

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 8.2

)

Meeting Date: August 16, 2018

<u>Subject</u>: Approve Resolution No. 3021 or 3022: Material Revision of the Charter Petition for Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD

Conference/First Reading (Action Anticipated:

Conference/Action Action Public Hearing

Information Item Only

Approval on Consent Agenda Conference (for discussion only)

Division: Academic Office

<u>Recommendation</u>: To take action to approve or deny the Material Revision of the Charter Petition for Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD (SAVA-SCUSD).

Background/Rationale: SAVA-SCUSD is a Sacramento City Unified School District authorized independent charter school. The Charter Petition was approved on November 2, 2017 for a five-year term effective July 1, 2018 through June 30, 2023. The charter school's request on May 3, 2018 to add a resource center in collaboration with WIND Youth Center at 815 S Street in Sacramento is a material revision to the Charter Petition.

Pursuant to Education Code 47607 (a) (1), a material revision of the provisions of a charter petition may be made only with the approval of the authority that granted the charter; (a) (2), renewals and material revisions of charters are governed by the standards and criteria in Section 47605. The Charter Department and the Budget Services Department conducted a comprehensive review of the information related to the material revision request with an emphasis on fiscal viability. The staff's analysis will be presented for Board Action on August 16, 2018.

Financial Considerations: The financial considerations are outlined within the Executive Summary.

LCAP Goal(s): Family and Community Empowerment

Documents Attached:

- 1. Executive Summary
- 2. Amendment 1
- 3. Resolutions 3021 and 3022
- 4. Material Revision Information (9 pages)
- 5. Charter Petition: http://www.scusd.edu/charter-petitions

Estimated Time of Presentation: 5 minutes

Submitted by: Iris Taylor, Chief Academic Officer

Jack Kraemer, Innovative Schools and Charter Oversight, Director

Approved by: Jorge A. Aguilar, Superintendent

Board of Education Executive Summary

Academic Office

Approve Resolution No. 3021 or 3022: Material Revision of the Charter Petition for Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD August 16, 2018



I. Overview/History:

Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD ("SAVA-SCUSD") is a Sacramento City Unified School District authorized independent charter school. The Charter Petition was approved on November 2, 2017 for a five-year term effective July 1, 2018 through June 30, 2023. The charter school's request on May 3, 2018 to add a resource center in collaboration with WIND Youth Center ("WIND") at 815 S Street in Sacramento is a material revision to the Charter Petition. The District held a Public Hearing on June 21, 2018, so that the District's Governing Board ("Board") could consider the level of support for the Material Revision of the Charter Petition for SAVA-SCUSD. (Ed. Code § 47605, subd. (b).)

II. Driving Governance:

Pursuant to Education Code 47607 (a) (1), a material revision of the provisions of a charter petition may be made only with the approval of the authority that granted the charter; (a) (2), renewals and material revisions of charters are governed by the standards and criteria in Section 47605.

Results of Material Revision Information Review:

The evaluation that follows summarizes the consensus of the Charter Department and the Budget Services Department with respect to the overall program and fiscal soundness of the proposed resource center, pursuant to the material revision review process.

With due consideration of the added resource center in collaboration with WIND utilizing the same curriculum as proposed in the recently approved SAVA-SCUSD charter petition, the educational aspects were not evaluated.

Additionally, due consideration was also provided for operational aspects since the procedures and home office management of the WIND location will be vastly the same as the two existing SAVA-SCUSD locations.

Given the above, the main focus of the review and evaluation was the impact to the fiscal soundness and viability of SAVA-SCUSD due to the addition of the WIND location. The results are as follows.

1. SAVA-SCUSD (CIA Program): This report projects a 2018-19 enrollment of 100 students, revenues of \$1,286,255, expenses of \$1,054,737, and a net increase to the fund balance

Board of Education Executive Summary

Academic Office

Approve Resolution No. 3021 or 3022: Material Revision of the Charter Petition for Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD August 16, 2018



of \$231,518. <u>This does not negatively affect the fiscal soundness and viability of SAVA-SCUSD</u>.

- GCC Combined Adopted Budget (General Funds): This adopted 2017-18 budget of all GCC general funds projects revenues of \$50,467,844, expenses of \$50,236,314, net increase to the fund balance of \$231,530, and an ending June 30 balance of \$25,635,256. This does not negatively affect the fiscal soundness and viability of SAVA-SCUSD.
- GCC Combined Adopted Budget (Building Funds): This adopted 2017-18 budget of all GCC building funds projects an ending June 30 balance of \$2,850,724. The revenues for the building funds are generated and posted separately from the general funds. <u>This</u> <u>does not negatively affect the fiscal soundness and viability of SAVA-SCUSD</u>.
- 4. GCC Second Interim Combined Projections (General Funds): This update to the 2017-18 approved budget of all GCC general funds projects revenues of \$51,404,453, expenses of \$53,560,024, net decrease to the fund balance of \$2,155,571, and an ending June 30 balance of 25,592,963. <u>Despite the decrease to the fund balance, this does not negatively affect the fiscal soundness and viability of SAVA-SCUSD</u>.
- 5. GCC Second Interim Combined Projections (Building Funds): This update to the 2017-18 approved budget of all GCC building funds projects an ending June 30 balance of \$0. <u>This does not negatively affect the fiscal soundness and viability of SAVA-SCUSD</u>.
- GCC Combined Adopted Budget (General Funds): This adopted 2018-19 budget of all GCC general funds projects revenues of \$57,015,828, expenses of \$57,964,383, net decrease to the fund balance of \$5,138,740, and an ending June 30 balance of \$22,784,099. <u>Despite the decrease to the fund balance, this does not negatively affect the fiscal soundness and viability of SAVA-SCUSD</u>.

This budget of all GCC general funds projects SAVA-SCUSD revenues of \$6,276,256, expenses of \$6,180,656, net increase to the fund balance of \$928,140, and an ending June 30 balance of \$928,140. This does not negatively affect the fiscal soundness and viability of SAVA-SCUSD.

Board of Education Executive Summary

Academic Office

Approve Resolution No. 3021 or 3022: Material Revision of the Charter Petition for Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD August 16, 2018



 GCC Combined Adopted Budget (Building Funds): This adopted 2018-19 budget of all GCC building funds projects an ending June 30 balance of \$0. <u>This does not negatively</u> <u>affect the fiscal soundness and viability of SAVA-SCUSD</u>.

Upon review and evaluation of the fiscal information provided for Gateway Community Charters, SAVA-SCUSD, and the addition of the resource center in collaboration with WIND, the impact of adding a new location does not negatively affect the fiscal soundness and viability of SAVA-SCUSD and Gateway Community Charters. District staff notes that Gateway Community Charters has substantial reserves in relationship to its revenues.

