

PINECREST PREPARATORY ACADEMY
(A Charter School Under Pinecrest Academy, Inc.)
MIAMI, FLORIDA

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT

JUNE 30, 2005

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PINECREST PREPARATORY ACADEMY
(A Charter School Under Pinecrest Academy, Inc.)
14301 SW 42nd Street
Miami, Florida 33175
(305) 207-1027

2004-2005

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Pinecrest Preparatory Academy
(A Charter School Under Pinecrest Academy, Inc.)
Miami, Florida

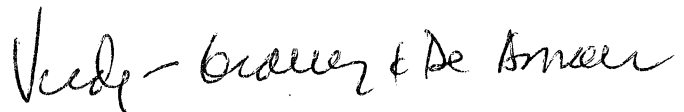
We have audited the accompanying basic financial statements of the governmental activities and each major fund of Pinecrest Preparatory Academy, (A Charter School Under Pinecrest Academy, Inc.), (the "School") a component unit of the District School Board of Miami-Dade County, as of, and for the year ended June 30, 2005, which collectively comprise the School's basic financial statements as listed in the table of contents. These basic financial statements are the responsibility of the School's management. Our responsibility is to express an opinion on these basic financial statements based on our audit. The prior year summarized comparative information has been derived from the School's 2004 financial statements and, in our report dated September 10, 2004, we expressed unqualified opinions on the respective financial statements of the governmental activities and the general fund.

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 of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities and each major fund of Pinecrest Preparatory Academy as of June 30, 2005 and the respective changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated August 19, 2005, 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, grant agreements and other matters. The purpose of that report is 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 internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

The Management's Discussion and Analysis (MD&A) on pages 4 through 8 and the Schedules of Revenues, Expenditures and Changes in Fund Balance—budget to actual on page 21 are not a required part of the basic financial statements but are supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
August 19, 2005

Management's Discussion and Analysis
Pinecrest Preparatory Academy
(A Charter School Under Pinecrest Academy, Inc.)
June 30, 2005

The corporate officers of the Pinecrest Preparatory Academy (the "School") have prepared this narrative overview and analysis of the School's financial activities for the fiscal year ended June 30, 2005.

Financial Highlights

1. The assets of the School exceeded its liabilities at June 30, 2005 by \$440,832 (net assets).
2. At year-end, the School had current assets of \$445,237.
3. The net assets of the School increased by \$29,654 during the year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the School's basic financial statements. The School's financial statements for the year ended June 30, 2005 are presented under GASB 34. The financial statements have three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

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 Assets* presents information on all of the School's assets and liabilities. The difference between the two is reported as *net assets*. Over time increases or decreases in net assets may serve as an indicator of whether the financial position of the School is improving or deteriorating.

The *Statement of Activities* presents information on how the School's net assets changed during the fiscal year. All changes in net assets are reported when the underlying event occurs without regard to the timing of related cash flows. Accordingly, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 9 – 10 of this report.

Fund Financial Statements

A “fund” is a collection of related accounts grouped to maintain control over resources that have been segregated for specific activities, projects, or objectives. The School like other state and local governments uses fund accounting to ensure and report compliance with finance-related legal requirements.

All of the funds of the School are governmental funds. *Government Funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Government Fund financial statements, however, focus on *near-term* inflows and outflows of spendable resources, as well as on the balances of spendable resources which are available at the end of the fiscal year. Such information may be used to evaluate a government’s requirements for near-term financing.

The Board of the School adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with the School’s budget.

The basic governmental fund financial statements can be found on pages 11 – 14 of this report.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 15 – 20 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Assets exceeded liabilities by \$440,832 at the close of the fiscal year. As noted earlier, net assets may serve over time as a useful indicator of a charter school’s financial position. A summary of the School’s net assets as of June 30, 2005 and 2004 follows:

	2005	2004
Cash	\$ 305,524	\$ 301,807
Accounts Receivable	15,529	13,475
Due from Other Agencies	62,582	66,040
Due from Other Charter Schools	61,602	20,000
Deposits	47,310	11,762
Capital Assets	<u>200,212</u>	<u>211,149</u>
Total Assets	<u>\$ 692,759</u>	<u>\$ 624,233</u>
Accounts Payable and Accrued Liabilities	<u>\$ 251,927</u>	<u>\$ 213,055</u>
Total Liabilities	<u>\$ 251,927</u>	<u>\$ 213,055</u>
Invested in Capital Assets, net of related debt	\$ 200,212	\$ 211,149
Unrestricted	<u>240,620</u>	<u>200,029</u>
Total Net Assets	<u>\$ 440,832</u>	<u>\$ 411,178</u>

At the end of the fiscal year, the School is able to report positive balances in total net assets. The same situation held true for the prior fiscal year.

