

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.1 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Natomas Pacific Pathways Prep High
Project School:	Natomas Pacific Pathways Prep High
CDS (County – District – School) Code:	34752830112425
School Address:	3700 Del Paso Rd, Sacramento, CA 95834
Type of Project:	Rehabilitation / New Construction
Type of Apportionment:	Preliminary / Advance Apportionment
County:	Sacramento
District in which Project is Located:	Natomas Unified School District
Charter Authorizer:	Natomas Unified School District
Total Rehabilitation Cost:	\$4,950,682
Total New Construction Cost:	\$31,597,220
Total OPSC Project Cost:	\$36,547,902
State Apportionment (50% Project Cost):	\$18,273,951
Lump Sum Matching Share:	\$18,273,951
First Year of Occupancy of New Project:	FY 2028

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Natomas Unified School District (District or NUSD), is financially sound for Charter School Facilities Program (Program or CSFP) on behalf of Natomas Pacific Pathways Prep High (School or NP3) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for NP3. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY2025, NP3 had a total enrollment of 634 students in grades 9-12; the average daily attendance (ADA) rate was 97.3%, and the Unduplicated Pupil Percentage (UPP) of ADA was 41.65%.
Lump Sum	On April 13, 2026, NUSD affirmed the District intends to fund the required lump sum matching share through a combination of reserve funds from both the District and NP3. This funding approach is consistent with the District's current financial planning and project financing strategy.
Eligibility Criteria	NP3 has met all eligibility criteria: (1) NP3 commenced operations in 2006; (2) NP3's charter is in place through June 2028; and (3) NUSD has confirmed that as of March 13, 2026, NP3 is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	NP3 students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: NP3's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The project involves the construction of a new permanent classroom building that will house 20 classrooms. Of these, four classrooms will be newly constructed, while the remaining 16 classrooms will be considered rehabilitated as they are replacing 16 aging portable classrooms currently in use. All classrooms will serve students in grades 9 through 12, supporting the school's comprehensive high school program. Among the four newly constructed classrooms, one will be specifically designed as a non-severe special education classroom to accommodate students with mild to moderate needs, in alignment with the school's commitment to inclusive education. The remaining three newly built classrooms, along with the 16 rehabilitated spaces, will serve the general high school student population. The new facility will be a permanent structure, eliminating the need for portable classrooms and providing students and staff with a safe, modern, and long-lasting learning environment. The school plans to complete construction and open the new facility for student use by the start of the 2028-29 academic year, with an anticipated opening in August 2028.

School Organizational Information: NP3 is a locally funded, independent charter school managed by the P20 Consortium, a California nonprofit providing diverse students with a rigorous and interactive education. According to information provided by the application, NP3 aims to foster a culture of lifelong learning, preparing students for college and engaged citizenship through sustained educational relationships. Governance is provided by the P20 Board, which consists of community leaders and at least one parent, all of whom commit to three-year terms to ensure organizational continuity. This leadership team is responsible for maintaining high academic standards and ensuring the school's mission is reflected across

its elementary, middle, and high school levels. NP3's current principal is Melissa Mori, with Heather Brown serving as Associate Superintendent.

2025-26 NP3 Board of Directors

Name	Position	Term Expiration
David Hunt	Board President	June 2026
Douglas Crancer	Member	June 2026
Christine Minero	Member	June 2026
Pak Tang	Member	June 2026
Troy Nunley	Member	June 2026
Deb Wurger	Member	June 2026
Morgan Flournoy	Student Board Member	June 2026

School Academic Performance: The following tables represent the recent academic performance of NP3; a similar local K-12 school, Westlake Charter (WC); a similar local high school, Inderkum High (IH); and NUSD. Results are provided through the California Department of Education's CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
NP3	86.48%	77.33%	82.07%	77.98%
WC	61.78%	59.21%	58.85%	54.73%
IH	47.22%	49.22%	53.15%	53.32%
NUSD	44.16%	40.94%	42.53%	41.38%

Mathematics Achievement

	FY22	FY23	FY24	FY25
NP3	47.65%	46.0%	38.62%	42.77%
WC	43.72%	45.09%	40.16%	40.16%
IH	28.31%	29.27%	25.26%	28.30%
NUSD	28.83%	28.07%	28.74%	29.51%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for NP3 from FY 2023 through FY 2031. NP3 administration anticipates occupying the proposed project facility by the start of FY 2028. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

NP3 Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	621	623	626	634	634	634	634	634	634
ADA (%)	97.3%	97.3%	98.1%	98.1%	98.1%	98.1%	98.1%	98.1%	98.1%

Financial Analysis

Despite having its local match being satisfied by reserve funds from NUSD and NP3, staff conducted an analysis of NP3 to ensure ongoing financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for NP3: (1) audited financial statements for FY 2023 through 2025 (2) budget projections for FYs 2026 through FY 2031 along with assumptions.