III. Budget:

State income and various other income sources to the District are reduced when students living in District boundaries enroll at a charter school. Under Education Code section 47604, subdivision (c), a school district that grants a charter to a charter school to be operated by, or as, a nonprofit public benefit corporation is not held liable for the charter school's debts or obligations as long as the school district complies with all oversight responsibilities. The District will continue to have monitoring and oversight responsibility for charter school finances, as specified in the Charter Schools Act.

IV. Goals, Objectives and Measures: Not Applicable.

V. Major Initiatives: Not Applicable.

VI. Results:

District Staff recommends that the Board approve Resolution 3021 to approve the Material Revision or approve Resolution 3022 and adopt these written Findings of Fact as its own to deny the Material Revision under the California Charter Schools Act.

VII. Lessons Learned/Next Steps:

If the Material Revision is approved by the Board, the District, as the charter authorizer, will provide continued oversight and compliance.

Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD Amendment 1 (August 16, 2018)

Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD may operate a resource center in collaboration with WIND Youth Center at 815 S Street, Sacramento, CA 95814 beginning August 16, 2018 and expiring on June 30, 2023. This amendment is subject to all charter school commitments, terms, and conditions of its charter petition including student enrollment.

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT RESOLUTION NO. 3021 RESOLUTION TO APPROVE THE MATERIAL REVISION OF THE CHARTER PETITION FOR GATEWAY COMMUNITY CHARTERS: SACRAMENTO ACADEMIC AND VOCATIONAL ACADEMY-SCUSD

WHEREAS, Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD ("SAVA-SCUSD") is a Sacramento City Unified School District authorized independent charter school established July 1, 2018; and

WHEREAS, the District's Governing Board held a public hearing on June 21, 2018 and took board action on August 16, 2018; and

WHEREAS, the Governing Board has considered the level of public support for the Material Revision of the Charter Petition for SAVA-SCUSD and has reviewed all information received with respect to the Material Revision, including all supporting documentation; and

WHEREAS, the District staff reviewed and analyzed all information with respect to the Material Revision, including all supporting documentation for legal, programmatic, and fiscal sufficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Sacramento City Unified School District Board of Education hereby approves the Material Revision of the Charter Petition for SAVA-SCUSD as set forth in Amendment 1.

BE IT FURTHER RESOLVED the term of the charter will remain June 30, 2023.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this 16th day of August, 2018, by the following vote:

AYES: ____ NOES: ____ ABSTAIN: ____ ABSENT: ____ ATTESTED TO:

Jorge A. Aguilar Secretary of the Board of Education Jessie Ryan President of the Board of Education

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT RESOLUTION NO. 3022 RESOLUTION TO DENY THE MATERIAL REVISION OF THE CHARTER PETITION FOR GATEWAY COMMUNITY CHARTERS: SACRAMENTO ACADEMIC AND VOCATIONAL ACADEMY-SCUSD

WHEREAS, Gateway Community Charters: Sacramento Academic and Vocational Academy-SCUSD ("SAVA-SCUSD") is a Sacramento City Unified School District authorized independent charter school established July 1, 2018; and

WHEREAS, the District's Governing Board held a public hearing on June 21, 2018 and took board action on August 16, 2018; and

WHEREAS, the Governing Board has considered the level of public support for the Material Revision of the Charter Petition for SAVA-SCUSD and has reviewed all information received with respect to the Material Revision, including all supporting documentation; and

WHEREAS, the District staff reviewed and analyzed all information with respect to the Material Revision, including all supporting documentation for legal, programmatic, and fiscal sufficiency; and

NOW, THEREFORE, BE IT RESOLVED that the Sacramento City Unified School District Board of Education hereby adopts the written Staff Report.

BE IT FURTHER RESOLVED that the Sacramento City Unified School District Board of Education hereby denies the Material Revision of the Charter Petition for SAVA-SCUSD as set forth in Amendment 1.

BE IT FURTHER RESOLVED the term of the charter will remain June 30, 2023.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this 16th day of August, 2018, by the following vote:

AYES: _____ NOES: _____ ABSTAIN: _____ ABSENT: _____ ATTESTED TO:

Jorge A. Aguilar Secretary of the Board of Education Jessie Ryan President of the Board of Education SAVA-SCUSD: Information for Material Revision – May 16, 2018 (BOLD: SCUSD request information/Italicize: SAVA-SCUSD Response)

- Enrollment
 - **Current and the prior four years** As previously communicated, Wind Youth Project is currently not a site of SAVA SCUSD. When Wind Youth was a resource center of Community Collaborative Charter School at its previous location the average annual enrollment was 28
 - Breakdown by grade and student groups for the current year Please see previous comments there is no current program physically at the Wind Youth site due to their move and building/renovation of their new site. We anticipate moving with them to their new location at 815 Street.
- Enrollment, proposed:
 - How many will be from the former site We expect approximately 20 to 25 students from the current Sacramento Academic and Vocational Academy and Community Collaborative Charter School to be served at the proposed new site.
 - **How many will be new** We are projecting that approximately 75 additional students may enroll who are not currently served at a GCC location.
 - What is the five year enrollment projection Our current thoughts are 75 100 Year 1; 120 to 145 Year 2; 145 155 Year 3; approx. 150 175 Years 4 and 5.
 - What SCUSD schools will be affected These students are generally students who are disenfranchised, homeless, receiving social services and case management by Wind Youth. We believe that many of these students will; not be currently enrolled in schools, not be in comprehensive SCUSD schools; come from areas where they can walk or ride public transit to the center.
- Educational program: Please provide a link or attachment for a comprehensive description of the educational program Per our previous communication, the academic/educational program will fall within the comprehensive description in the approved charter found on pages 21 75. An enhancement to the academics as described, is that the center will provide high interest engagement through intentional social justice topics and projects.
- Financial reports and information related to the program Please see attached 3 year budget
- **Staffing: Current and projected staff by position and FTE** *Please reference the financial report and assumptions above.*
- Agreement/MOU with Wind: Please provide Please see draft agreement attached.

