

**BELLALAGO  
EDUCATIONAL FACILITIES  
BENEFIT DISTRICT**

**Financial Statements  
and  
Supplemental Information**

**September 30, 2022**

## TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR'S REPORT	1 - 3
MANAGEMENT'S DISCUSSION AND ANALYSIS	4 - 9
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	10
Statement of Activities	11
Fund Financial Statements:	
Balance Sheet – Governmental Funds	12
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	13
Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds	14
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	15
Notes to Financial Statements	16 - 26
REQUIRED SUPPLEMENTAL INFORMATION	
Schedule of Revenues, Expenditures, and Changes in Fund Balance (Budget and Actual) – General Fund	27
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 <i>GOVERNMENT AUDITING STANDARDS</i>	28 - 29
MANAGEMENT LETTER	30 - 31
INDEPENDENT ACCOUNTANT'S REPORT	32
CURRENT YEAR COMMENTS AND RECOMMENDATIONS	33



**Partners**

W. Ed Moss, Jr.  
Joe M. Krusick  
Cori G. Cameron  
Bob P. Marchewka  
Ric Perez  
Renee C. Varga  
Richard F. Hayes  
Frank J. Guida  
John J. Rody, Jr.  
Shawn M. Marshall

Winter Park, FL 32789  
B32501 S. New York  
Ave.  
Suite 100  
Phone: 407-644-5811  
www.mosskrusick.com

N. Palm Beach, FL 33408  
631 US Highway One  
Suite 405  
Phone: 561-848-9300

Miami Lakes, FL 33016  
7900 NW 155th Street  
Suite 201  
Phone: 305-445-7956

American Institute of  
Certified Public  
Accountants

Florida Institute of  
Certified Public  
Accountants

**INDEPENDENT AUDITOR’S REPORT**

To the Board of Supervisors  
Bellalago Educational Facilities Benefit District  
Kissimmee, Florida

**Report on the Audit of the Financial Statements**

**Opinions**

We have audited the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of Bellalago Educational Facilities Benefit District (the “District”), a component unit of the School District of Osceola County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of year ended September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

## ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 4 through 9 and 27 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 March 23, 2023, on our consideration of the District'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 District'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 District's internal control over financial reporting and compliance.

*Moss, Krusick & Associates, LLC*

Winter Park, Florida  
March 23, 2023

## **MANAGEMENT'S DISCUSSION AND ANALYSIS**

As management of Bellalago Educational Facilities Benefit District (the "District"), a component of the School District of Osceola County, Florida ("School District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended September 30, 2022, to (a) assist the reader in focusing on significant financial issues, (b) provide an overview and analysis of the District's financial activities, (c) identify changes in the District's financial position, (d) identify material deviations from the approved budget, and (e) highlight significant issues in individual funds.

Because the information contained in the Management's Discussion and Analysis (MD&A) is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the basic financial statements found on pages 10 – 15.

### **Financial Highlights**

- The assets exceeded liabilities and deferred inflows of the District at the close of the most recent fiscal year by \$3,671,235.
- As of the close of the current fiscal year, the District's governmental funds reported combined ending fund balances of \$3,413,593.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$2,350,639.
- During the current fiscal year, total long-term debt obligations decreased by \$1,040,000.

### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the District's financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition 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 District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the District's assets, liabilities and deferred inflows, with the difference between them 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 District is improving or deteriorating.

The statement of activities presents information on the change in the District's net position during the most recent fiscal 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 funding).

Both of the government-wide financial statements distinguish functions of the District that are principally supported by assessment collections, rental income, and interest earnings. The governmental activities of the District include, but are not limited to, principal and interest payments on outstanding debt issues and operating expenses of the Board.

The government-wide financial statements include only the District itself, which is a component unit of The School District of Osceola County, Florida. The School District of Osceola County, Florida, includes the operations of the District in its operations.

The government-wide financial statements can be found on pages 10 and 11 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 District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the operations of the District are presented in governmental funds only.

### **Governmental funds**

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government'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 government'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 District maintains three individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, capital outlay fund, and debt service fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget. A budgetary comparison statement has been provided to demonstrate compliance with this budget and can be found on page 27 of this report.

The basic governmental fund financial statements can be found on pages 12 – 15 of this report.

### **Notes to the financial statements**

The notes 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 starting on page 16 of this report.

## **Educational Facilities Act**

The District is the second educational facilities benefit district to be created under Section 1013.355 *et seq.*, Florida Statutes, as amended (the “Educational Facilities Act”), which was enacted in 2002 to assist in financing the construction and maintenance of educational facilities through public/private cooperation and to provide alternative mechanisms and incentives to allow for sharing costs of educational facilities necessary to accommodate new growth and development among public agencies and benefited from private development interests. The Educational Facilities Act, among other things, permits the exercise of the following powers (i) the formation of an educational facilities benefit district to finance and construct educational facilities within the district’s boundaries; (ii) the leasing as lessor or lessee to or from any person, firm, corporation, association, or body, public or private, any projects of the type that the district is authorized to undertake and facilities or property of any nature for use of the district to carry out the purposes of the Educational Facilities Act; (iii) the levy of non-ad valorem assessments to finance such educational facilities; and (iv) the borrowing of money and issuance of bonds or other evidence of indebtedness for periods not longer than 30 years guaranteed by such non-ad valorem assessments and other legally available sources of funds. Creation of an educational facilities benefit district is conditioned upon the consent of the district school board, all local general purpose governments within whose jurisdiction any portion of the educational facilities benefit district is located, and all landowners within the district.