A summary and analysis of the School's revenues and expenses for the years ended June 30, 2005 and 2004 follows:

	2005	2004
REVENUES		
Program Revenues		
Operating Grants and Contributions	\$ -	\$ 52,400
Capital Grants and Contributions	183,546	208,774
Charges for Services	33,365	238,508
General Revenues		
Grants Not Restricted	2,338,289	2,314,781
Fund Raising and Other	123,417	210,101
Total Revenues	<u>\$2,678,617</u>	<u>\$3,024,564</u>
EXPENSES		
Component Unit Activities:		
Instruction	\$1,432,761	\$1,434,308
Pupil Personnel Services	-	391
Instructional Staff Training Services	4,467	5,175
Instructional Media Services	1,391	521
Board	2,030	16,354
General Administration	-	70
School Administration	276,088	243,286
Fiscal Services	84,012	78,325
Facilities Acquisition and Construction	109	-
Food	467	-
Central Services	75,011	75,131
Pupil Transportation Services	-	3,555
Operation of Plant	607,920	699,632
Maintenance of Plant	23,288	16,980
Community Services	141,419	268,986
Total Expenses	<u>2,648,963</u>	<u>2,842,714</u>
Increase in Net Assets	29,654	181,850
Net Assets at Beginning of Year	<u>411,178</u>	<u>229,328</u>
Net Assets at End of Year	<u>\$ 440,832</u>	<u>\$ 411,178</u>

Pinecrest Preparatory Academy's revenue decreased by \$345,947 in the current year primarily due to a decrease in After Care and Pre-K expenses. The School also had a decrease of expenses for the year of \$193,751. The largest decreases in expenses were for Operation of Plant and Community Services. The School had an increase in its fund balance (change in net assets) of \$29,654 for the year.

Lease of Facility

The School leases a facility located at SW 142nd Avenue and 41st Street (Bird Road).

Capital Improvement Requirements

The School maintains a continuous capital improvements program to enhance facilities and update fixtures and equipment as required.

Accomplishments

The School was recognized for high student achievement as one of the highest performing schools in Miami-Dade County on the FCAT, particularly in the area of Science. The School received a grade of “A” during the 2004-2005 school year and received a School Recognition Award from the Florida Department of Education. It also achieved Adequate Yearly Progress under *No Child Left Behind*.

FINANCIAL ANALYSIS OF THE GOVERNMENT’S FUND

As noted earlier, the School uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds

The focus of the School’s *governmental funds* is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the School’s financing requirements. In particular, *unreserved fund balance* may serve as a useful measure of a government’s net resources available for spending at the end of the fiscal year.

At the end of the fiscal year, the School’s governmental fund reported a fund balance of \$240,620.

Capital Assets

The School’s investment in capital assets as of June 30, 2005 amounts to \$200,212 (net of accumulated depreciation). This investment in capital assets includes furniture, fixtures and equipment.

General Fund Budget Analysis and Highlights

Prior to the start of the School’s fiscal year, the Board of the Charter School adopted an annual budget. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with the School’s budget.

	Governmental Fund		
	Original Budget	Final Budget	Actual
REVENUES			
Capital outlay funding	\$ 175,000	\$ 180,000	\$ 183,546
County funding	2,322,847	2,335,000	2,338,289
Fees from pre-school and after schools Programs	20,000	30,000	33,365
Other revenue	<u>110,000</u>	<u>120,000</u>	<u>123,417</u>
Total Revenues	2,627,847	2,665,000	2,678,617
EXPENDITURES			
Salaries	1,275,000	1,280,000	1,274,426
Employee benefits	270,705	285,000	280,214
Purchased services	850,000	851,000	850,247
Materials, supplies and expenses	57,500	38,000	34,673
Other expenses	<u>130,000</u>	<u>146,010</u>	<u>141,850</u>
Total Expenditures	<u>2,583,205</u>	<u>2,600,010</u>	<u>2,581,410</u>
Excess of Revenues over Expenditures before Capital Outlay	<u>44,642</u>	<u>64,990</u>	<u>97,207</u>
OTHER CAPITAL OUTLAY	(40,000)	(55,000)	(56,616)
Net Change in Fund Balance	<u>4,642</u>	<u>9,990</u>	<u>40,591</u>

Most variances occurred as a result of the budget adopted being more conservative than actual results for the year.

Requests for Information

This financial report is intended to provide a general overview of the finances of the Charter School. Requests for additional information may be addressed to Ms. Ana Martinez at Academica Corporation, 6255 Bird Road, Miami, Florida, 33155.