	ear Projection YEAR 2018/19 ADOPTED BUDGET		l							
Combined /	Unrestricted / Restricted									
SAV	A-SCUSD (CIA Program)		COMBINED		-	UNRESTRICTED	No.	AND IN COMPANY	RESTRICTED	5240maste
		2018-2019 Projected Budget	2019-2020 Projected Hudget	2020-2021 Projected Hudget	2018-2019 Projected Hudget	2019-2020 Projected Hudget	2020-2021 Projected Budget	2018-2019 Projected Hudget	2019-2020 Projected Budget	2020-2021 Projected Hudget
ENERAL	FUND BEGINNING BALANCE	0		459,194	0	Contraction of the second	459,193	0	(0)	
-	RETENUE AND OTHER FINANCING SOURCES									
8010-809	9 [CFF Sources 9 Federal Resenants	1,186,524	1,458,471 50,526	1,624,293	1,186,524	1,458,471	1,624,293	31,605	50,526	56.2
C DIRECTORY.	NCLB Grants							31,605	37,926	41,0
-	IDEA (Federal Special Education)	<u> </u>							12,600	15,1
8300-859	0 State Revenues 0000	19,379	27,765	30,605	14,584	22,011	24,372	4,795	\$,754	6.2
	1100 Lottery 0000 Mandated Cent 6300 Lottery				14,584	17,501 4,510	18,960 5,412	4,795	5,754	6,3
1000 870	2 Local Revenues	48,748	60,175	67,138				48,748	60,175	67,1
	6509 Special Education		makee	katet_			_	48,748	60,175	67,1
	9 Other Transfers In from County 9 Other Financing Sources TOTAL REVENUES	1,286,255	1,596,937	1,778,242	(82,804) L,118,304	(99,080) 1,381,402	(139,053) 1,509,612	82,804 167,951	99.080 215,535	139,0
-	EXPENDITURES AND OTHER FINANCING USES									
1000-199	9 Certificated Salaries	335,096	433,119	\$39,369	276,180	371,523	474,970	58.916 58,916	61,597	64,3
	Teachers Salarios Administrator Salary				235,664 40,516	307,983 63,539	386,396 #8,574		61,597	64,3
2 2000-299	2 Classified Salaries Parabducators	124,494	187,994	257,015	69,175 27,660	101,240 57,836	136.080 90,701	55,319 55,319	\$6,754 \$6,754	120,9
	Clerical				41,515	43,404	45,379		124. S. A.	
3 3000-399	2 Employee Henefits	214,545	287,277	385,002	160 828	220,093	301,705	\$3,717	67,184	83,2
	STR8 PERS	<u></u>			44,962 12,494	67,357 20,248	90,719 30,890	9,592 9,992	11,167 17,351	12,2
	SS Class				4,289	6,277 6,855	8,437 8,860	3,430 1,656	5,379 2,151	7,4
-	MC IIW Cert				62,100	84,111	108,540	13,800	14,628	15,
	IfW Class		-		27,600 173	29,256 236	46,517 306	13,800	14,628 74	15,5
	wc		140.576	170.044	4,203	3,753	7,436	1,390	1,805	2,2
	9 Broks and Supplies 9 Services, Other Operating Exp.	129,860	160,570	179,065	129,860	160,570 193,388	179,065		14	
10025352	Travel / Configurates			_	9,960 1,498	12,316 1,853	13,734 2,066			3-1-1-1
	Insurance				4,395	5,435	6,061			5.00
	Rents/Lease Repairs Profes/Consultg Sycs/Operating Exp	-			46,320 84,209	47,710 104,083	49,141 116,139	100.000	-	Mr. Mark
_	SCUSD Oversight Fee				11,865 5,994	14,585	16,243	- v- let fr		800
	Communication OCC Central Office Allocation	86,500	106,914	119,298	86,500	7,408 106,914	119,298			
0.	TOTAL EXPENSION OURCENT SES	1,054,737 231,518	1,369,262 227,675	1,691,399 86,843	886,785 231,519	1,153,728 227,674	1,422,768 86,844	167,952 (0)	215,534	268,6
TENERAL I	FUND ENDING BALANCE	231,518	459,194	844,037	231,519	459,193	546.037	(0)	0	
1	Other Assignments - Fernomic Uncertainties Other Assignments - Rosava for Sustainability	178,782	390,730	461,468						
1'navelge	ed / Unappropriated	· ·	· · · · ·	.(0).						
-	Assumptions:	2018-2019	2019-2020	2010-2011				·		
-	Enrollment, ADA, Revenue, Reserves and Other:		1	1						
	Statutory COLA Unrollment (CBEDS)	2.71%	2.41%	2.80%				-		
	P-2 ADA P-Annual ADA	99.89 99.80	119.87	129.86						_
	LCFF Rate Per P-2 ADA	5 11,870	\$ 12,167	\$ 12,50#						
-	NCLB Grants Per P-2 ADA Federal Special Ed. Funding per PY Enrollment	\$ 316.05		3 316 05 3 126.00						
	Lottery S/ADA - Unrestricted Lottery S/ADA - Restricted	\$146.00 \$48.00	\$346.00 \$48.00	\$146.00 \$48.00						_
	State Special Ed Funding per P-2 ADA	SANE.00	\$502.00	\$517,00						
	Salary Increase - step/column Salary Increase - Salary Schedule	2,50%	2.50%	2.50%				-		
	Economic Uncertainty Reserve California CPI	5.00%	5.00%	3,60%				_		
		2018-2019		2020-2021						
	Certificated Salaries: Teachers FTE	5	6	7						
	Teachers FTE Average Teacher Salary	5 58,916		5 64,399						
	Teachers FTF Average Teacher Salary Adminstrator FTE Administrator Salary	5 58,916 0,5 5 81,032	0.75	7 5 64,399 1 5 88,574						_
	Teachers FTE Average Teacher Salary Administrator FTE	0.5	0.75 \$ 84,719							
	Teachers FTE Average Teacher Solary Administrator FTE Administrator Solary Classified Solariet: Para-ducator Solary Para-ducator FTE	0.5 81,032 5 27,660 2	0,75 \$ 84,719 \$ 28,918 3	1 \$ 88,574 \$ 30,234 4						
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	Teachers FTF: Average Teacher Salary Administrator FTE Administrator Salary Classified Salary Crassified Salary Paracducetor FTF: Clerical Salary Clerical FTF: Benefits: State Teachers Retirement Medicare Annual Health Insurance (Maximum) Unemploynment Insurance	0.5 8 81,032 S 27,660 2 S 41,515 1 16,280 S 13,800,00 0,050	0,75 S 84,719 S 28,918 3 S 43,404 i 18,130% S 14,628,00 0,050%	1 5 88,574 5 30,234 4 5 45,379 1 19 1004 1,4504 5 15,505,68 0 0504						
	Teachers FTF: Average Teacher Salary Administrator FTE Administrator Salary Classified Salary Classified Salary Clerical Salary Clerical FTF: Denefits: State Teachers Retricenent Medicare Annual Health Insurance (Maximum) Unemployment Insurance Workers' Compensation Public Employees Retirement	0.5 81,032 2,7660 2 3 41,515 16,380,00 0,050 1,2174 18,0624	0,75 S 84,719 S 28,918 3 S 43,404 i 18,130% S 14,628,00 0,050% i,217% 20,000%	1 5 88,574 5 30,234 4 5 45,379 1 19 100% 1,450% 5 15,505,68 0 055% 1217% 22,700%						
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	Teachers FTE Average Teacher Salary Administrator Stalary Classified Salary Classified Salary Classified Salary Clerical Salary Clerical FTE Banefits: State Teachers Retirement Medicare Annual Health Insurance (Maximum) Unemployment Insurance Worker? Compensation Public Employees Retirement Social Security Boola and Supplies per P2 ADA Services and Other: Travia and Conternets Travia and Conternets Insurance per 22 ADA	0.5 8 81,032 5 27,660 2 41,515 1.450* 1.450* 1.450* 1.450* 1.27* 15,000 0.059* 1.27* 15,000* 2018-2019 3 1.500 3 1500 3 4400	0.75 \$ 84,719 \$ 28,918 3 3 \$ 43,404 1 43,004 1.45076 \$ 14,628,90 0.050% 6,2074 2019-2020 5 1,546 5 15,46 5 15,46 5 45,34	1 5 88.574 4 5 45.379 1450% 5 15.505.68 0 055% 1.21% 2.200% 6 200% 3020-3031 5 1.378.90 2020-3021						
	Teachers FTF: Average Teacher Salary Administrator FTE Administrator FTE Administrator Salary Classified Salary Classified Salary Clerical Salary Clerical FTF: Denefits: State Teachers Retirement Medicare Annual Health Insurance (Maximum) Unemployment Insurance Workers' Compensation Public Employees Retirement Social Security Books and Supplies :: Uborks and Supplies :: Uborks and Supplies per P-2 ADA Services and Other: Travit and Conference ppr 7-2 ADA Dues and Memobriships per P-2 ADA Insurance per P-2 ADA	0.5 \$ 81,032 \$ 27,660 2 \$ 41,515 1.4505 \$ 13,800.00 0.0505 1.217 18.055 2018-2019 2018-2019 \$ 100,00 \$ 100,00 \$ 100,00 \$ 100,00 \$ 100,00 \$ 2018-2019 \$ 100,00 \$ 100,00 \$ 100,00 \$ 2018-2019 \$ 100,00 \$ 2018-2019 \$ 2019	0.75 \$ 84.719 \$ 28,918 3 \$ 43,404 1.4508,0 \$ 14,628,90 0.050% 1.217% 20.000* \$ 2019-3020 \$ 13,952 2019-3020 \$ 13,46 \$ 45,34 \$	1 8 88,574 4 9 100% 1,450% 1,450% 1,450% 1,550% 8 15,50% 8 0050% 1,21% 2,200% 6,200% 1,21% 2,200% 6,200% 1,21% 1,21% 1,21% 1,21% 1,21% 1,20% 6,20% 1,21% 1,21% 1,20% 6,20% 1,21% 1,20%						
	Teachers FTE Average Teacher Salary Administrator Stalary Classified Salary Classified Salary Classified Salary Clerical Salary Clerical FTE Banefits: State Teachers Retirement Medicare Annual Health Insurance (Maximum) Unemployment Insurance Worker? Compensation Public Employees Retirement Social Security Boola and Supplies per P2 ADA Services and Other: Travia and Conternets Travia and Conternets Insurance per 22 ADA	0.5 8 81,032 5 27,660 2 41,515 1.450* 1.450* 1.450* 1.450* 1.27* 15,000 0.059* 1.27* 15,000* 2018-2019 3 1.500 3 1500 3 4400	0.75 \$ 84,719 \$ 28,918 3 3 \$ 43,404 1 43,004 1,43005 14,628,00 0.050% 12,127% 20,000* 6 200% 2019-2020 \$ 13,49 \$ 2019-2020 \$ 103,64 \$ 45,34 \$ 45,34 \$ 45,34 \$ 47,710	1 5 88,574 4 5 45,379 19 100% 1,450% 5 15,505 68 5 15,505 68 6 005% 1,21% 2,200% 6 200% 2000-2001 5 106.07 5 15,59						