The Educational Facilities Act provides for the following funds to be provided to an educational facilities benefit district annually: (i) educational facilities impact fee revenue collected for new development within the educational facilities benefit district; and (ii) for construction and capital maintenance costs not covered by the funds provided pursuant to clause (i), an annual amount contributed by the district school board equal to one-half of the remaining costs of construction and capital maintenance of the educational facility; provided that construction costs in excess of the cost-per-student criteria established for the School Infrastructure Thrift (“SIT”) Program in Section 1013.72(2), Florida Statutes, shall be funded exclusively by the district.

### **The District**

The District was created as a dependent special district in accordance with Section 189.4041, Florida Statutes, as amended, by enactment of Ordinance No. 03-15 (as amended from time to time and as codified in the Osceola County Code of Ordinances, Chapter 21, Article III) to provide for the construction and maintenance of the school facilities comprising the Bellalago Charter Academy. The Osceola County and the School District of Osceola County entered into an interlocal agreement on September 15, 2003, pursuant to Section 163.01, Florida Statutes and the Educational Facilities Act in order to agree upon and describe the powers, purpose and boundaries of the District.

At the time the District was established, the land was owned by Avatar Properties, Inc. As of the end of FY 2022, the District includes 2,549 single family residential parcels and 66 vacant residential parcels. The District levies and collects non-ad valorem assessment on those parcels as provided for by Section 1013.355 and Chapter 197, Florida Statutes.

## Board of Supervisors

The Educational Facilities Act provides that the governing board of an educational facilities benefit district shall include representation of the district school board, each cooperating local general purpose government, and the landowners within the district. The governing body of the District is its Board of Supervisors (the “Board”), which is composed of seven Supervisors (the “Supervisors”). Pursuant to the Educational Facilities Act, the Ordinance, and the Interlocal Agreement, the County has appointed two members, the School Board has appointed two members and the Developer has appointed the remaining three members of the Board. Pursuant to the Ordinance, following the initial appointments, landowner representatives shall be elected on a one-acre/one-vote basis with each acre or fraction thereof subject to Special Assessments representing one vote.

### Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government’s financial position. In the case of the District, assets exceeded liabilities and deferred inflows by \$3,671,235 at September 30, 2022, while assets exceeded liabilities and deferred inflows by \$3,588,939 at September 30, 2021.

Changes in the District’s net position (deficit) for the years ended September 30, 2022 and 2021 were as follows:

	<u>2022</u>	<u>2021</u>	<u>Change</u>
Current and other assets	\$ 3,692,871	\$ 4,133,656	\$ (440,785)
Capital assets, net of accumulated depreciation	<u>15,892,273</u>	<u>16,430,257</u>	<u>(537,984)</u>
Total assets	<u>19,585,144</u>	<u>20,563,913</u>	<u>(978,769)</u>
Current and other liabilities	279,278	295,627	(16,349)
Long-term liabilities outstanding	<u>15,292,358</u>	<u>16,307,525</u>	<u>(1,015,167)</u>
Total liabilities	<u>15,571,636</u>	<u>16,603,152</u>	<u>(1,031,516)</u>
Deferred inflow of resources	<u>342,273</u>	<u>371,822</u>	<u>(29,549)</u>
Net position:			
Net investment in capital assets	257,642	(249,090)	506,732
Restricted	1,062,954	1,277,866	(214,912)
Unrestricted	<u>2,350,639</u>	<u>2,560,163</u>	<u>(209,524)</u>
Total net position	<u>\$ 3,671,235</u>	<u>\$ 3,588,939</u>	<u>\$ 82,296</u>

The District’s net position includes investment in capital assets (e.g., land, buildings, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. These capital assets were used to benefit the students of Bellalago Charter Academy; consequently, these assets are not available for future spending. Although the District’s investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities. The restricted net position represents resources that are subject to external restrictions on how they may be used. The remaining net position represents resources that are not subject to external restrictions on how they may be used.

Changes in the District's revenues for the years ended September 30, 2022 and 2021 were as follows:

	<u>2022</u>	<u>2021</u>	<u>Change</u>
Revenues:			
General revenues:			
Assessment income	\$ 825,535	\$ 807,405	\$ 18,130
School Board income	95,141	1,027,290	(932,149)
Local income	786,783	797,015	(10,232)
Interest income	2,787	117	2,670
Total revenues	<u>\$ 1,710,246</u>	<u>\$ 2,631,827</u>	<u>\$ (921,581)</u>

Through a funding agreement between the District, the School District of Osceola County, Florida, The Foundation for Osceola Education, Inc. and Avatar Properties Inc., the District receives charter school capital outlay funding. Revenues were consistent between years except for School Board income which decreased due to sufficient funds on hand and additional funding not needed. Interest income increased due to higher interest rates and fluctuation of the market.

Changes in the District's expenses were as follows:

	<u>2022</u>	<u>2021</u>	<u>Change</u>
Expenses:			
Interest expenses	\$ 662,557	\$ 697,943	(35,386)
Board expenses	41,731	39,271	2,460
General administration	20,000	20,000	-
Debt service	12,456	13,206	(750)
Facilities acquisition and construction	891,206	563,751	327,455
Total expenses	<u>\$ 1,627,950</u>	<u>\$ 1,334,171</u>	<u>\$ 293,779</u>

Expenses were consistent between years except for facilities acquisition and construction which increased due to addition projects for the academy.