Assumptions: Staff's financial analysis of NP3 is based upon the following assumptions: (1) occupancy of the project facilities in FY 2028; (2) NUSD is providing a lump sum contribution to meet the local matching share requirement; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff's analysis regarding NP3's financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

CSFA Charter School Facilities Program											
School>>	Western Pacific Pathways Prep High			CDS Code>>	WPS2006LL2405			District>>	NUSD		
Obligor>>	Charter			Open Date>>	08/06/2006			County>>	Sacramento		
OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M											
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL											
Enrollment	621	623	626	634	634	634	634	634	634	630	
Average Daily Attendance (ADA)	604	606	609	622	622	622	622	622	622	617	
Average Daily Attendance (%)	97.3%	97.3%	97.3%	98.1%	98.1%	98.1%	98.1%	98.1%	98.1%	97.8%	<94.0%
LCFF Sources/ADA	\$ 62,162	\$ 71,673	\$ 77,302	\$ 13,573	\$ 13,273	\$ 14,248	\$ 14,746	\$ 14,746	\$ 14,746	\$ 32,941	
% Change		15.3%	7.9%	82.4%	2.2%	7.3%	3.5%	0.0%	0.0%	6.3%	
Operating Revenues/ADA	\$ 85,666	\$ 86,965	\$ 92,924	\$ 15,539	\$ 15,113	\$ 16,119	\$ 16,647	\$ 16,674	\$ 16,701	\$ 40,261	
% Change		1.5%	6.9%	83.3%	2.7%	6.7%	3.3%	0.2%	0.2%	8.4%	
Operating Expenses plus CSFP Loan/ADA	\$ 70,185	\$ 88,133	\$ 83,093	\$ 15,136	\$ 14,776	\$ 15,045	\$ 15,318	\$ 15,597	\$ -	\$ 35,254	
% Change		25.6%	-5.7%	81.8%	-2.4%	1.8%	1.8%	1.8%	-100.0%	19.9%	
Free Cash Flow/ADA	\$ 15,480	\$ (1,167)	\$ 9,830	\$ 403	\$ 338	\$ 1,074	\$ 1,329	\$ 1,076	\$ 16,701	\$ 5,007	<0
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
DEBT SERVICE COVERAGE											
Total Operating Revenues	\$51,742,012	\$52,700,912	\$56,590,596	\$ 9,665,522	\$ 9,400,337	\$10,025,775	\$10,354,462	\$10,370,944	\$10,387,756		
Total Operating Expenses	42,392,021	53,408,396	50,603,890	9,414,812	9,190,400	9,357,961	9,527,549	9,701,555			
Total Other Sources/Uses	(873,402)	(1,213,750)	(1,246,788)	209,143	213,326	217,593	221,945	226,384	230,912		
Net Income Available for CSFP Loan Payment	\$ 8,476,589	\$(1,921,234)	\$ 4,739,918	\$ 459,853	\$ 423,263	\$ 885,407	\$ 1,048,858	\$ 895,773	\$10,618,668		
Add Back Capital Outlay	396,178	6,438,242	23,760								
Add Back Depreciation											
Adjusted Net Income Available for CSFP Loan Payment	\$ 8,872,767	\$ 4,517,008	\$ 4,763,678	\$ 459,853	\$ 423,263	\$ 885,407	\$ 1,048,858	\$ 895,773	\$10,618,668	\$ 3,609,473	<0
CSFP Loan Payments											
Free Cash Flow	\$ 8,872,767	\$ 4,517,008	\$ 4,763,678	\$ 459,853	\$ 423,263	\$ 885,407	\$ 1,048,858	\$ 895,773	\$10,618,668	\$ 3,609,473	<0
DSC from Adj. Net Income										#DIV/0!	<110.0%
DSC from LCFF Sources subject to CSFA Intercept										#DIV/0!	>15.0%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	#DIV/0!	>15.0%
FUNDRAISING											
Fundraising for Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fundraising/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	>15.0%
DSC without Fundraising										#DIV/0!	<100.0%
% of Fundraising Required for 100% DSC											>50.0%
LIQUIDITY											
Current Assets	\$48,622,535	\$42,065,832	\$49,195,154								
Current Liabilities	6,854,429	2,218,960	4,608,364								
Net Working Capital	\$41,768,106	\$39,846,872	\$44,586,790								
Net Working Capital/Oper. Expenses	98.5%	74.6%	88.1%							87.1%	<5.0%
Unrestricted Cash & Cash Equivalents	\$41,189,569	\$38,699,284	\$43,513,508								
Unrest. Cash & CE/Oper. Expenses (Days)	355	264	314								<90
Unrest. Cash & CE/All Expenses (Days)	355	264	314							311	<90

Benchmark Summary:

- Enrollment – Average ADA rate consistently exceeds the 97.8% threshold.
- Free Cash Flow and/or per ADA – NP3 operates with a healthy \$5,007 per student.
- Net Working Capital relative to Operating Expenses – NP3 liquidity metrics are reasonable at 87.1% net working capital and 311 days of Unrestricted Cash On-Hand.
- NUSD affirmed via a signed letter that the District intends to fund the required lump sum matching share through a combination of reserve funds from both the District and NP3.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that NUSD, is financially sound for Charter School Facilities Program (Program or CSFP) on behalf of NP3 Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.2 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Magnolia Public Schools
Project School:	Magnolia Science Academy 6
CDS (County – District – School) Code:	19647330117648
School Address:	4049 W 8th St, Los Angeles, CA 90005
Type of Project:	New Construction
Type of Apportionment:	Preliminary/Advance Apportionment
County:	Los Angeles
District in which Project is Located:	Los Angeles Unified
Charter Authorizer:	Los Angeles Unified
Total OPSC Project Cost:	\$81,158,740
State Apportionment (50% Project Cost):	\$40,579,370
Total CSFP Financed Amount:	\$40,579,370
Length of CSFP Funding Agreement:	30 years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$2,070,329
First Year of Occupancy of New Project:	FY 2027

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS), on behalf of Magnolia Science Academy 6 (School or MSA 6) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MSA 6 electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for MSA 6. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, MSA 6 has a total enrollment of 128 students in grades 6-8; the average daily attendance (ADA) rate was 94.86%, and the Unduplicated Pupil Percentage (UPP) of ADA was 92.4%.
Debt Service Coverage	MPS debt service coverage from adjusted net income on this CSFP loan is projected to average 184% over the first five years that payments are due.
Eligibility Criteria	MSA 6 has met all eligibility criteria: (1) MSA 6 commenced operations in 2009; (2) MSA 6 charter is in place through June 2026. (3) Los Angeles Unified School District (LAUSD) has confirmed that as of April 23, 2026, MSA 6 is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	MSA 6 students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: MSA 6's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The proposed MSA 6 campus will serve approximately 300 students in grades 6–8 in a new facility designed to support a college preparatory, Science, Technology, Engineering, Arts, and Math (STEAM)-focused curriculum. The main classroom building will include 12 modern, fully equipped classrooms, science laboratories, and dedicated spaces for specialized instruction in technology, engineering, and the arts. The design will also incorporate collaborative learning areas, administrative offices, a multipurpose space for school gatherings, and support facilities to accommodate student services. Outdoor areas will include landscaped courtyards, hardcourts, and physical activity zones to promote student well-being. The overall campus plan will reflect Magnolia's mission to provide a safe, inclusive, and academically rigorous environment that prepares students for higher education and careers in STEAM fields.

School Organizational Information: MSA 6 is a charter school operated by Magnolia Educational & Research Foundation ("MERF"), dba Magnolia Public Schools ("MPS"), a non-profit public charter school management organization dedicated to establishing and managing public charter schools throughout California. According to information provided by the applicant, the vision of MPS is to help reverse the tide of U.S. students falling behind their peers in other nations in critical subjects like math and science. MPS strives to graduate students who come from historically underserved neighborhoods as scientific thinkers that contribute to the global community as socially responsible and educated members of society.

The MPS Board of Directors (Board) is responsible for overseeing MSA 6's operation and governance. The Board is responsible for hiring and supervising the CEO. The current Board consists of six individuals, each member of the Board is chosen for their commitment to the

MPS vision and mission, dedication to education, area of professional expertise, service to the community, and ability to support the vision and mission of MPS. James Choe currently serves as principal of MSA 6.

FY 2025-26 MSP Board of Directors

Name	Position	Term Expiration
Mekan Muhammedov	Chair	4/23/2030
Sandra Covarrubias	Vice-Chair	8/9/2027
Umit Yapanel	Director	10/11/2027
Diane Gonzalez	Director	12/9/2029
Salih Dikbas	Director	12/9/2029
Sofia Perez	Student Board Member	6/30/2026

School Academic Performance: The following tables represent the recent academic performance of MSA 6; a similar local middle school, Katherin Johnson STEM Academy (KJSA); and LAUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
MSA 6	51.76%	60.21%	55.35%	53.18%
KJSA	40.78%	36.54%	26.15%	40.60%
LAUSD	41.70%	41.17%	43.06%	46.46%

Mathematics Achievement

	FY22	FY23	FY24	FY25
MSA 6	32.56%	35.87%	31.30%	42.40%
KJSA	16.83%	25.72%	28.46%	43.94%
LAUSD	28.49%	30.50%	32.83%	36.76%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for MSA 6 from FY 2023 through FY 2031. MSA 6 administration anticipates occupying the proposed project facility by the start of FY 2028. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

MPS Student Enrollment and ADA

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	3586	3715	3794	3744	4093	4424	4518	4723	4780
ADA (%)	92.1%	92.7%	92.6%	93.2%	94.1%	94.1%	94.1%	94.1%	94.1%

MSA 6 Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	91	111	128	157	154	157	159	159	156
ADA (%)	92.4%	93.9%	94.8%	94.6%	95.6%	95.6%	95.6%	95.6%	95.6%