Gateway Community Charters 2017-18 Fiscal Year Combined Adopted Budget (General Funds)

	1			eccs	,	Cademy	SHI H	FUTURES	IBLA		di		C	æ	e	pê
Revenues LCFF Sources Federal Revenue	\$	44,055,014 2,083,687	\$	5,196,442 315,650	\$	14,684,623 666,713	\$	4,503,232 179,040	\$	8,935,684 207,282	\$	2,462,165 95,031	\$	4,980,372 440,529	\$	3,292,496 179,442
Other State Revenue Other Local Revenue		3,275,893 1,053,250		142,158 51,130		1,441,414 341,673		147,029 50,922		664,598 74,763		253,355 22,955		200,425 307,373	¥	426,914 204,434
Total Revenues	\$	50,467,844	\$	5,705,380	\$	17,134,423	\$	4,880,223	\$	9,882,327	\$	2,833,506	\$	5,928,699	\$ 4	4,103,286
Expenditures Certificated Salaries Classified Salaries Employee Benefits Books and Supplies Services and Other Operating Expenses Capital Outlay Other Outgo (excluding Transfers of Indirect Costs) Other Outgo (Transfers of Indirect Costs)	\$	18,968,550 6,883,772 8,265,374 4,208,336 11,178,383 680,108 51,791	s	2,404,504 645,335 942,535 385,875 1,429,041	\$	6,213,354 2,685,824 2,897,034 1,665,548 3,750,498	\$	1,732,235 591,320 746,552 497,007 944,805 55,000	\$	4,235,402 1,090,487 1,598,056 803,504 2,140,615 137,221	\$	1,033,729 544,352 512,212 169,441 564,621 53,000	\$	2,179,837 705,712 915,021 427,729 1,108,525 366,541		1,169,489 620,742 653,964 259,232 1,240,278 68,346 51,791
Total Expenditures	\$	50,236,314	\$	5,807,290	\$	17,212,258	\$	4,566,919	\$	10,005,285	\$	2,877,355	\$	5,703,365	\$ 4	4,063,842
Excess (Deficiency) Of Revenues over Expenditures before other Financing Sources and Uses Interfund Transfers Transfers Out Other Sources Sources Uses Contributions	\$ \$ \$ \$ \$ \$	231,530 - - - - - - -	\$	(101,910)	\$	(77,835)	\$	313,304	\$	(122,958)	\$	(43,849)	\$	225,334	\$	39,444
Total other Financing Sources/Uses Net Increase (Decrease) in Fund Balance	\$	231,530	\$	(101,910)	\$	(77,835)	\$	313,304	\$	(122,958)	\$	(43,849)	s	225,334	\$	39,444
Fund Balance, Reserves Beginning Fund Balance As of July 1 - Unaudited	\$	25,403,726	s	2,574,886	\$	7,400,273	\$	8,267,148	\$	4,501,567	\$	1,543,145	\$	803,683	\$	313,024
Audit Adjustments As of July 1 Audited	\$	25,403,726	\$	- 2,574,886	\$	7,400,273	\$	8,267,148	\$	4,501,567	\$	1,543,145	\$	803,683	\$	313,024
Other Restatements Adjust Beginning Balance	\$	25,403,726	\$	2,574,886	\$	7,400,273	\$	8,267,148	\$	4,501,567	\$	1,543,145	\$	803,683	\$	313,024
Ending Balance, June 30	\$	25,635,256	\$	2,472,976	\$	7,322,438	\$	8,580,452	\$	4,378,609	\$	1,499,296	\$	1,029,017	\$	352,468
Fund Balance, Reserves Restricted	\$															
Nonspendable															\$	52,272
Committed Facility Acquisition and Maintenance Investment Loss Mitigation	\$	17,570,810	\$	1,832,612	\$	6,067,070	\$	6,757,026	\$	1,642,127	\$	1,271,975				
Total Other Commitments	\$	17,570,810	\$	1,832,612	\$	6,067,070	\$	6,757,026	\$	1,642,127	\$	1,271,975	\$		\$	
Assignments Deferred Revenue Reserve Reserve for Sustainability Facility Acquisition and Maintenance		1,406,418 4,575,610 125,528		200,000 150,000		739,000		151,418 1,535,000		175,000 2,061,218		141,000		732,388 125,528		97,004
Total Other Assignments	\$	6,107,556	\$	350,000	\$	739,000	\$	1,686,418	\$	2,236,218	\$	141,000	\$	857,916	S	97,004
Unassigned/unapproriated Reserve for Economic Uncertainties	\$	1,904,618	\$	290,364	\$	516,368	\$	137,008	\$	500,264	\$	86,321	\$	171,101	\$	203,192
Unassigned/Unappropriated Amount	\$		\$		\$		\$	•	\$	•	\$	12	\$		\$	12