### **Financial Analysis of the Government's Funds**

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

**Governmental funds.** The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. The unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund surplus of \$3,413,593.

The general fund is the chief operating fund of the District. At the end of the current fiscal year, the unassigned fund balance of the general fund was \$2,350,639. It decreased by \$209,524. during the current fiscal year.

# Bellalago Educational Facilities Benefit District

## NOTES TO THE FINANCIAL STATEMENTS

September 30, 2022

### General Fund Budgetary Highlights

Budgeted expenditures were amended to equal actual expenditures. Budgeted revenues were approximately \$927,000 less than actual revenues as School Board income was withheld due to sufficient funds being on hand.

### Capital Asset and Debt Administration

**Capital asset.** The District's investment in capital assets, net of accumulated depreciation and related debt, for its governmental activities as of September 30, 2022, amounted to \$257,642 being on hand compared to \$249,090 at September 30, 2021. The change of \$506,733 from 2021 to 2022 consisted of net debt payments of \$1,015,167, depreciation expense of \$537,985 and change in deferred inflow of \$29,550. This investment in capital assets includes buildings, land improvements, furniture, fixtures, and equipment.

**Debt.** At the end of the current fiscal year, the District had bonds payable – net of bond discount and accumulated amortization – in the amount of \$15,292,358. The required debt service payment for fiscal 2023 is \$1,750,266 including principal of \$1,080,000 and interest of \$670,266.

### Economic Factors

Assessments are levied to homeowners within the boundaries of the District to support the debt obligations and operating expenses of the District. This assessment is fully disclosed to homeowners and is levied on the county's annual tax roll. Assessment income increased by approximately 2% for fiscal 2022 when compared to the fiscal 2021. An increase in assessment income is anticipated for the upcoming fiscal year. During fiscal 2022, overall state capital outlay funding did not increase and is not expected to increase in fiscal 2023.

### Request for Information

This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Finance Director, Bellalago Educational Facilities Benefit District c/o The School District of Osceola County, FL, 817 Bill Beck Blvd., Kissimmee, FL 34744.

**Bellalago Educational Facilities Benefit District**

**STATEMENT OF NET POSITION**

**September 30, 2022**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current assets	
Cash and cash equivalents - restricted	\$ 2,427,728
Due from other agency	471,936
Assessments receivable	6,424
	<hr/>
Total current assets	3,692,871
Capital assets, net	15,892,273
	<hr/>
Total assets	<u>\$ 19,585,144</u>
<b>LIABILITIES AND NET POSITION</b>	
Current liabilities	
Accounts payable	\$ -
Accrued interest	279,278
	<hr/>
Total current liabilities	279,278
Long-term liabilities	
Bonds payable, due in one year	1,080,000
Bonds payable, due after one year	14,212,358
	<hr/>
Total long-term liabilities	15,292,358
	<hr/>
Total liabilities	15,571,636
Deferred inflow of resources	
Deferred amount on debt refunding	342,273
	<hr/>
Net position:	
Net investment in capital assets	257,642
Restricted	1,062,954
Unrestricted	2,350,639
	<hr/>
Total net position	3,671,235
	<hr/>
Total liabilities and net position	<u>\$ 19,585,144</u>

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

**Bellalago Educational Facilities Benefit District**

**STATEMENT OF ACTIVITIES**

**For the Year Ended September 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Governmental activities:					
Interest expense	\$ 662,557	\$ -	\$ -	\$ -	\$ (662,557)
Board expenses	41,731	-	-	-	(41,731)
General administration	20,000	-	-	-	(20,000)
Debt service	12,456	-	-	-	(12,456)
Facilities acquisition and construction	891,206	-	-	-	(891,206)
Total governmental activities	<u>\$ 1,627,950</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(1,627,950)</u>
General revenues:					
Assessment income					825,535
School Board income					95,141
Local income					786,783
Interest income					2,787
Total general revenues					<u>1,710,246</u>
Change in net position					82,296
Net position at September 30, 2021					<u>3,588,939</u>
Net position at September 30, 2022					<u>\$ 3,671,235</u>

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

**Bellalago Educational Facilities Benefit District**

**BALANCE SHEET –  
GOVERNMENTAL FUNDS**

**September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and cash equivalents - restricted	\$ 1,557,432	\$ 870,296	\$ -	\$ 2,427,728
Due from other agency	-	-	471,936	471,936
Due from Bellalago Charter Academy	786,783	-	-	786,783
Assessments receivable	6,424	-	-	6,424
<b>Total assets</b>	<b>\$ 2,350,639</b>	<b>\$ 870,296</b>	<b>\$ 471,936</b>	<b>\$ 3,692,871</b>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ -	\$ -	\$ -	\$ -
Accrued interest	-	279,278	-	279,278
<b>Total liabilities</b>	<b>-</b>	<b>279,278</b>	<b>-</b>	<b>279,278</b>
Fund balances				
Restricted for:				
Debt service	-	591,018	-	591,018
Capital projects	-	-	471,936	471,936
Unassigned	2,350,639	-	-	2,350,639
<b>Total fund balances</b>	<b>2,350,639</b>	<b>591,018</b>	<b>471,936</b>	<b>3,413,593</b>
<b>Total liabilities and fund balances</b>	<b>\$ 2,350,639</b>	<b>\$ 870,296</b>	<b>\$ 471,936</b>	<b>\$ 3,692,871</b>