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
STATEMENT OF NET ASSETS
JUNE 30, 2005

	2005	2004 (Summarized Comparative Information)
ASSETS		
CURRENT ASSETS		
Cash	\$ 305,524	\$ 301,807
Accounts receivable, no allowance necessary	15,529	13,475
Due from other agencies	62,582	66,040
Due from other charter schools	61,602	20,000
	<u>445,237</u>	<u>401,322</u>
CAPITAL ASSETS		
Buildings and fixed equipment	2,175	
Less accumulated depreciation	(108)	
Furniture, equipment and textbooks	357,506	306,192
Less accumulated depreciation	(163,182)	(97,948)
Computer software	3,127	
Less accumulated depreciation	(1,449)	
Audio visual materials	3,808	3,808
Less accumulated depreciation	(1,665)	(903)
	<u>200,212</u>	<u>211,149</u>
DEPOSITS	<u>47,310</u>	<u>11,762</u>
TOTAL ASSETS	<u><u>\$ 692,759</u></u>	<u><u>\$ 624,233</u></u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES		
Salaries and wages payable	\$ 12,807	\$ 193,941
Accounts payable	119,993	19,114
Deferred revenue	119,127	-
TOTAL LIABILITIES	<u>251,927</u>	<u>213,055</u>
NET ASSETS		
Invested in capital assets, net of related debt	200,212	211,149
Unrestricted	240,620	200,029
TOTAL NET ASSETS	<u>440,832</u>	<u>411,178</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 692,759</u></u>	<u><u>\$ 624,233</u></u>

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
STATEMENT OF ACTIVITIES AND CHANGE IN NET ASSETS
FOR THE YEAR ENDED JUNE 30, 2005

FUNCTIONS	2005				2004	
	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets	(Summarized Comparative Information) Net (Expense) Revenue and Changes in Net Assets
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions		
Component Unit Activities:						
Instruction	\$ 1,432,761	\$ -	\$ -	\$ -	\$ (1,432,761)	\$ (1,381,908)
Pupil Personnel Services	-	-	-	-	-	(391)
Instructional Media Services	1,391	-	-	-	(1,391)	(521)
Instructional Staff Training Services	4,467	-	-	-	(4,467)	(5,175)
Board	2,030	-	-	-	(2,030)	(16,354)
General Administration	-	-	-	-	-	(70)
School Administration	276,088	-	-	-	(276,088)	(243,286)
Facilities Construction	109	-	-	-	(109)	-
Fiscal Services	84,012	-	-	-	(84,012)	(78,325)
Food Services	467	-	-	-	(467)	(690)
Central Services	75,011	-	-	-	(75,011)	(74,441)
Pupil Transportation Services	-	-	-	-	-	(3,555)
Operation of Plant	607,920	-	-	-	(607,920)	(490,858)
Maintenance of Plant	23,288	-	-	183,546	160,258	(16,980)
Community Services	141,419	33,365	-	-	(108,054)	(30,478)
Total Component Unit Activities	2,648,963	33,365	-	183,546	(2,432,052)	(2,343,032)
GENERAL REVENUES:						
Government grants not restricted to specific programs					2,338,289	2,314,781
Other revenue					123,417	210,101
Change in Net Assets					29,654	181,850
NET ASSETS - BEGINNING					411,178	229,328
NET ASSETS - ENDING					<u>\$ 440,832</u>	<u>\$ 411,178</u>

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
BALANCE SHEET
JUNE 30, 2005

	2005				2004
	General Fund	Special	Capital	Total	(Summarized
		Revenue Fund	Projects Fund	Governmental funds	Comparative Information)
ASSETS					
Cash	\$ 68,454	\$ 237,070	\$ -	\$ 305,524	\$ 301,807
Accounts receivable, no allowance necessary	15,529	-	-	15,529	13,475
Due from other agencies	47,500	-	15,082	62,582	66,040
Due from other charter schools	61,602	-	-	61,602	20,000
Deposits	47,310	-	-	47,310	11,762
Due to / from other funds	15,082	-	(15,082)	-	-
TOTAL ASSETS	\$ 255,477	\$ 237,070	\$ -	\$ 492,547	\$ 413,084
LIABILITIES					
Salaries and wages payable	\$ 12,807	\$ -	\$ -	\$ 12,807	\$ 193,941
Accounts payable	119,993	-	-	119,993	19,114
Deferred revenue	-	119,127	-	119,127	-
TOTAL LIABILITIES	132,800	119,127	-	251,927	213,055
FUND BALANCE					
Unreserved	122,677	117,943	-	240,620	200,029
TOTAL FUND BALANCE	122,677	117,943	-	240,620	200,029
TOTAL LIABILITIES AND FUND BALANCE	\$ 255,477	\$ 237,070	\$ -	\$ 492,547	\$ 413,084