Gateway Community Charters 2017-18 Fiscal Year Combined Adopted Budget (Building Funds)

		C		Ac	ademy	FUTURES	S		month	NorADDINGS	G	ae	ę	i)
Revenues														
Revenue Limit Sources	\$													
Federal Revenue	5 2 3													
Other State Revenue Other Local Revenue	123,962					27,865				96,097				
Total Revenues	\$ 123,962			\$	-	\$ 27,865		12 .		96,097	\$		\$	-
Expenditures														
Certificated Salaries	\$ -													
Classified Salaries	1/24													
Employee Benefits	150					34				116				
Books and Supplies Services and Other Operating Expenses	150					8,423				18,019				
Capital Outlay	22,192,152					7,620,281			14,5	571,871				
Other Outgo (excluding Transfers of Indirect Costs)		1												
Other Outgo (Transfers of Indirect Costs)	\$ 22,218,744	•		\$	3 8 5	\$ 7,628,738	\$	-	\$ 14 F	590,006	\$	-	\$	
Total Expenditures	5 22,210,744	1-		\$:	\$ 7,020,730	ð	-	0 14,0	90,000	\$		9	
Excess (Deficiency) Of Revenues over		1												
Expenditures before other Financing Sources	* (00 00 4 700			•		¢ (7 000 070			¢/4.4.4		¢		¢	
and Uses Interfund Transfers	\$(22,094,782 \$-	//*	-	\$	-	\$ (7,600,873)) \$		\$(14,4	93,909)	Ф	-	Э	-
Transfers Out	s -													
Other Sources	S -	1												
Sources	ş -													
Uses Contributions	\$- \$-													
Contributions	•													
Total other Financing Sources/Uses Net Increase (Decrease) in Fund Balance	\$(22,094,782) \$	•	\$		\$ (7,600,873))\$	17.	\$(14,4	93,909)	\$		\$	•
Fund Balance, Reserves														
Beginning Fund Balance														
As of July 1 - Unaudited	\$ 24,945,506					\$ 8,609,460			\$ 16,3	36,046				
Audit Adjustments As of July 1 Audited	\$ 24,945,506	\$		\$	(a)	\$ 8,609,460	\$	2	\$ 16.3	36,046			\$	2
Other Restatements		ľ		•		• • • • • • • • • • • • • • • • • • • •	•		• ••••					
Adjust Beginning Balance	\$ 24,945,506	\$	3	\$	100	\$ 8,609,460	\$	12	\$ 16,3	36,046			\$	-
Ending Balance, June 30	\$ 2,850,724	\$	-	\$		\$ 1,008,587	\$. 	\$ 1,8	842,137	\$		\$	
Fund Balance, Reserves														
Restricted	\$ 2,850,724					\$ 1,008,587			\$ 1,8	842,137				
Committed														
Facility Acquisition and Maintenance	\$													
Investment Loss Mitigation Total Other Commitments	- S -	s		\$		s -	\$		S		S		\$	
		1		Ψ	53.0	•	<u> </u>		v				<u> </u>	
Assignments														
Deferred Revenue Reserve	1/#0 5/10													
Reserve for Sustainability Facility Acquisition and Maintenance	-	1												
Total Other Assignments	\$ -	\$	ž	\$	(a)	\$-	\$	2	\$	2	\$		\$	-
Unappigned/unapprovided	1													
Unassigned/unapproriated Reserve for Economic Uncertainties														
Unassigned/Unappropriated Amount	\$ -	I S		\$		s -	\$		\$		s		\$	
Sindsigned Sindspropriated Amount	14	14	-	Ψ	120	-	Ψ	1	Ψ	<u>.</u>	Ŷ		Ŷ	

Gateway Community Charters 2017-18

Second Interim Combined Projections (General Funds)