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

**Bellalago Educational Facilities Benefit District**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

**September 30, 2022**

Fund balances - total governmental funds		\$ 3,413,593
The net position reported for governmental activities in the statement of net position is different because:		
Capital assets used in governmental activities are not financial resources and therefore are not reported in the governmental funds. Those assets consist of:		
Building, net of \$8,504,587 accumulated depreciation	\$ 14,795,630	
Land	1,010,800	
Land improvements net of \$588,723 accumulated depreciation	76,016	
Improvements other than buildings	9,827	
Furniture, fixtures and equipment, net of \$1,232,117 accumulated depreciation	<u>                    -</u>	15,892,273
Deferred amount on refunding (gain) are not recognized in the fund level statements but are included in the government-wide statements.		
		(342,273)
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.		
Bonds payable	(15,580,000)	
Bond discount, net of accumulated amortization	<u>287,642</u>	<u>(15,292,358)</u>
Total net position of governmental activities		<u>\$ 3,671,235</u>

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

**Bellalago Educational Facilities Benefit District**

**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS**

**For the Year Ended September 30, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
Revenues				
Assessment income	\$ 825,535	\$ -	\$ -	\$ 825,535
School board income	-	-	95,141	95,141
Local income	786,783	-	-	786,783
Interest income	-	2,787	-	2,787
Total revenues	<u>1,612,318</u>	<u>2,787</u>	<u>95,141</u>	<u>1,710,246</u>
Expenditures				
Current:				
Board expenses	41,731	-	-	41,731
Fiscal agent fee	20,000	-	-	20,000
Facilities acquisition and construction	-	-	328,388	328,388
Debt service:				
Interest expense	-	692,107	-	692,107
Bond issuance costs	12,456	-	-	12,456
Principal payments	-	1,040,000	-	1,040,000
Total expenditures	<u>74,187</u>	<u>1,732,107</u>	<u>328,388</u>	<u>2,134,682</u>
Excess (deficiency) of revenues over (under) expenditures	<u>1,538,131</u>	<u>(1,729,320)</u>	<u>(233,247)</u>	<u>(424,436)</u>
Other financing sources (uses):				
Transfers in	-	1,747,655	-	1,747,655
Transfers out	<u>(1,747,655)</u>	<u>-</u>	<u>-</u>	<u>(1,747,655)</u>
Total other financing sources (uses)	<u>(1,747,655)</u>	<u>1,747,655</u>	<u>-</u>	<u>-</u>
Net change in fund balances	(209,524)	18,335	(233,247)	(424,436)
Fund balances at September 30, 2021	<u>2,560,163</u>	<u>572,683</u>	<u>705,183</u>	<u>3,838,029</u>
Fund balances at September 30, 2022	<u>\$ 2,350,639</u>	<u>\$ 591,018</u>	<u>\$ 471,936</u>	<u>\$ 3,413,593</u>

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

**Bellalago Educational Facilities Benefit District**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**For the Year Ended September 30, 2022**

Net change in fund balances - total government funds	\$	(424,436)
The change in net position reported for governmental activities in the statement of activities is different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets are allocated over their estimated useful lives and reported as depreciation expense.		
Current year depreciation	\$ (537,985)	(537,985)
The issuance of long-term debt (e.g., bonds, notes payable) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
Principal repayment on long term debt	\$ 1,040,000	
Current year amortization of bond discount	(24,833)	1,015,167
The systemic recognition of the change in deferred inflows is not recognized as income in the fund level statements. In the government-wide statements, it increases net position.		29,550
Change in net position of governmental activities	\$	82,296

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

## Bellalago Educational Facilities Benefit District

### NOTES TO THE FINANCIAL STATEMENTS

September 30, 2022

#### NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Reporting entity

Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, is organized pursuant to Chapter 125 and 1013 of the Florida Statutes and was established under Ordinance No. 03-15 on September 15, 2003. The purpose of the District is to provide for the timely construction and maintenance of school facilities. The District is an alternative mechanism that allows for the sharing of educational facilities costs that is necessary to accommodate new growth and development. The governing body of the District is the Board of Supervisors.

The District is considered a component unit of The School District of Osceola County, Florida. Criteria for determining if other entities are potential component units which should be reported within the District's basic financial statements are identified and described in the Governmental Accounting Standards Board's (GASB) *Statement 14 as amended by Statement 39* and further amended by *Statement 61, The Financial Reporting Entity: Omnibus*.

The application of these criteria provide for identification of any entities for which the District's elected officials are financially accountable and other organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the District's basic financial statements to be misleading or incomplete. Based on these criteria, no component units are included within the reporting entity of the District.

2. Government-wide and fund financial statements

The government-wide financial statements consist of a statement of net position and a statement of activities. These statements report information on all of the nonfiduciary activities of the District. As part of the consolidation process, all interfund activities are eliminated from these statements. Both statements report only governmental activities as the District does not engage in any business type activities.

Net position, the difference between assets, liabilities and deferred inflows/outflows of resources, as presented in the statement of net position, are generally subdivided into three categories: amounts invested in capital assets, net of related debt; restricted net position; and unrestricted net position. Net position are reported as restricted when constraints are imposed on the use of the amounts either externally by creditors, grantors, contributors, laws or regulations of other governments, or enabling legislation.