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE
STATEMENT OF NET ASSETS
JUNE 30, 2005

Total Fund Balance - Governmental Funds \$ 240,620

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

Capital assets of \$366,616, net of accumulated depreciation of \$166,404 used in governmental activities are not financial resources and therefore are not reported in the fund. 200,212

Total Net Assets - Governmental Activities \$ 440,832

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED JUNE 30, 2005

	2005				2004
	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental funds	(Summarized Comparative Information)
REVENUES					
Capital outlay funding	\$ -	\$ -	\$ 183,546	\$ 183,546	\$ 208,774
Local Sources	2,338,289	-	-	2,338,289	2,314,781
Federal Grants	-	-	-	-	52,400
Fees from pre-school and after school programs	-	33,365	-	33,365	238,508
Other revenue	5,474	117,943	-	123,417	210,101
Total Revenues	<u>\$ 2,343,763</u>	<u>\$ 151,308</u>	<u>\$ 183,546</u>	<u>\$ 2,678,617</u>	<u>\$ 3,024,564</u>
EXPENDITURES					
Current:					
Instruction	\$ 1,377,008	\$ -	\$ -	\$ 1,377,008	\$ 1,385,613
Pupil Personnel Services	-	-	-	-	391
Instructional Staff					
Training Services	4,467	-	-	4,467	5,175
Board	2,030	-	-	2,030	16,354
General Administration	-	-	-	-	70
School Administration	276,087	-	-	276,087	243,285
Fiscal Services	84,013	-	-	84,013	78,325
Food Services	467	-	-	467	690
Central Services	75,010	-	-	75,010	74,441
Pupil Transportation	-	-	-	-	3,555
Operation of Plant	414,073	-	183,546	597,619	692,985
Maintenance of Plant	23,288	-	-	23,288	16,980
Community Services	108,056	33,365	-	141,421	268,985
Capital Outlay:					
Other Capital Outlay	56,616	-	-	56,616	60,214
Total Expenditures	<u>2,421,115</u>	<u>33,365</u>	<u>183,546</u>	<u>2,638,026</u>	<u>2,847,063</u>
Excess (deficit) of Revenues					
Over Expenditures	(77,352)	117,943	-	40,591	177,501
Net change in fund balance	(77,352)	117,943	-	40,591	177,501
Fund Balance at beginning of year	200,029	-	-	200,029	22,528
Fund Balance at end of year	<u>\$ 122,677</u>	<u>\$ 117,943</u>	<u>\$ -</u>	<u>\$ 240,620</u>	<u>\$ 200,029</u>

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE OF GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2005

Change in Fund Balance - Governmental Funds \$ 40,591

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

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which capital outlays of \$56,616 exceed depreciation expense of \$67,553.

(10,937)

Change in Net Assets of Governmental Activities \$ 29,654

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

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 1 – ORGANIZATION AND OPERATIONS

Pinecrest Preparatory Academy (A Charter School Under Pinecrest Academy, Inc.) (the "School"), is a not-for-profit charter school located in Miami, Florida for children from kindergarten through fifth grade. The School operates under a charter granted by the sponsoring district, the Miami-Dade County Public School District (the "District"). The current charter is effective until June 30, 2005 and may be renewed an additional 15 year term by mutual written agreement between the School and the District. During the term of the charter, the District may also terminate the charter if good cause is shown. The School is considered a component unit of such District. Pinecrest Preparatory Academy is funded by the Miami-Dade County Public School District and in addition, receives government grants. The District approved the renewal of the Charter for 2005-2006 through 2020. However, as of June 30, 2005, the extension of the contract had not been signed.

These financial statements are for the year ended June 30, 2005, when 475 students were enrolled for the school year.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-wide and Fund Financial Statements

Government-wide Financial Statements

The government-wide financial statements include the statement of net assets and the statement of activities and changes in net assets. These statements report information for the School as a whole.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees; (2) operating grants and contributions which finance annual operating activities; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. Other revenue sources not properly included with program revenues are reported as general revenues.

Fund Financial Statements

Fund financial statements are provided for governmental funds. The operations of the funds are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, equity, revenues and expenditures. Major individual governmental funds, namely, the general, special revenue funds and capital project are reported as separate columns in the fund financial statements:

General Fund - is the School's primary operating fund. It accounts for all financial resources of the school, except those required to be accounted for in another fund.