	F	Caller + Sector	1	"			1		•	•		1.1.1.4	-	Contraction of the local division of the loc		
	10	KODY		1	A	cademy	YE	ITURES			- 03	AST.	6	600	~	
	W. Det		C	ccs	· ·	Quinnot	A8	IOH SCHOOL	5	AMAP	uip	In the Augusto	0	10	q	S
Revenues			044.000				3200	1985 - 1931 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 - 1945 -						Same - C		
Revenue Limit Sources	\$	43,930,104	\$		\$	14,877,782	\$	4,273,245	\$		\$		\$	5,087,026	\$ 3	,493,891
Federal Revenue		2,199,874		294,295		705,135		191,246		272,316		125,391		438,936		172,555
Other State Revenue Other Local Revenue		4,197,689 1,076,786		222,682 89,964		1,841,608 246,659		201,891 94,135		646,642 110,255		291,894 44,027		557,008 290,918		435,964 200,828
Total Revenues	\$	51,404,453	\$	5,873,326	\$	17,671,184	\$		\$	10,040,952	\$	2,381,348	\$	6,373,888	\$ 4	
			i –													
Expenditures Certificated Salaries		40.004.005		0 400 007	•	0 450 574		4 700 045	÷	4.068.250		040 400	•	0.000.005		044 544
Classified Salaries	\$	18,684,035 6,909,380	\$	2,423,637 660,127	\$	6,152,571 2,753,845	\$	1,703,345 599.964	\$	4,068,250	\$	912,493 442,384	Φ	2,209,225 779,428	2	,214,514 631,988
Employee Benefits		8,151,466		896,225		2,953,776		747,247		1,557,051		422,776		939,778		634,613
Books and Supplies		5,146,107		541,555		1,818,202		465,802		1,331,404		135,645		573,651		279,848
Services and Other Operating Expenses Capital Outlay	1	12,260,944		1,469,864		4,165,627		1,009,871		2,621,571		566,499		1,150,004	1	,277,508
Other Outgo (excluding Transfers of Indirect Costs)		2,357,341 50,751		143,663		1,209,494		71,004		327,168		52,804		395,856		157,352 50,751
Other Outgo (Transfers of Indirect Costs)		14														2
Total Expenditures	\$	53,560,024	\$	6,135,071	\$	19,053,515	\$	4,597,233	\$	10,947,088	\$	2,532,601	\$	6,047,942	\$ 4	,246,574
Excess (Deficiency) Of Revenues over																
Expenditures before other Financing Sources	1															
and Uses	\$	(2,155,571)	\$	(261,745)	\$	(1,382,331)	\$	163,284	\$	(906,136)	\$	(151,253)	\$	325,946	\$	56,664
Interfund Transfers																9
Transfers Out Other Sources																•
Sources	s	ĩ														
Uses	ľ															
Contributions																
Total other Financing Sources/Uses	s	-														
Net Increase (Decrease) in Fund Balance	\$	(2,155,571)	\$	(261,745)	\$	(1,382,331)	\$	163,284	\$	(906,136)	\$	(151,253)	\$	325,946	\$	56,664
Fund Delener Deserve																
Fund Balance, Reserves Beginning Fund Balance																
As of July 1 - Unaudited	\$	27,718,663	\$	2,963,153	\$	8,392,261	\$	8,445,877	\$	4,986,531	\$	1,542,851	\$	1,071,255	\$	316,735
Audit Adjustments		29,871		3,476		12,264		3,217		6,817		1,944		1,445		708
As of July 1 Audited Other Restatements		27,748,534		2,966,629		8,404,525		8,449,094		4,993,348		1,544,795		1,072,700		317,443
Adjust Beginning Balance		27,748,534		2,966,629		8,404,525		8,449,094		4,993,348		1,544,795		1,072,700		317,443
Ending Balance, June 30	\$	25,592,963	\$	2,704,884	\$	7,022,194	\$	8,612,378	\$	4,087,212	\$	1,393,542	\$	1,398,646	\$	374,107
Fund Balance, Reserves																
Nonspendable																
Revolving Cash	\$	1,142													\$	1,142
Prepaid Expenditures Total Nonspendable	s	51,130 52,272	\$		\$		\$		S	-	\$		s		\$	51,130 52,272
Total Nonspendable	-	JE,ETE	-		\$		\$		\$		\$		\$	· · · ·	\$	52,212
Restricted	\$	4,601			\$	3,533	\$									1,068
Committed																
Committed Facility Acquisition and Maintenance	\$	15,587,861	s	2.048.132	s	5,708,056	\$	6,705,761	\$		\$	1,125,912	¢	-		
Investment Loss Mitigation	L.	- 10,007,001	L.	2,040,102	Ť	0,700,000	Ψ	0,700,701	Ψ		Ψ	1,120,012	Ψ	÷.		~
Total Other Commitments	\$	15,587,861	\$	2,048,132	\$	5,708,056	\$	6,705,761	\$	385 (\$	1,125,912	\$		\$	•
Assignments																
Deferred Revenue Reserve	\$	1,406,418	s	200,000	\$	739,000	\$	151,418	\$	175,000	\$	141,000	\$	2	\$	25
Reserve for Sustainability	ľ	4,546,894	ľ	150,000	Ŧ		÷	1,535,000	Ť	1,722,731	*	141,000	*	1,030,728	Ŧ	108,435
Facility Acquisition and Maintenance	-	1,768,127	-		-	700.007				1,642,127			-	126,000	-	
Total Other Assignments	\$	7,721,439	5	350,000	\$	739,000	\$	1,686,418	\$	3,539,858	\$	141,000	5	1,156,728	\$	108,435
Unassigned/unapproriated																
Reserve for Economic Uncertainties	\$	2,190,477	\$	306,752	S	571,605	\$	183,889	\$	547,354	\$	126,630	\$	241,918	\$	212,329
Unassigned/Unappropriated Amount		26 342	•	2	e		e	36.340	¢							
onessigned/onappropriated Amount	\$	36,313	\$		\$	•	\$	36,310	3		\$		\$	•	\$	3

Gateway Community Charters 2017-18														
Second	Inte	erim C	ombin	ed	Projec	cti	ons (l	Buildir	ng	Funds	5)			
	19		cccs	A	cademy	F	UTURES	SADA	dia	ani ni shutana	6		epi	٢
Revenues Revenue Limit Sources Federal Revenue Other State Revenue Other Local Revenue Total Revenues	s 5	125,358 125,358	ş -	\$		\$	28,193 28,193	<u>s -</u>	\$ 5	97.165 97,165	\$	4	\$	-
Expenditures Certificated Salaries Classified Salaries Employee Benefits Books and Supplies Services and Other Operating Expenses Capital Outlay Other Outgo (excluding Transfers of Indirect Costs) Other Outgo (Transfers of Indirect Costs) Total Expenditures	\$	26,559 20,914,222 - - - - 20,940,781	<u> </u>	\$		\$	8,423 7,376,800 - 7,385,223	s -	\$	18,136 13,537,422 13,555,558	\$		\$	
Excess (Deficiency) Of Revenues over Expenditures before other Financing Sources and Uses Interfund Transfers Transfers Out Other Sources Sources Uses Contributions	\$\$ \$\$	(20,815,423)	\$-	\$	-6	\$	(7,357,030)	\$-	\$	(13,458,393)	\$	1	\$	2
Total other Financing Sources/Uses Net Increase (Decrease) in Fund Balance	\$	(20,815,423)	\$	\$		\$	(7.357.030)	ş .	\$	(13,458,393)	\$:	\$	•
Fund Balance, Reserves Beginning Fund Balance As of July 1 - Unaudited Audit Adjustments As of July 1 Audited Other Restatements Adjust Beginning Balance	\$ \$ \$	20,815,423 20,815,423 20,815,423				\$ \$ \$	7,357,030 7,357,030 7,357,030		\$ \$ \$	13,458,393 13,458,393 13,458,393				
Ending Balance, June 30	\$		\$-	\$		\$	14.(s -	\$		\$	•	\$	•
Fund Balance, Reserves Restricted	\$					\$	(1)		\$	14				
Committed Stabilization Arrangements Facillty Acquisition and Maintenance Investment Loss Mitigation Total Other Commitments	\$ \$		\$ -	\$		\$	•	s -	\$		\$	-	\$	
Assignments Reserve for Economic Uncertainty Deferred Revenue Reserve Reserve for Sustainability Facility Acquisition and Maintenance	\$	15) 17/ 15) 17/												
Total Other Assignments	\$		\$ -	\$	×	\$		\$ -	\$		\$		S	•
Unassigned/Unappropriated Amount	\$	•	\$.	\$		\$		\$.	\$	•	\$	•	\$	<u>.</u>