The statement of activities presents a comparison between the direct and indirect expenses of a given function and its program revenues, and displays the extent to which each function contributes to the change in net position for the fiscal year. Direct expenses are those that are clearly identifiable to a specific function. Indirect expenses are costs the District has allocated to various functions. Program revenues consist of charges for services, operating grants and contributions, and capital grants and contributions. Charges for services refer to amounts received from those who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

2. Government-wide and fund financial statements – continued

Grants and contributions consist of revenues that are restricted to meeting the operational or capital requirements of a particular function. Revenues not classified as program revenues are reported as general revenues.

Separate fund financial statements report detailed information about the District's governmental funds. The focus of the governmental fund financial statements is on major funds. Therefore, major funds are reported in separate columns on the fund financial statements. All of the District's funds were deemed major funds. A reconciliation is provided that converts the results of governmental fund accounting to the government-wide presentation.

3. Measurement focus, basis of accounting, and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized in the period earned and expenses are recognized when a liability is incurred.

All governmental fund financial statements are reported using a current financial resources measurement focus on a modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues, except for certain grant revenues, are recognized in the accounting period in which they become both measurable and available to finance expenditures of the current period. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period, considered to be sixty days. When grant terms provide that the expenditure of resources is the prime factor for determining eligibility for federal, state, and other grant resources, revenue is recognized at the time the expenditure is made. Under the modified accrual basis of accounting, expenditures are generally recorded when the related fund liability is incurred. However, principal and interest on general long-term debt is recorded as expenditures only when payment is due.

The District's financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America as prescribed by the Governmental Accounting Standards Board. Accordingly, the financial statements are organized on the basis of funds. A fund is an accounting entity having a self-balancing set of accounts for recording assets, liabilities, fund equity, revenues, expenditures, and other financing sources and uses.

Resources are allocated to and accounted for in individual funds based on the purpose for which they are to be spent and the means by which spending activities are controlled. The District reports the following major governmental funds:

General Fund - the general operating fund of the District. It is used to account for all financial resources traditionally associated with the activities of the District which are not required to be accounted for in another fund.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

3. Measurement focus, basis of accounting, and financial statement presentation - continued

Debt Service Fund - to account for the resources accumulated and payments made for principal and interest on the revenue bonds issued by the District.

Capital Projects Fund - to account for all resources for the leasing or acquisition of capital facilities by the District to the extent funded by capital grants or revenue bonds.

The governmental fund financial statements present fund balances based on provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*, which the District adopted. This Statement provides more clearly defined fund balance classifications and also sets a hierarchy which details how the District 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.

**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 or enabling legislation.

**Committed:** This classification includes amounts that can be used for specific purposes voted through formal action of the Board of Directors. 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.

**Unassigned:** This classification includes amounts that have not been restricted, committed or assigned for a specific purpose within the general fund.

The District would typically use restricted fund balances first, followed by committed funds, and then assigned funds, and finally unassigned funds, as they become available. The District reserves the right to selectively spend unassigned funds first to defer the use of other classified funds. The details of the fund balances are included in the Government Funds Balance Sheet on page 12.

4. Budgetary basis of accounting

Budgets are adopted on a basis consistent with the State of Florida budget laws which are consistent with generally accepted accounting principles (GAAP). An annual appropriated budget is adopted for the general fund.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

5. Cash and cash equivalents

Cash and cash equivalents include amounts in demand deposits as well as liquid short-term bond fund investments. Income from investments is recorded in the respective funds when earned.

6. Restricted assets

Certain proceeds of the District's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position and balance sheet because they are maintained in separate bank accounts and their use is limited by applicable bond covenants. The debt service reserve fund is used to report resources set aside to provide additional security for the payment of principal and interest on the bonds as these payments become due. The project fund is used to pay for issuing expenses and project costs.

7. Capital assets

Capital assets, which include property and equipment, are reported in the applicable governmental columns on the government-wide financial statements. Capital assets are defined by the District as assets with an estimated useful life of more than one year. Such assets are recorded at historical cost. Donated capital assets are recorded at their acquisition value on date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized, but rather are expensed in the period incurred.

Interest expense incurred is capitalized during the construction period of the asset.

Property and equipment of the District is depreciated using the straight-line method over the following estimated useful lives:

<u>Asset Class</u>	<u>Lives</u>
Buildings	15 – 50
Furniture, fixtures and equipment	3 – 15
Land improvements	15 – 20

8. Restricted net position

Certain proceeds of the District's revenue bonds, as well as certain resources set aside for their repayment, are classified as restricted net position on the statement of net position and balance sheet because their use is limited by applicable bond covenants.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

9. Deferred outflows/inflows of resources

In addition to assets and liabilities, the statement of financial net position reports separate sections for deferred outflows and deferred inflows of resources. 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 that time. 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 (revenues) until that time. The District has one item that qualifies for reporting in this category, which is the deferred amount on debt refunding. A deferred amount on debt refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

10. Long-term obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond discount.

In the fund financial statements, governmental fund types recognize bond discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

11. Transfers

The purpose of interfund transfers is to cover receipts and payments made from the general fund on behalf of other funds.

12. Revenue sources and deferred revenue

Revenues for operations are received primarily from non-ad valorem assessments. Income received for recognitions in the future periods are recorded as deferred revenue.