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for MSA 6: (1) audited financial statements for FY 2022-23 through 2024-25 (2) budget projections for FYs 2025-26 through 2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of MSA 6 is based upon the following assumptions: (1) occupancy of the project facilities in FY 2026-27; (2) the repayment of MSA 6’s CSFP matching share loan in the amount of \$2,070,329 at 3.0% interest commencing in FY 2027-28; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding MSA 6’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M											
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Actual FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL											
Enrollment	3,586	3,715	3,794	3,744	4,093	4,424	4,518	4,723	4,780	4,153	
Average Daily Attendance (ADA)	3,304	3,444	3,513	3,491	3,852	4,162	4,251	4,444	4,498	3,884	
Average Daily Attendance (%)	92.1%	92.7%	92.6%	93.2%	94.1%	94.1%	94.1%	94.1%	94.1%	93.5%	< 94.0%
Retention Rate	87.0%	88.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.1%	< 80.0%
FTE Teachers	411	414	440	459	432	443	449	469	475	444	
Pupil Teacher Ratio	8.7	9.0	8.6	8.2	9.5	10.0	10.1	10.1	10.1	9.3	> 25.0
LCFF Sources/ADA	\$ 13,448	\$ 14,574	\$ 14,742	\$ 15,003	\$ 15,389	\$ 15,975	\$ 16,494	\$ 17,001	\$ 17,525	\$ 15,572	
% Change		8.4%	1.2%	1.8%	2.6%	3.8%	3.3%	3.1%	3.1%	3.4%	
Operating Revenues/ADA	\$ 22,814	\$ 23,390	\$ 24,047	\$ 25,813	\$ 22,046	\$ 21,371	\$ 21,642	\$ 22,026	\$ 22,754	\$ 22,878	
% Change		2.5%	2.8%	7.3%	14.6%	3.1%	1.3%	1.8%	3.3%	0.2%	
Operating Expenses plus CSFP Loan/ADA	\$ 20,981	\$ 22,048	\$ 24,177	\$ 22,437	\$ 21,414	\$ 22,533	\$ 22,782	\$ 23,008	\$ 23,392	\$ 22,530	
% Change		5.1%	9.7%	7.2%	-4.6%	5.2%	1.1%	1.0%	1.7%	1.5%	
Free Cash Flow/ADA	\$ 1,833	\$ 1,342	\$ (130)	\$ 3,376	\$ 632	\$ (1,161)	\$ (1,140)	\$ (982)	\$ (638)	\$ 348	< 0
DEBT SERVICE COVERAGE											
Total Operating Revenues	\$75,368,149	\$80,568,303	\$84,484,861	\$90,103,959	\$84,922,820	\$88,945,691	\$91,993,623	\$97,887,001	\$ 102,347,215		
Total Operating Expenses	69,312,507	75,944,188	84,942,626	78,318,085	81,273,054	86,257,387	89,316,952	94,728,906	97,697,186		
Total Other Sources/Uses											
Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$11,785,874	\$ 3,649,766	\$ 2,688,304	\$ 2,676,671	\$ 3,158,095	\$ 4,650,029		
Add Back Capital Outlay	-	-	-	1,142,124	1,564,645	2,142,082	2,082,502	2,045,732	2,009,029		
Add Back Depreciation	-	-	-	1,283,870	1,245,555	1,231,701	1,218,124	1,204,820	1,191,781		
Adjusted Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$14,211,868	\$ 6,459,965	\$ 6,062,087	\$ 5,977,297	\$ 6,408,647	\$ 7,850,838		
CSFP Loan Payments					1,215,524	7,521,415	7,521,415	7,521,415	7,521,415		
Free Cash Flow	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$14,211,868	\$ 5,244,441	\$ (1,459,328)	\$ (1,544,118)	\$ (1,112,768)	\$ 329,423	\$ 2,876,834	< 0
DSC from Adj. Net Income					531.5%	80.6%	79.5%	85.2%	104.4%	176.2%	< 110.0%
DSC from LCFF Sources subject to CSFA Intercept					4876.8%	883.9%	932.1%	1004.5%	1048.0%	1749.1%	> 15.0%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	1.4%	8.5%	8.2%	7.7%	7.3%	6.6%	> 15.0%
FUNDRAISING											
Fundraising for Operations	\$ 342,645	\$ 285,284	\$ 272,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,016	
Fundraising/Oper. Revenues	0.5%	0.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	> 15.0%
DSC without Fundraising					531.5%	80.6%	79.5%	85.2%	104.4%	176.2%	< 100.0%
% of Fundraising Required for 100% DSC											> 50.0%
LIQUIDITY											
Current Assets	\$62,955,464	\$60,135,796	\$57,416,189								
Current Liabilities	24,703,326	20,353,318	26,158,933								
Net Working Capital	\$38,252,138	\$39,782,478	\$31,257,256								
Net Working Capital/Oper. Expenses	55.2%	52.4%	36.8%							48.1%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$41,517,716	\$46,060,275	\$42,476,923								
Unrest. Cash & CE/Oper. Expenses (Days)	219	221	183								
Unrest. Cash & CE/All Expenses (Days)	219	221	183							208	< 90

Benchmark Summary:

- Enrollment – Average ADA rate is 93.5%, slightly below threshold but still reasonable.
- Free Cash Flow and/or per ADA – MPS operates with positive cash flow, averaging \$426 per student.
- Debt Service Coverage from Adj. Net Income – Estimated average debt service coverage is 184%.
- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 6% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – MPS liquidity metrics are strong with a ratio of Net Working Capital to Operational Expenses of 48.1% and 208 days of Unrestricted Cash on-hand.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS), on behalf of Magnolia Science Academy 6 (School or MSA 6) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MSA 6 electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.3 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Magnolia Public Schools
Project School:	Magnolia Science Academy 7
CDS (County – District – School) Code:	19647330117655
School Address:	18355 Roscoe Blvd Northridge, CA 91325
Type of Project:	New Construction
Type of Apportionment:	Preliminary/Advance Apportionment
County:	Los Angeles
District in which Project is Located:	Los Angeles Unified School District
Charter Authorizer:	Los Angeles Unified School District
Total OPSC Project Cost:	\$65,289,123
State Apportionment (50% Project Cost):	\$32,644,562
Total CSFP Financed Amount:	\$32,644,562
Length of CSFP Funding Agreement:	30 years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$1,665,501
First Year of Occupancy of New Project:	FY 2026-27

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS), on behalf of Magnolia Science Academy 7 (School or MSA 7) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MSA 7 electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for MSA 7. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, MSA 7 has a total enrollment of 272 students in grades K-5; the average daily attendance (ADA) rate was 90.5%, and the Unduplicated Pupil Percentage (UPP) of ADA was 77.9%.
Debt Service Coverage	MSP debt service coverage from adjusted net income on this CSFP loan is projected to average 184% over the first five years that payments are due.
Eligibility Criteria	MSA 7 has met all eligibility criteria: (1) MSA 7 commenced operations in 2010; (2) MSA 7 charter is in place through June 2027. (3) Los Angeles Unified School District (LAUSD) has confirmed that as of April 23, 2026, MSA 7 is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	MSA 7 students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: MSA 7's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The proposed MSA 7 campus will serve approximately 300 students in grades K–6 in a new facility designed to support a college preparatory, Science, Technology, Engineering, Arts, and Math (STEAM)-focused curriculum. The main classroom building will include 14 modern, fully equipped classrooms, science laboratories, and dedicated spaces for specialized instruction in technology, engineering, and the arts. The design will also incorporate collaborative learning areas, administrative offices, a multipurpose space for school gatherings, and support facilities to accommodate student services. Outdoor areas will include landscaped courtyards, hardcourts, and physical activity zones to promote student well-being. The overall campus plan will reflect Magnolia's mission to provide a safe, inclusive, and academically rigorous environment that prepares students for higher education and careers in STEAM fields.

School Organizational Information: MSA 7 is a charter school operated by Magnolia Educational & Research Foundation ("MERF"), dba Magnolia Public Schools ("MPS"), a non-profit public charter school management organization dedicated to establishing and managing public charter schools throughout California. According to information provided by the applicant, the vision of MPS is to help reverse the tide of U.S. students falling behind their peers in other nations in critical subjects like math and science. MPS strives to graduate students who come from historically underserved neighborhoods as scientific thinkers who contribute to the global community as socially responsible and educated members of society.

The MPS Board of Directors (Board) is responsible for overseeing MSA 7's operation and governance. The Board is responsible for hiring and supervising the CEO. The current Board consists of six individuals, each member of the Board is chosen for their commitment to the

MPS vision and mission, dedication to education, area of professional expertise, service to the community, and ability to support the vision and mission of MPS. Musa Avsar currently serves as principal of MSA 7.

FY 2025-26 MSP Board of Directors

Name	Position	Term Expiration
Mekan Muhammedov	Chair	4/23/2030
Sandra Covarrubias	Vice-Chair	8/9/2027
Umit Yapanel	Director	10/11/2027
Diane Gonzalez	Director	12/9/2029
Salih Dikbas	Director	12/9/2029
Sofia Perez	Student Board Member	6/30/2026

School Academic Performance: The following tables represent the recent academic performance of MSA 7; a similar local elementary school, Valor Academy Elementary School (VAES); and LAUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
MSA 7	37.85%	36.50%	43.71%	50.00%
VAES	33.34%	34.38%	35.33%	37.77%
LAUSD	41.70%	41.17%	43.06%	46.46%

Mathematics Achievement

	FY22	FY23	FY24	FY25
MSA 7	26.24%	21.90%	27.45%	45.80%
VAES	23.70%	33.60%	34.81%	36.80%
LAUSD	28.49%	30.50%	32.83%	36.76%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for MSA 7 from FY 2022-23 through FY 2031. MSA 7 administration anticipates occupying the proposed project facility by the start of FY 2027. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

MSP Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	3586	3715	3794	3744	4093	4424	4518	4723	4780
ADA (%)	92.1 %	92.7 %	92.6 %	93.2 %	94.1 %	94.1 %	94.1 %	94.1 %	94.1 %

MSA 7 Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	263	280	272	276	270	280	281	292	295
ADA (%)	93.06 %	93.17 %	90.58 %	93.05 %	94.05 %	94.05 %	94.05 %	94.05 %	94.05 %

