in this management letter. The official title of the entity is Four Corners Upper School.

Financial Condition and Management

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

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

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

Transparency

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

Additional Matters

Section 10.854(1)(e)4., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Directors and applicable management and is not intended to be and should not be used by anyone other than these specified parties.



KEEFE McCULLOUGH

Fort Lauderdale, Florida
September 10, 2018