Special Revenue Fund - accounts for specific revenue, such as federal grants, that is legally restricted to expenditures for particular purposes.

Capital Projects Fund - accounts for funds received from the Public Education Outlay program which are used for the rent of facilities and other allowable capital expenditures.

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 2 – SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The financial statements of the School are prepared in accordance with generally accepted accounting principles (GAAP). The School's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The government-wide financial statements apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails.

The government-wide statements report using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Revenues from non-exchange transactions are reported according to Governmental Accounting Standards Board (GASB) Statement No. 33 Accounting and Financial Reporting for Non-Exchange Transactions, as amended by GASB Statement No. 36 Recipient Reporting for Certain Shared Non-Exchange Revenues, they include grants and donations. On the accrual basis, revenues from grants and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Measurable means the amount of the transaction can be determined. Available means collectible within the current period or soon enough thereafter to pay current liabilities. The School considers revenues to be available if they are collected within 60 days of the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for long-term debt principal and interest which are reported as expenditures in the year due.

Budgetary Basis Accounting

Budgets are presented on the modified accrual basis of accounting. During the fiscal year, expenditures were controlled at the object level (e.g., salaries, purchased services, and capital outlay).

Cash

Cash and cash equivalents include all highly liquid investments with a maturity of three months or less.

Due from Other Governments or Agencies

Amounts due to the School by other governments or agencies are for grants or programs under which the services have been provided by the School.

Other Assets

Other assets consist mainly on prepaid expenses, which are paid upon the receipt of the goods or services that were received but not consumed at year end. The expenditure will be recorded when the asset is used.

Long-term Debt

In the government-wide financial statements, outstanding debt is reported as liabilities. Long term liabilities are due in more than one year.

The governmental fund financial statements recognize the proceeds of debt and premiums as other financing sources of the current period. Financing costs are reported as expenditures.

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets, Depreciation and Amortization

The School's property, plant and equipment with useful lives of more than one year are stated at historical cost and comprehensively reported in the statement of net assets in the government-wide financial statements. Donated assets are stated at fair value on the date donated. The School generally capitalizes assets with cost of \$500 or more. Building improvements, additions and other capital outlays that significantly extend the useful life of an asset are capitalized. The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations. Estimated useful lives, in years, for depreciable assets are as follows:

Building and fixed equipment	10-20 Years
Furniture, Equipment and Textbooks	5 Years
Audiovisual Materials	5 Years
Computer Software	3 Years

Revenue Sources

Revenues for operations will be received primarily from the Miami-Dade County District School Board pursuant to the funding provisions included in the School's charter. In accordance with the funding provisions of the charter and Section 1002.33, Florida Statutes, the School will report the number of full-time equivalent (FTE) students and related data to the District. Under the provisions of Section 1011.62, Florida Statutes, the District reports the number of the full-time equivalent (FTE) students and related data to the Florida Department of Education (FDOE) for funding through the Florida Education Finance Program. Funding for the School is adjusted during the year to reflect the revised calculations by the FDOE under the Florida Education Finance Program and the actual weighted full-time equivalent students reported by the School during the designated full-time equivalent student survey periods. In addition, the school receives an annual allocation of charter school capital outlay funds for leasing of school facilities.

Finally, the School also receives Federal awards for the enhancement of various educational programs. Federal awards are generally received based on applications submitted to and approved by various granting agencies. For Federal awards in which a claim to these grant proceeds is based on incurring eligible expenditures, revenue is recognized to the extent that eligible expenditures have been incurred. Any excess amounts are recorded as deferred revenues until expended.

Compensated Absences

The School grants a specific number of days of vacation/sick/personal leave. Full time instructional employees are eligible for ten days per year. Employees, excluding administrators, wishing carry forward unused days, at year-end, may only carry forward a maximum number of five days. The remaining number of unused days must be cashed out at a rate of \$50.00 per day. A Full time instructional employee may only have a maximum number of fifteen vacation/sick/personal days at the beginning of any school year; ten for the current year and five carried over from previous years.

Government Accounting Standards Board (GASB) Statement 16, Accounting for Compensated Absences, requires governmental agencies to record as a liability the vested and future rights to sick and/or vacation leave. Accordingly, the financial statements include an accrual for such vested rights.

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 2 - SIGNIFICANT ACCOUNTING POLICIES (Continued)

Use of Estimates

The preparation of financial statements in conformity with Generally Accepted Accounting Principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – INCOME TAXES

The School qualifies as a tax-exempt organization under Internal Revenue Code Section 501(c)(3), and is, therefore, exempt from income tax. Accordingly, no tax provision has been made in the accompanying financial statements.