13. Use of estimates

The process of preparing financial statements in conformity with accounting principles generally accepted in the United States of America requires the use of estimates and assumptions regarding certain types of assets, liabilities, revenues and expenses. Such estimates primarily relate to unsettled transactions and events as of the date of the financial statements. Accordingly, upon settlement, actual results may differ from estimated amounts.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)**

14. New GASB pronouncements implemented

The GASB issued Statement No. 87, Leases, which establishes new guidance for lease accounting for lessees and lessors and eliminates the classification of leases into operating or capital leases. This statement establishes a single model for lease accounting based on the principle that leases are financings of the right-to-use an underlying asset. Lessees will recognize a lease liability and an intangible right to use lease asset. Lessors will recognize a lease receivable and a deferred inflow of resources. The new guidance is effective for fiscal 2022 and had no impact on the District.

15. Subsequent events

Management has evaluated the effect subsequent events would have on the financial statements through the time these statements were available to be issued on March 23, 2023.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE B - CASH AND CASH EQUIVALENTS, INVESTMENTS**

As of September 30, 2022, the District's cash and cash equivalents include cash deposits and money market funds of \$2,427,728.

In accordance with GASB No. 40, the District's exposure to risk is disclosed as follows:

*Custodial Credit Risk* - Custodial credit risk for deposits is the risk that, in the event of a depository financial institution's failure, the Districts' deposits may not be returned. The District does not have a formal custodial credit risk policy. The District's financial instruments that are exposed to concentrations custodial credit risk consist of money market mutual funds contained in brokerage accounts which are not FDIC insured.

At September 30, 2022, the District exceeded FDIC insured limits by \$2,427,728. The District has not experienced any losses in such accounts.

*Credit Risk* - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. The Board of Supervisors for the District has approved the following types of investments:

- The Local Government Surplus Trust Fund, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act, as provided in Section 163.01, Florida Statutes.
- Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Interest-bearing time deposits or savings accounts in qualified public depositories, as defined in Section 280.02, Florida Statutes.

*Interest Rate Risk* - Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The District's policy to limit exposure to declines in fair values of its investment portfolio is to only invest in certain instruments approved by the Board of Supervisors.

*Fair Value Measurements* - The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 of the fair value hierarchy are inputs valued using quoted prices in active markets for identical assets; Level 2 inputs are valued using other significant observable inputs; Level 3 inputs are valued using significant unobservable inputs. As of September 30, 2022, the District has recurring fair value measurements in money market funds of \$2,427,728, valued using a matrix pricing model (Level 2 inputs).

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE C - CAPITAL ASSETS**

Changes in capital assets by category are as follows for the year ended September 30, 2022:

	Balance at September 30, 2021	Transfers and Additions	Transfers and Deletions	Balance at September 30, 2022
Capital assets, non depreciable:				
Land	\$ 1,010,800	\$ -	\$ -	\$ 1,010,800
Improvements other than building	9,827	-	-	9,827
<b>Total assets, non depreciable</b>	<b>1,020,627</b>	<b>-</b>	<b>-</b>	<b>1,020,628</b>
Capital assets, depreciable:				
Buildings	23,300,217	-	-	23,300,217
Land improvements	664,738	-	-	664,738
Furniture, fixtures and equipment	1,234,212	-	2,095	1,232,117
<b>Total assets, depreciable</b>	<b>25,199,167</b>	<b>-</b>	<b>2,095</b>	<b>25,197,072</b>
Less accumulated depreciation:				
Buildings	7,993,287	511,300	-	8,504,587
Land improvements	562,037	26,685	-	588,722
Furniture, fixtures and equipment	1,234,212	-	2,095	1,232,117
<b>Total accumulated depreciation</b>	<b>9,789,536</b>	<b>537,985</b>	<b>2,095</b>	<b>10,325,426</b>
<b>Total governmental activities</b>				
Capital assets, net	\$ 16,430,258	\$ (537,985)	\$ -	\$ 15,892,273

Total depreciation expense of \$537,985 for the year was charged to the facilities acquisition and construction function of the District.

**NOTE D - LONG-TERM DEBT**

The following is a summary of changes in long-term obligations of the District at September 30, 2022:

In 2004, Series 2004A Revenue Bonds were issued in the amount of \$14,345,000. Beginning May 2006, annual installments of principal and beginning November 2004 semi-annual interest payments at 6.03% to 7.41% were due through 2033. The bonds were payable solely from and secured by revenues of the District, which include special assessments, prepaid impact fees, school district match payments and charter school capital outlay payments.

In 2005, Series 2004B Revenue Bonds were issued in the amount of \$13,720,000. Beginning May 2006 annual installments of principal and beginning May 2005 semi-annual interest payments at 5.8% were due through 2034. The bonds are payable from and secured by special assessments to be levied, lease payments made pursuant to a lease agreement between The Foundation for Osceola Education, Inc. and the District, and payments made by the School District of Osceola County, Florida pursuant to a funding agreement.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE D - LONG-TERM DEBT (continued)**

These bonds were issued to provide funds to finance the acquisition and construction of the second phase of the Bellalago Charter Academy.