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for MPS: (1) audited financial statements for FY 2022-23 through FY 2024-25 (2) budget projections for FYs 2025-26 through 2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of MPS is based upon the following assumptions: (1) occupancy of the project facilities in FY 2026-27; (2) the repayment of MPS’s CSFP matching share loan in the amount of \$32,644,562 at 3.0% interest commencing in FY 2027-28; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding MPS’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M											
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Actual FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL											
Enrollment	3,586	3,715	3,794	3,744	4,093	4,424	4,518	4,723	4,780	4,153	
Average Daily Attendance (ADA)	3,304	3,444	3,513	3,491	3,852	4,162	4,251	4,444	4,498	3,884	
Average Daily Attendance (%)	92.1%	92.7%	92.6%	93.2%	94.1%	94.1%	94.1%	94.1%	94.1%	93.5%	< 94.0%
Retention Rate	87.0%	88.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.1%	< 80.0%
FTE Teachers	411	414	440	459	432	443	449	469	475	444	
Pupil/Teacher Ratio	8.7	9.0	8.6	8.2	9.5	10.0	10.1	10.1	10.1	9.3	> 25.0
LCFF Sources/ADA	\$ 13,448	\$ 14,574	\$ 14,742	\$ 15,003	\$ 15,389	\$ 15,975	\$ 16,494	\$ 17,001	\$ 17,525	\$ 15,572	
% Change		8.4%	1.2%	1.8%	2.6%	3.8%	3.3%	3.1%	3.1%	3.1%	3.4%
Operating Revenues/ADA	\$ 22,814	\$ 23,390	\$ 24,047	\$ 25,813	\$ 22,046	\$ 21,371	\$ 21,642	\$ 22,026	\$ 22,754	\$ 22,878	
% Change		2.5%	2.8%	7.3%	-14.6%	-3.1%	1.3%	1.8%	3.3%	0.2%	
Operating Expenses plus CSFP Loan/ADA	\$ 20,981	\$ 22,048	\$ 24,177	\$ 22,437	\$ 21,414	\$ 22,351	\$ 22,604	\$ 22,837	\$ 23,224	\$ 22,453	
% Change		5.1%	9.7%	-7.2%	-4.6%	4.4%	1.1%	1.0%	1.7%	1.4%	
Free Cash Flow/ADA	\$ 1,833	\$ 1,342	\$ (130)	\$ 3,376	\$ 632	\$ (980)	\$ (962)	\$ (812)	\$ (470)	\$ 426	< 0
DEBT SERVICE COVERAGE											
Total Operating Revenues	\$75,368,149	\$80,568,303	\$84,484,861	\$90,103,959	\$84,922,820	\$88,945,691	\$91,993,623	\$97,887,001	\$ 102,347,215		
Total Operating Expenses	69,312,507	75,944,188	84,942,626	78,318,085	81,273,054	86,257,387	89,316,952	94,728,906	97,697,186		
Total Other Sources/Uses	-	-	-	-	-	-	-	-	-		
Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$11,785,874	\$ 3,649,766	\$ 2,688,304	\$ 2,676,671	\$ 3,158,095	\$ 4,650,029		
Add Back Capital Outlay	-	-	-	1,142,124	1,564,645	2,142,082	2,082,502	2,045,732	2,009,029		
Add Back Depreciation	-	-	-	1,283,870	1,245,555	1,231,701	1,218,124	1,204,820	1,191,781		
Adjusted Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$14,211,868	\$ 6,459,965	\$ 6,062,087	\$ 5,977,297	\$ 6,408,647	\$ 7,850,838		
CSFP Loan Payments	-	-	-	1,215,524	6,765,138	6,765,138	6,765,138	6,765,138	6,765,138		
Free Cash Flow	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$14,211,868	\$ 5,244,441	\$ (703,051)	\$ (787,841)	\$ (356,491)	\$ 1,085,700	\$ 3,212,958	< 0
DSC from Adj. Net Income					531.5%	89.6%	88.4%	94.7%	116.0%	184.0%	< 110.0%
DSC from LCFF Sources subject to CSFA Intercept					487.6%	982.8%	1036.3%	1116.8%	1165.2%	1835.6%	
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	1.4%	7.6%	7.4%	6.9%	6.6%	6.0%	> 15.0%
FUNDRAISING											
Fundraising for Operations	\$ 342,645	\$ 285,284	\$ 272,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,016	
Fundraising/Oper. Revenues	0.5%	0.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	> 15.0%
DSC without Fundraising					531.5%	89.6%	88.4%	94.7%	116.0%	184.0%	< 100.0%
% of Fundraising Required for 100% DSC											> 50.0%
LIQUIDITY											
Current Assets	\$62,955,464	\$60,135,796	\$57,416,189								
Current Liabilities	24,703,326	20,353,318	26,158,933								
Net Working Capital	\$38,252,138	\$39,782,478	\$31,257,256								
Net Working Capital/Oper. Expenses	55.2%	52.4%	36.8%							48.1%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$41,517,716	\$46,060,275	\$42,476,923								
Unrest. Cash & CE/Oper. Expenses (Days)	219	221	183							208	< 90
Unrest. Cash & CE/All Expenses (Days)	219	221	183								