NOTE 4 – DUE FROM AGENCIES

Due from other agencies is comprised of amounts due from the Miami-Dade School Board and other as follows:

FTE	\$ -
Capital Outlay	15,082
School Achievement Award	47,500
	<u>\$ 62,582</u>

Due from Other Charter School is comprised of:

Pinecrest Preparatory Middle School	<u>\$ 61,602</u>
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NOTE 5 – CHANGES IN CAPITAL ASSETS

The following schedule provides a summary of changes in capital assets, acquired substantially with public funds, for the year ended June 30, 2005:

	Balance 07/01/04	Additions	Retirements	Balance 06/30/05
Capital Assets				
Buildings and Fixed Equipment	\$ -	\$ 2,175	\$ -	\$ 2,175
Furniture, Equipment and Textbooks	306,192	51,314	-	357,506
Audiovisual Materials	3,808	-	-	3,808
Computer Software	-	3,127	-	3,127
Total Capital Assets	310,000	56,616	-	366,616
Less Accumulated Depreciation				
Buildings and Fixed Equipment	-	(108)	-	(108)
Furniture, Equipment and Textbooks	(97,948)	(65,234)	-	(163,182)
Audiovisual Materials	(903)	(762)	-	(1,665)
Computer Software	-	(1,449)	-	(1,449)
Total Accumulated Depreciation	(98,851)	(67,553)	-	(166,404)
Capital Assets, net	<u>\$ 211,149</u>	<u>(\$ 10,937)</u>	<u>\$ -</u>	<u>\$ 200,212</u>

Depreciation expense for the year ended June 30, 2005 was \$67,553 and is allocated to the various functions in the Statement of Activities.

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 6 – ORGANIZATION’S MANAGEMENT

The School has entered into an agreement with Academica Corporation, a professional Charter School management company, to provide management and administrative services to the School. In providing management services to the School, officers of the management company may also serve as officers of the School, however none serve as members of the Board of Directors. The contract calls for a fee of \$450 per student per year and is renewable annually. During the year ended June 30, 2005, the School incurred \$213,488, in management fees, of which no amounts, were due to the management company at year end.

Academica Corporation is located at 6255 Bird Road, Miami, Florida 33155 and its officers are:

Fernando Zulueta, President
Ignacio Zulueta, Vice President
Magdalena Fresen, Vice President, Secretary
Rosanne Wright, Treasurer

NOTE 7 – LINE OF CREDIT

The School has a line of credit provided by the management company for its use on an as needed basis. There was no outstanding balance as of June 30, 2005.

NOTE 8 – COMMITMENTS UNDER OPERATING LEASES AND CONTRACTS

The School entered into an amended lease for its facilities. The lease expires on August 2024, with an option to renew for an additional five years. Annual payments under this agreement are approximately \$581,393 adjusted annually by the Consumer Price Index (CPI). The payments for this lease are allocated 73% to the School and 27% to another charter school under Pinecrest Academy, Inc.

Under the term of the lease agreement, all lease payments due under the agreement are secured by pledged revenues and all fixed assets.

In addition, the School also leases various office equipment with monthly payments ranging from \$145 to \$1,023 through 2008.

Rent expense for the year ended June 30, 2005 was approximately \$435,000.

Future minimum payments under the leases are as follows:

Fiscal Year	
2006	\$ 431,918
2007	431,495
2008	426,788
2009	424,417
2010	424,417
2011-2015	2,122,084
2016-2020	2,122,084
2021-2024	1,768,404

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2005

NOTE 9 DEPOSITS POLICY AND CREDIT RISK

It is the School's policy to maintain its cash and cash equivalents in major banks and in high grade investments.

As of June 30, 2005, the carrying amount of the School's deposits was \$305,524 and the respective bank balances totaled \$372,739. Out of the total bank balances approximately, \$160,000 was covered by the Federal Depository Insurance Corporation (FDIC). The remainder was fully collateralized by U.S. Government obligations under a repurchase agreement with Wachovia Bank.

NOTE 10- RELATED PARTY TRANSACTIONS

During 2005, the School's facilities are shared with Pinecrest Preparatory Academy Charter Middle School (a component unit of the District School Board of Miami Dade County). Total amounts charged to Pinecrest Preparatory Academy Charter Middle School for reimbursement for the use of facilities was approximately \$20,000. In addition, the School charged Pinecrest Preparatory Academy Charter Middle School approximately \$40,000 for salaries and benefits.

Finally, as indicated in Note 4, the School has a due from Pinecrest Preparatory Academy Charter Middle School of \$61,602 as of June 30, 2005.