In May 2014, the District issued \$23,150,000 in Series 2014 Revenue Bonds, with an average interest rate of 1.000% to 4.730%, to refund and defease \$23,535,000 of outstanding Series 2004A and 2004B Revenue Bonds. The net proceeds of \$24,984,040 (including reserve funding of \$867,537, a discount of \$496,648 and payment of \$234,448 in underwriting fees, insurance, and other issuance costs) were immediately used to redeem the Series 2004A and 2004B Revenue Bonds. As a result, \$23,535,000 of Series 2004A and 2004B Revenue Bonds were considered to be in-substance defeased and the liability for these certificates was removed from the government-wide financial statements. The Series 2014 bonds were issued to reduce the total debt service payments from the 2004A and 2004B bonds over the next 15 years by \$6,181,793 and to obtain an economic gain (difference between the present value of the debt service payments on the old and new debt) of \$2,974,421. The bonds are payable solely from and secured by revenues of the District, which include special assessments, school district match payments and charter school capital outlay payments. These bonds were issued to fund a deposit to the Debt Service Fund and to pay a portion of the acquisition and capital maintenance of Bellalago Charter Academy.

The 2014 debt refinancing resulting in a gain on refunding of \$590,976 which is not recognized in the fund level statements but is deferred and included in the government-wide statement as deferred inflow. The deferred gain is amortized over the life of the debt through 2034. The 2022 amortization of \$29,550 was charged against interest expense, as described in Note A-9. Accumulated amortization totaled \$248,703 at September 30, 2022.

The following is summary of changes in long-term liabilities:

Governmental Activities	September 30, 2021	Additions	Deletions	September 30, 2022
Revenue Bonds:				
2014	\$ 16,620,000	\$ -	\$ (1,040,000)	\$ 15,580,000
Less unamortized bond discount	(312,475)	-	24,833	(287,642)
	\$ 16,307,525	\$ -	\$ (1,015,167)	\$ 15,292,358

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE D - LONG-TERM DEBT (continued)**

The annual requirements to amortize all debt outstanding as of September 30, 2022 are as follows:

<u>Year ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 1,080,000	\$ 670,266	\$ 1,750,266
2024	1,125,000	629,766	1,754,766
2025	1,165,000	586,173	1,751,173
2026-2030	6,640,000	2,158,325	8,798,325
2031-2034	<u>5,570,000</u>	<u>589,225</u>	<u>6,159,225</u>
	15,580,000	4,633,755	20,213,755
Less unamortized discount:	<u>(287,642)</u>	<u>-</u>	<u>(287,642)</u>
	<u>\$ 15,292,358</u>	<u>\$ 4,633,755</u>	<u>\$ 19,926,113</u>

**NOTE E - COMMITMENTS AND CONTINGENCIES**

1. Lease agreement

Effective May 1, 2004, the District entered into a lease agreement with the Foundation for Osceola Education, Inc. (the "Foundation") for the Bellalago school facilities. The lease is effective from July 1, 2004 through June 30, 2033. Lease income for the facilities are from charter school capital outlay funds and certain capital repair reserve funds received by the Foundation and are due on the fifteenth day of each month. Amounts received annually are contingent on student enrollment and per student allocated amounts approved by the legislature. For the year ended September 30, 2022, the District recorded \$786,783 of lease income, which is reported in local income in the accompanying financial statements. The amount is due from Bellalago Charter Academy at September 30, 2022. The due from other agency of \$471,936 at September 30, 2022 represents cumulative amounts due from the charter academy for reserve funding.

2. Ground lease

The District entered into an agreement with The School District of Osceola County, Florida (the "Board") effective May 1, 2004 for the lease of the land owned by the District to the Board for a term of 40 years or the life expectancy of the permanent facilities constructed thereon, whichever is longer. Rent shall be \$1 per year for the term of the lease.

The District entered into a sublease agreement effective May 1, 2004 with the Board to lease the land back from the Board for the same term as the above lease at rent of \$1 per year for the term of the lease. The land was recorded in the Statement of Net Position under Capital assets at fair market value of \$1,010,800.

**Bellalago Educational Facilities Benefit District**

**NOTES TO THE FINANCIAL STATEMENTS**

**September 30, 2022**

**NOTE E - COMMITMENTS AND CONTINGENCIES (continued)**

3. Legal issues

In the normal course of conducting its operations, the District may become party to various legal actions and proceedings. As of September 30, 2022, no legal actions or proceedings existed.

**NOTE F – RISKS AND UNCERTAINTIES**

Risk Management

The District is exposed to various risks of loss related to property loss, torts, and errors and omissions. The School District of Osceola County has general liability insurance against claims for personal injury, bodily injury, death or property damage and umbrella coverage that covers the charter school.

COVID

On January 30, 2020, the World Health Organization (“WHO”) announced a global health emergency because of a new strain of coronavirus originating in Wuhan, China (the “COVID-19 outbreak”) and the risks to the international community as the virus spreads globally beyond its point of origin. In March 2020, the WHO classified the COVID-19 outbreak as a pandemic, based on the rapid increase in exposure globally.

The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the District’s financial condition, liquidity, and future results of operations. Management is actively monitoring the global pandemic situation.