Benchmark Summary:

- Enrollment – Average ADA rate is 93.5%, slightly below threshold but still reasonable.
- Free Cash Flow and/or per ADA – MSP operates with positive cash flow, averaging \$426 per student.
- Debt Service Coverage from Adj. Net Income – Estimated average debt service coverage is 184%.
- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 6% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – MPS liquidity metrics are strong with a ratio of Net Working Capital to Operational Expenses of 48.1% and 208 days of Unrestricted Cash on-hand.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS), on behalf of Magnolia Science Academy 7 (School or MSA 7) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MSA 7 electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.4 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Magnolia Public Schools
Project School:	Magnolia Science Academy – Orange County Irvine
CDS (County – District – School) Code:	30103060165217
School Address:	Near intersection of Walnut and Culver in Irvine CA, 92604
Type of Project:	New Construction
Type of Apportionment:	Preliminary/Advance Apportionment
County:	Orange County
District in which Project is Located:	Orange County Department of Education
Charter Authorizer:	Orange County Department of Education
Total OPSC Project Cost:	\$70,744,261.44
State Apportionment (50% Project Cost):	\$35,372,131.22
Total CSFP Financed Amount:	\$35,372,131.22
Length of CSFP Funding Agreement:	30 Years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$1,804,660.00
First Year of Occupancy of New Project:	FY 2026-27

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS or CMO) on behalf of Magnolia Science Academy – Orange County Irvine (School or MSAOCI), is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MPS electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for MPS. Note all information provide will reflect that of the CMO as MSAOCII is still in the development phase. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, MPS has a total enrollment of 3,794 students in grades K-12; the average daily attendance (ADA) rate was 92.6%, and the Unduplicated Pupil Percentage (UPP) of ADA was 81%.
Debt Service Coverage	MPS debt service coverage from adjusted net income on this CSFP loan is projected to average 184.1% over the first four years that payments are due.
Eligibility Criteria	MPS has met all eligibility criteria: (1) the first MPS school commenced operations in 2002; (2) MPS - Orange County charter is in place through June 2029. (3) Orange County Department of Education has confirmed that as of April 21, 2026, MPS Orange County schools are in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	MSAOCI is currently under construction and does not have historical student performance data available. Therefore, a review of recent academic performance of Magnolia Science Academy Santa Ana (MSASA) was completed, based on California standardized testing (CAASPP).

Legal Status Questionnaire: MSAOCI’s response to the Authority’s Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: All MPS Orange County campuses share the same CDS code and charter number, and will operate under one petition covering five campuses. MSAOCI will be a separate campus under the same charter petition, which is a countywide benefit charter. The new site location in Irvine is being opened in accordance with the charter petition.

The proposed MSAOCI campus will serve approximately 560 students in grades K-12 in a new facility designed to support a college preparatory, Science, Technology, Engineering, Arts, and Math (STEAM)-focused curriculum. The main classroom building will include 28 modern, fully equipped classrooms, science laboratories, and dedicated spaces for specialized instruction in technology, engineering, and the arts. The design will also incorporate collaborative learning areas, administrative offices, a multipurpose space for school gatherings, and support facilities to accommodate student services. Outdoor areas will include landscaped courtyards, hardcourts, and physical activity zones to promote student well-being. The overall campus plan will reflect Magnolia’s mission to provide a safe, inclusive, and academically rigorous environment that prepares students for higher education and careers in STEAM fields.

School Organizational Information: MSAOCI is a charter school operated by Magnolia Educational & Research Foundation (“MERF”), dba Magnolia Public Schools (“MPS”), a non-profit public charter school management organization dedicated to establishing and managing public charter schools throughout California. According to information provided by

the applicant, the vision of MPS is to help reverse the tide of U.S. students falling behind their peers in other nations in critical subjects like math and science. MPS strives to graduate students who come from historically underserved neighborhoods as scientific thinkers that contribute to the global community as socially responsible and educated members of society.

The MPS Board of Directors (Board) is responsible for overseeing MSAOCI’s operation and governance. The Board is responsible for hiring and supervising the CEO. The current Board consists of six individuals, each member of the Board is chosen for their commitment to the MPS vision and mission, dedication to education, area of professional expertise, service to the community, and ability to support the vision and mission of MPS.