NOTE 11 – GRANTS

In the normal course of operations, the School receives grant funds from various federal, state and local agencies. The grant programs are subject to audit by agents of the granting authority, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement which may arise as the result of these audits is not reflected in these financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

PINECREST PREPARATORY ACADEMY (A Charter School Under Pinecrest Academy, Inc.)
A NON-MAJOR COMPONENT UNIT OF THE DISTRICT SCHOOL BOARD OF MIAMI-DADE COUNTY
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL
FOR THE YEAR ENDED JUNE 30, 2005

	Governmental Fund		
	Original Budget	Final Budget	Actual
REVENUES			
Capital outlay funding	\$ 175,000	\$ 180,000	\$ 183,546
County funding	2,322,847	2,335,000	2,338,289
Fees from pre-school and after school programs	20,000	30,000	33,365
Other revenue	110,000	120,000	123,417
TOTAL REVENUES	2,627,847	2,665,000	2,678,617
EXPENDITURES			
Salaries	1,275,000	1,280,000	1,274,426
Employee benefits	270,705	285,000	280,214
Purchased services	850,000	851,000	850,247
Materials, supplies and expenses	57,500	38,000	34,673
Other expenses	130,000	146,010	141,850
TOTAL EXPENDITURES	2,583,205	2,600,010	2,581,410
Excess of Revenues over Expenditures before Capital Outlay	44,642	64,990	97,207
OTHER CAPITAL OUTLAY	(40,000)	(55,000)	(56,616)
NET CHANGE IN FUND BALANCE	\$ 4,642	\$ 9,990	\$ 40,591



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

PEDRO M. DE ARMAS, C.P.A.
ALEJANDRO D. GRAVIER, C.P.A.
LEONARDO GRAVIER, C.P.A.
LEONARDO D. GRAVIER, C.P.A.
OCTAVIO A. VERDEJA, C.P.A.
OCTAVIO F. VERDEJA, C.P.A.

JOSE M. IGLESIAS, C.P.A.
CARMEN LLANO-GOMEZ, C.P.A.
REGINO RODRIGUEZ, C.P.A.

Board of Directors of
Pinecrest Preparatory Academy
(A Charter School Under Pinecrest Academy, Inc.)
Miami, Florida

We have audited the financial statements of Pinecrest Preparatory Academy (A Charter School Under Pinecrest Academy, Inc.) as of, and for the years ended June 30, 2005 and have issued our report thereon dated August 19, 2005. 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.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered Pinecrest Preparatory Academy's internal control over financial reporting in order to determine our auditing procedures for the purpose of expressing our opinion on the financial statements and not to provide an opinion on the internal control over financial reporting. Our consideration of the internal control over financial reporting would not necessarily disclose all matters in the internal control over financial reporting that might be material weaknesses. A material weakness is a condition in which the design or operation of one or more of the internal control components does not reduce to a relatively low level the risk that misstatements caused by error or fraud in amounts that would be material in relation to the financial statements being audited may occur and not be detected within a timely period by employees in the normal course of performing their assigned functions. We noted no matters involving the internal control over financial reporting and its operation that we consider to be material weaknesses. However, we noted certain matters that we reported to management of Pinecrest Preparatory Academy in a separate management letter which is included in this reporting package.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether Pinecrest Preparatory Academy's financial statements are free of 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*.

This report is intended solely for the information and use of the audit committee, management and regulatory bodies. However, this report is a matter of public record and its distribution is not limited.


CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
August 19, 2005



PEDRO M. DE ARMAS, C.P.A.
ALEJANDRO D. GRAVIER, C.P.A.
LEONARDO GRAVIER, C.P.A.
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CARMEN LLANO-GOMEZ, C.P.A.
REGINO RODRIGUEZ, C.P.A.

MANAGEMENT LETTER

Board of Directors of
Pinecrest Preparatory Academy
(A Charter School Under Pinecrest Academy, Inc.)
Miami, Florida

This letter is written in connection with our audit of the basic financial statements of Pinecrest Preparatory Academy (A Charter School Under Pinecrest Academy, Inc.) as of and for the year ended June 30, 2005. The purpose for this letter is to communicate to you any comments and recommendations, and to comply with the requirements of Chapter 10.850 Rules of the Auditor General, Charter School Audits which requires that this report specifically address but not limit to the matters outlined in Rule 10.854(i)(d).

The following statements relate to requirements of the Auditor General:

1. There were no inaccuracies, irregularities, shortages, defalcations and/or violations of laws, rules, regulations or contractual provisions reported for the preceding audit.
2. Prior year findings and recommendations were followed.
3. The following are recommendations to improve the School's financial management, accounting procedures and internal controls:

SEGREGATION OF DUTIES

Observation

Due to the limited number of personnel, certain duties are performed by one individual, such as signing checks and recording transactions in the general ledger.