Gateway Community Charters 2018-19 Fiscal Year Combined Adopted Budget (General Funds)

		TOTAL	Col	ommunity llaborative Charter	c	ommunity Outreach Academy	Fi	utures High		SAVA		SAVA - SCUSD	L	Higher Learning Academy		Gateway ternational	1	±mpowering Possibilities nternational Charter		AVA - GUSD
Revenues LCFF Sources Federal Revenue Other State Revenue Other Local Revenue	\$	47,729,968 3,033,505 4,928,345 1,324,010	\$	5,668,087 292,976 270,966 108,417	\$	710,738 2,377,689 135,722	\$	4,623,920 188,484 277,807 93,345		804,818 30,445 383,401 52,013		5,334,883 619,119 90,865 231,389		2,513,452 153,210 336,877 39,034		290,153 521,002 301,492		179,890 611,159 211,815		425,469 568,490 58,579 150,783
Total Revenues	\$	57,015,828	\$	6,340,446	\$	19,070,590	\$	5,183,556	\$	1,270,677	\$	6,276,256	\$	3,042,573	ş	6,764,714	5	4,863,695	5 4.	203,321
Expenditures Certificated Salaries Classified Salaries Employee Benefits Books and Supplies Services and Other Operating Expenses Capital Outlay Other Outgo (excluding Transfers of Indirect Costs) Other Outgo (Transfers of Indirect Costs)	\$	20,181,004 7,790,055 9,976,675 5,184,071 12,400,623 2,381,204 50,751	\$	2,609,897 738,801 1,117,850 486,057 1,229,211 290,953		6,517,958 3,148,712 3,549,071 1,549,342 4,414,420 1,013,082		1,806,837 612,437 876,275 729,013 900,062 71,004		678,389 150,002 250,556 107,514 416,471 548,081		2,416,770 614,380 1,040,596 512,851 1,566,059 30,000		953,919 539,330 527,519 467,992 607,719 52,804		2,281,814 877,605 1,131,825 560,259 1,141,662 12,632		726,753 822,819 321,055 1,172,679 232,648 50,751		514,434 382,035 660,164 449,988 952,340 130,000
Total Expenditures	5	57,964,383	\$	6,472,769	\$	20,192,585	5	4,995,628	\$	2,151,013	\$	6,180,656	\$	3,149,283	\$	6,005,797	s	4,727,691	5 4	088,961
Excess (Deficiency) Of Revenues over Expenditures before other Financing Sources and Uses Interfund Transfers Transfers In Transfers Qui	\$ \$ \$	(948,555) 	\$	(132,323)	\$	(1,121,995)	\$	187,928	\$	(880,336)	\$	95,600	5	(106,710)	\$	758,917	\$	136,004	\$	114,360
Other Sources / Uses Sources Uses Contributions	\$ \$ \$	1,363,832 1,363,833							s	1,363,833	\$	832,540								531,292
Total other Financing Sources/Uses Net Increase (Decrease) in Fund Balance	s	(5,138,740)	s	(132,323)	s	(1,121,995)	\$	(4.002,256)	\$	(2,244,169)	\$	928,140	\$	(106,710)	\$	758,917	\$	136,004	\$	645,652
Fund Balance, Reserves Beginning Fund Balance As of July 1 - Unaudited Audit Adjustments As of July 1 Audited Other Restatements	s s	27,922,839 27,922,839	5	1,461,477 1,461,477 1,461,477	\$	9,404,144 9,404,144 9,404,144	\$	8,997,272 8,997,272 8,997,272	5	4,403,673 4,403,673 4,403,673	s	38) 240	5 5 5	1,472,392 1,472,392 1,472,392	\$	1,577,251 1,577,251 1,577,251	\$	606,630 606,630 606,630	\$	10 No.
Adjust Beginning Balance	\$	27,922,839	\$				_					1.84	°							
Ending Balance, June 30	5	22,784,099	S	1,329,154	\$	8,282,149	\$	4,995,016	\$	2,159,504	\$	928,140	\$	1,365,682	5	2,335,168	5	742,634	3	645,652
Fund Balance, Reserves Restricted Nonspendable	5 \$	- 726,735	s s	- 88,000	\$ \$	- 400,000	\$ \$	- 29,700	\$ \$	- 18,135	\$ \$	- 11,000	\$ \$	27,900	\$ \$	- 16,000	\$ \$		\$	11,000
Committed Facility Acquisition and Maintenance Investment Loss Mitigation	\$	10,370,407	\$	567,016	\$	6,000,000	\$	3,079,073					\$	724,318						
Total Other Commitments	S	10,370,407	\$	567,016	5	6,000,000	\$	3,079,073	\$	-	\$, i ()	\$	724,318	\$		\$		\$	×
Assignments Deferred Revenue Reserve Reserve for Sustainability Facility Acquisition and Maintenance Total Other Assignments	s	2,505,729 6,276,481.00 517,893.00 9,302,103	\$	200,000 150,000 350,000	s	800,000 476,371 1,276,371	5	151,418 1,535,000 1,686,418	\$	175,000 1,715,925 142,893 2,033,818	\$	608,107 608,107	\$	141,000 315,000 456,000	5	1,704,936 375,000 2,079,936	\$	381,249 381,249	\$	430,204
Unassigned/unapproriated Reserve for Economic Uncertainties	s	2,384,854	5	324,138	5	605,778	s	199,825	5	107,551	s	309,033	5	157,464	\$	240,232	\$	236,385	5	204,448
Unassigned/Unappropriated Amount	5		s		s		5		s		\$		\$		\$		5		s	
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Gateway Community Charters 2018-19 Fiscal Year Combined Adopted Budget (Building Funds)