**REQUIRED SUPPLEMENTAL INFORMATION**

**Bellalago Educational Facilities Benefit District**

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
(BUDGET AND ACTUAL) – GENERAL FUND**

**For the Year Ended September 30, 2022**

	Budgeted Amounts		Actual	Variance Positive (Negative)
	Original	Final		
Revenues	<u>\$ 2,537,571</u>	<u>\$ 2,538,987</u>	<u>\$ 1,612,318</u>	<u>\$ (926,669)</u>
Expenditures				
Current:				
Board expenses	50,086	41,731	41,731	-
Administration expenses	12,460	12,456	12,456	-
Fiscal agent fee	20,000	20,000	20,000	-
Total expenditures	<u>82,546</u>	<u>74,187</u>	<u>74,187</u>	<u>-</u>
Excess of revenues over expenditures	<u>2,455,025</u>	<u>2,464,800</u>	<u>1,538,131</u>	<u>(926,669)</u>
Other financing uses:				
Transfers in	-	-	-	-
Transfers out	<u>(1,732,106)</u>	<u>(1,747,655)</u>	<u>(1,747,655)</u>	<u>-</u>
Total other financing uses	<u>(1,732,106)</u>	<u>(1,747,655)</u>	<u>(1,747,655)</u>	<u>-</u>
Net change in fund balance	722,919	717,145	(209,524)	(926,669)
Fund balance at September 30, 2021	<u>2,560,163</u>	<u>2,560,163</u>	<u>2,560,163</u>	<u>-</u>
Fund balance at September 30, 2022	<u>\$ 3,283,082</u>	<u>\$ 3,277,308</u>	<u>\$ 2,350,639</u>	<u>\$ (926,669)</u>

See Independent Auditor's Report



**Partners**

W. Ed Moss, Jr.  
Joe M. Krusick  
Cori G. Cameron  
Bob P. Marchewka  
Ric Perez  
Renee C. Varga  
Richard F. Hayes  
Frank J. Guida  
John J. Rody, Jr.  
Shawn M. Marshall

Winter Park, FL 32789  
B32501 S. New York  
Ave.  
Suite 100  
Phone: 407-644-5811  
www.mosskrusick.com

N. Palm Beach, FL 33408  
631 US Highway One  
Suite 405  
Phone: 561-848-9300

Miami Lakes, FL 33016  
7900 NW 155th Street  
Suite 201  
Phone: 305-445-7956

American Institute of  
Certified Public  
Accountants

Florida Institute of  
Certified Public  
Accountants

**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 Supervisors  
Bellalago Educational Facilities Benefit District  
Kissimmee, 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 Bellalago Educational Facilities Benefit District (the "District"), a component unit of the School District of Osceola County, Florida, as of and for the year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our report thereon dated March 23, 2023.

**Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District'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 District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District'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 or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District'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.

*Moss, Krusick & Associates, LLC*

Winter Park, Florida

March 23, 2023



**Partners**

W. Ed Moss, Jr.  
Joe M. Krusick  
Cori G. Cameron  
Bob P. Marchewka  
Ric Perez  
Renee C. Varga  
Richard F. Hayes  
Frank J. Guida  
John J. Rody, Jr.  
Shawn M. Marshall

Winter Park, FL 32789  
B32501 S. New York  
Ave.  
Suite 100  
Phone: 407-644-5811  
www.mosskrusick.com

N. Palm Beach, FL 33408  
631 US Highway One  
Suite 405  
Phone: 561-848-9300

Miami Lakes, FL 33016  
7900 NW 155th Street  
Suite 201  
Phone: 305-445-7956

American Institute of  
Certified Public  
Accountants

Florida Institute of  
Certified Public  
Accountants

**MANAGEMENT LETTER**

To the Board of Supervisors  
Bellalago Educational Facilities Benefit District  
Kissimmee, Florida

**Report on the Financial Statements**

We have audited the financial statements of Bellalago Educational Facilities Benefit District (the "District"), which is a component unit of the School District of Osceola County, Florida as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated March 23, 2023.

**Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, 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*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated March 23, 2023, should be considered in conjunction with this management letter.

**Prior Audit Findings**

Section 10.554(1)(i)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. No recommendations were made or violations reported in the preceding annual financial audit report.

**Official Title and Legal Authority**

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. Bellalago Educational Facilities Benefit District was organized pursuant to Chapter 189 and 1013 of the Florida Statutes and was established under Ordinance No. 2447.

**Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

**Financial Condition and Management (continued)**

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., 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.

**Special District Component Units**

Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

**Additional Matters**

Section 10.554(1)(i)3., 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 warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

**Purpose of This Letter**

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

*Moss, Krusick & Associates, LLC*

Winter Park, Florida  
March 23, 2023



**Partners**

W. Ed Moss, Jr.  
Joe M. Krusick  
Cori G. Cameron  
Bob P. Marchewka  
Ric Perez  
Renee C. Varga  
Richard F. Hayes  
Frank J. Guida  
John J. Rody, Jr.  
Shawn M. Marshall

Winter Park, FL 32789  
501 S. New York Ave.  
Suite 100  
Phone: 407-644-5811  
www.mosskrusick.com

N. Palm Beach, FL 33408  
631 US Highway One  
Suite 405  
Phone: 561-848-9300

Miami Lakes, FL 33016  
7900 NW 155th Street  
Suite 201  
Phone: 305-445-7956

American Institute of  
Certified Public  
Accountants

Florida Institute of  
Certified Public  
Accountants

**INDEPENDENT ACCOUNTANT'S REPORT**

To the Board of Supervisors  
Bellalago Educational Facilities Benefit District  
Kissimmee, Florida

We have examined Bellalago Educational Facilities Benefit District's (the "District") compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2022. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District's compliance is in accordance with the criteria, in all material respects. An examination involves performing procedures to obtain evidence about the District's compliance with Section 218.415, Florida Statutes. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material misstatement of the compliance requirements, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

In our opinion, the District complied with compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2022, in all material respects.

This report is intended solely for the information and use of the District and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

*Moss, Krusick & Associates, LLC*

Winter Park, Florida  
March 23, 2023

### **Current Year Comments and Recommendations**

For the year ended September 30, 2022, there are no management recommendations.