Recommendation

To the extent possible, the custody, authorization and record keeping of the cash disbursement function should be segregated.

4. There were no violations of laws, rules, regulations or contractual provisions discovered during our audit.
5. There were no illegal or improper expenditures discovered during our audit, relating to improper or inadequate accounting procedures, improperly recorded transactions, fraud or other reportable conditions.

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
August 19, 2005

Pinecrest Preparatory Academy

September 13, 2005

Mr. Octavio Verdeja, Jr.
Verdeja & Gravier, CPA
201 Alhambra Circle, Ste 901
Coral Gables, FL 33134

RE: MANAGEMENT'S RESPONSES TO AUDITOR'S OBSERVATIONS

Dear Mr. Verdeja:

The following is the response by the School's Board of Directors to your observation:

Segregation of Duties

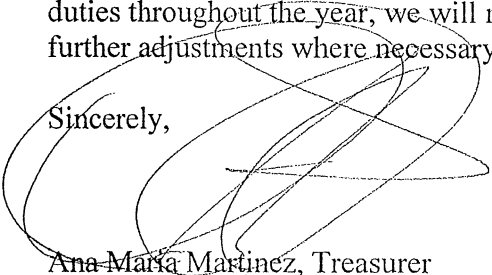
Observation

Due to the limited number of personnel, certain duties are performed by one individual, such as signing checks and recording transactions in the general ledger.

Management Response

While management has been diligent in reviewing and modifying all segregation of duties throughout the year, we will note your observation, review the duties and make further adjustments where necessary.

Sincerely,



Ana Maria Martinez, Treasurer
Pinecrest Academy, Inc.

AUDIT COMPLETION CHECKLIST
FOR CHARTER SCHOOLS AND OTHER ORGANIZATIONS
MIAMI-DADE COUNTY PUBLIC SCHOOLS

that must be completed with Chapter 1	
X	1. The name and address of the school.
X	2. The name of the principal running the school.
X	3. Current list of the Board of Directors of the school.
X	4. If the school is operated by a management company:
X	a. Name of the company
X	b. Address
X	c. List of principal officials
X	d. Contractual arrangement with the company, such as length of contract, terms, total fees paid for the year, etc. (This information should be included in the footnotes to the financial statements).
X	5. The financial statements must include comparative totals for the prior year.
X	6. The financial statements must comply with GASB 34 requirements, if applicable.
X	7. In the footnotes of the financial statements, the following should be disclosed:
X	a. Total school enrollment and grade configuration. If separate facilities are in operation, disclose name, address, and the enrollment and grade configuration at each facility.
X	b. Full disclosure of related party transactions, which should include the related party's name and address, and disclosure of the transaction, particularly if it is a loan that needs to be repaid (principal and interest paid, and unpaid). If the debt is in arrears, disclosure of arrangements made to satisfy the debt.
N/A	c. Full disclosure of any other debts in arrears, particularly as they relate to the payment of withholding/social security taxes. Arrangements made to pay the debt(s).
X	d. For charter schools, full disclosure in the notes or as a separate schedule in the audit of the tangible personal property purchased with public funds. (It is a current contractual requirement for charter schools; however, we recommend that it be part of the audit).
N/A	e. If there is a deficit cash position or significant losses shown in the financial statements, full disclosure as to how the school plans to keep operating. The current assets should be sufficient to cover the current liabilities. The issue is whether sufficient resources would be available to maintain the school open. This issue may be addressed in the Management Letter.
N/A	f. Any disclosures of events subsequent to the balance sheet date that the auditor believes are important to the readers of the financial statements (e.g., significant contractual arrangements and financing or refinancing of debt, payment of past due taxes, etc.).
N/A	8. If the audit is not submitted within the contractually required deadline, the Management Letter must comment on it with the appropriate response from the organization as to how it is going to be remedied in future audit submittals.
X	9. If there are Management Letter findings, each finding must include a response by the organization. If there were prior audit findings, the current audit must include the status of action taken, i.e., whether the recommendation was fully implemented and, if not, when (date) it will be fully implemented. Note that quarterly reports may be required on a case-by-case basis depending on the severity or lack of resolution of the issues noted in the Management Letter.
X	10. Please enter the following information about the Certified Public Accountant issuing the audit report:

In reference to this checklist, please refer any questions to the Office of Management and Compliance Audits, attention Mr. Norberto Ferradaz, CPA (305) 995-1318.

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