Revenues Revenue Limit Sources Federal Revenue Other State Revenue	\$	TOTAL - -	Fu	itures High	Le	ligher earning eademy
Other Local Revenue Total Revenues	\$	5,000 5,000	\$	5,000 5,000	\$	
Expenditures Certificated Salaries Classified Salaries Employee Benefits Books and Supplies Services and Other Operating Expenses Capital Outlay Other Outgo (excluding Transfers of Indirect Costs) Other Outgo (Transfers of Indirect Costs) Total Expenditures	\$	45,606 6,805,020 - - 6,850,626	\$	45,606 6,805,020 6,850,626	5	
Excess (Deficiency) Of Revenues over Expenditures before other Financing Sources						
and Uses	\$	(6,845,626)	\$	(6,845,626)	\$	7
Interfund Transfers Transfers In Transfers Out	\$ \$	4,190,184	\$	4,190,184		
Other Sources / Uses Sources	\$. . .				
Uses Contributions	\$ \$	8- 8-				
Total other Financing Sources/Uses Net Increase (Decrease) in Fund Balance	\$	- (2,655,442)	\$	(2,655,442)	\$	
Fund Balance, Reserves Beginning Fund Balance As of July 1 - Unaudited Audit Adjustments	\$	2,655,442	\$	2,655,442		
As of July 1 Audited	\$	2,655,442	\$	2,655,442	\$	×
Other Restatements Adjust Beginning Balance	\$	2,655,442	\$	2,655,442	\$	e e
Ending Balance, June 30	\$	19 10	\$		\$	
Fund Balance, Reserves Restricted	\$	1	\$	-	\$	-
Committed Facility Acquisition and Maintenance Investment Loss Mitigation	\$					
Total Other Commitments	\$		\$	4	\$	
Assignments Deferred Revenue Reserve Reserve for Sustainability Facility Acquisition and Maintenance	\$					
Total Other Assignments	\$	2.5	\$	5	\$	-
Unassigned/unapproriated Reserve for Economic Uncertainties	\$	-				
Unassigned/Unappropriated Amount	\$) :	\$	-	\$	-

COMMERCIAL LEASE AGREEMENT

W	te (For reference only):
	teway Community Charter("Tenant") agree as follows:
1.	PROPERTY: Landlord rents to Tenant and Tenant rents from Landlord, the real property and improvements described as: That certain portions of 815 S Street, Sacramento, CA, described in Exhibit A ("Premises").
2.	TERM: The term begins on (date) July 1, 2018 ("Commencement Date"), Lease: and shall terminate on (date) June 30, 2019 at 12 AMX PM. Any holding over after the term of this agreement expires, with Landlord's consent, shall create a month-to-month tenancy that either party may terminate by giving written notice to the other at least 30 days prior to the intended termination date. Rent shall be at a rate equal to the rent for the immediately preceding month, payable in advance. All other terms and conditions of this agreement shall remain in full force and effect.
3.	 BASE RENT: A. Tenant agrees to pay Base Rent at the rate of (1) \$3,850per month, for the term of the agreement. B. Base Rent is payable in advance on the 1st (or) day of each calendar month, and is delinquent on the next day. C. If the Commencement Date falls on any day other than the first day of the month, Base Rent for the first calendar month shall be prorated based on a 30-day period. If Tenant has paid one full month's Base Rent in advance of Commencement Date, Base Rent for the second calendar month shall be prorated based on a 30-day period.
4.	RENT:
	 A. Definition: ("Rent") shall mean all monetary obligations of Tenant to Landlord under the terms of this agreement, except security deposit. B. Payment: Rent shall be paid to Wind Youth Services at 8001 Folsom Blvd, Sacramento, CA 95826. C. Timing: Base Rent shall be paid as specified in paragraph 3. All other Rent shall be paid within 30 days after Tenant is billed by Landlord.
5.	SECURITY DEPOSIT:
	 A. Tenant agrees to pay Landlord \$0as a security deposit. If Base Rent increases during the term of this agreement, Tenant agrees to increase security deposit by the same proportion as the increase in Base Rent. B. All or any portion of the security deposit may be used, as reasonably necessary, to: (i) cure Tenant's default in payment of Rent, late charges, non-sufficient funds ("NSF") fees, or other sums due; (ii) repair damage, excluding ordinary wear and tear, caused by Tenant or by a guest or licensee of Tenant; (iii) broom clean the Premises, if necessary, upon termination of tenancy; and (iv) cover any other unfulfilled obligation of Tenant. SECURITY DEPOSIT SHALL NOT BE USED BY TENANT IN LIEU OF PAYMENT OF LAST MONTH'S RENT. If all or any portion of the security deposit is used during tenancy, Tenant agrees to reinstate the total security deposit within 5 days after written notice is delivered to Tenant. Within 30 days after Landlord receives possession of the Premises, Landlord shall: (i) furnish Tenant an itemized statement indicating the amount of any security deposit received and the basis for its disposition, and (ii) return any remaining portion of security deposit to Tenant. However, if the Landlord's only claim upon the security deposit is for unpaid Rent, then the remaining portion of the security deposit, after deduction of unpaid Rent, shall be returned within 14 days after the Landlord receives possession.

C. No interest will be paid on security deposit, unless required by local ordinance.

6. PAYMENTS:

		TOTAL DUE	PAYMENT RECEIVED	BALANCE DUE	DUE DATE
A.	Rent: FromTo	\$	\$	\$	
Β.	Security Deposit	\$	\$	\$	
C.	Other:	š	\$	\$	
_	Category			•	
D.	Other:	i	\$	\$	
	Category			•	
Ε.	Total:	\$	\$	\$	

PARKING: Tenant is entitled to ______0 unreserved and 2 ______reserved vehicle parking spaces. The right to parking is included in the Base Rent charged pursuant to paragraph 3. Parking space(s) are to be used for parking operable motor vehicles, except for trailers, boats, campers, buses or trucks (other than pick-up trucks). Tenant shall park in assigned space(s) only as indicated in Exhibit B. Parking space(s) are to be kept clean. Vehicles leaking oil, gas or other motor vehicle fluids shall not be parked in parking spaces or on the Premises. Mechanical work or storage of inoperable vehicles is not allowed in parking space(s) or elsewhere on the Premises. No overnight parking is permitted.
 LATE CHARGE; INTEREST; NSF CHECKS: Tenant acknowledges that either late payment of Rent or issuance of a NSF check may cause Landlord to incur costs and expenses, the exact amount of which are extremely difficult and impractical to determine. These costs may include, but are not limited to, processing, enforcement and accounting expenses, and late charges imposed on Landlord. If any installment of Rent due from Tenant is not received by Landlord within 5 calendar days after date due, or if a check is returned NSF, Tenant shall pay to Landlord, respectively,

\$35_____as late charge, plus 10% interest per annum on the delinquent amount and \$25.00 as a NSF fee, any of which shall be deemed additional Rent. Landlord and Tenant agree that these charges represent a fair and reasonable estimate of the costs Landlord may incur by