FY 2025-26 MSP Board of Directors

Name	Position	Term Expiration
Mekan Muhammedov	Chair	4/23/2030
Sandra Covarrubias	Vice-Chair	8/9/2027
Umit Yapanel	Director	10/11/2027
Diane Gonzalez	Director	12/9/2029
Salih Dikbas	Director	12/9/2029
Sofia Perez	Student Board Member	6/30/2026

School Academic Performance: MSAOCI does not currently have historical student performance data available. Therefore, the following tables represent the recent academic performance of Magnolia Science Academy Santa Ana (MSASA), another charter school in the MPS network located in proximity to MSAOCI’s location; a similar local K-12 school, Advanced Learning Academy (ALA); and Orange County Department of Education (OCDE). Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
MSASA	36.66%	43.68%	47.53%	49.82%
ALA	33.80%	43.27%	44.95%	51.58%
OCDE	29.40%	18.66%	23.61%	19.22%

Mathematics Achievement

	FY22	FY23	FY24	FY25
MSASA	28.67%	34.77%	39.78%	42.11%
ALA	14.55%	14.43%	16.67%	28.79%
OCDE	13.84%	8.25%	8.36%	7.03%

Enrollment Trends and Projections: MSAOCI enrollment projection justification is based on a demonstrated unmet demand that significantly exceeds the school's planned capacity. As of the Fall 2025 application period, the school documented a combined pipeline of 507 students verified through Prop 39 Meaningfully Interested Applicant lists and direct web applications with the school. This demand is heavily concentrated in the initial TK–8 operating grades. With a planned initial capacity of approximately 240 seats, the existing demand for these grades (473 students) creates an excess of about 233 students, meaning the enrollment pipeline is nearly double the available capacity. Additionally, MPS notes that there 145 families from Irvine currently enrolled at the MSASA campus.

The tables below present enrollment and average daily attendance information for MPS from FY 2022-23 through FY 2030-31, and projections for MSAOCI from FY 2026-27 through FY 2030-31. MPS administration anticipates occupying the proposed project facility by the start of FY 2026-27. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data and enrollment justification provided.

MPS Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	3586	3715	3794	3744	4093	4424	4518	4723	4780
ADA (%)	92.1%	92.7%	92.6%	93.2%	94.1%	94.1%	94.1%	94.1%	94.1%

MSAOCI Student Enrollment Projections

Year (FY)	2027	2028	2029	2030	2031
Enrollment	120	230	230	230	235

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for MPS: (1) audited financial statements for FY 2022-23 through 2024-25, (2) budget projections for FYs 2025-26 through 2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of MPS is based upon the following assumptions: (1) occupancy of the project facilities in FY 2026-27; (2) the repayment of MPS’s CSFP matching share loan in the amount of \$35,372,131.22 at 3.0% interest commencing in FY 2027-28; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding MPS’s financial soundness. Where a threshold has been

established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M											
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Actual FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL											
Enrollment	3,586	3,715	3,794	3,744	4,093	4,424	4,518	4,723	4,780	4,153	
Average Daily Attendance (ADA)	3,304	3,444	3,513	3,491	3,852	4,162	4,251	4,444	4,498	3,884	
Average Daily Attendance (%)	92.1%	92.7%	92.6%	93.2%	94.1%	94.1%	94.1%	94.1%	94.1%	93.5%	< 94.0%
Retention Rate	87.0%	88.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.0%	87.1%	< 80.0%
FTE Teachers	411	414	440	459	432	443	449	469	475	444	
Pupil-Teacher Ratio	8.7	9.0	8.6	8.2	9.5	10.0	10.1	10.1	10.1	9.3	> 25.0
LCFF Sources/ADA	\$ 13,448	\$ 14,574	\$ 14,742	\$ 15,003	\$ 15,389	\$ 15,975	\$ 16,494	\$ 17,001	\$ 17,525	\$ 15,572	
% Change	8.4%	1.2%	1.8%	2.6%	3.8%	3.1%	3.1%	3.1%	3.1%	3.4%	
Operating Revenues/ADA	\$ 22,814	\$ 23,390	\$ 24,047	\$ 25,813	\$ 22,046	\$ 21,371	\$ 21,642	\$ 22,026	\$ 22,754	\$ 22,878	
% Change	2.5%	2.8%	7.3%	-14.6%	-3.1%	1.3%	1.8%	3.3%	0.2%	0.2%	
Operating Expenses plus CSFP Loan/ADA	\$ 20,981	\$ 22,048	\$ 24,177	\$ 22,437	\$ 21,414	\$ 22,349	\$ 22,602	\$ 22,835	\$ 23,222	\$ 22,452	
% Change	5.1%	9.7%	-7.2%	-4.6%	4.4%	1.1%	1.0%	1.7%	1.4%	1.4%	
Free Cash Flow/ADA	\$ 1,833	\$ 1,342	\$ (130)	\$ 3,376	\$ 632	\$ (977)	\$ (960)	\$ (810)	\$ (468)	\$ 427	< 0
DEBT SERVICE COVERAGE											
Total Operating Revenues	\$75,368,149	\$80,568,303	\$84,484,861	\$90,103,959	\$84,922,820	\$88,945,691	\$91,993,623	\$97,887,001	\$ 102,347,215		
Total Operating Expenses	69,312,507	75,944,188	84,942,626	78,318,085	81,273,054	86,257,387	89,316,952	94,728,906	97,697,186		
Total Other Sources/Uses	-	-	-	-	-	-	-	-	-		
Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$ 11,785,874	\$ 3,649,766	\$ 2,688,304	\$ 2,676,671	\$ 3,158,095	\$ 4,650,029		
Add Back Capital Outlay	-	-	-	1,142,124	1,564,645	2,142,082	2,082,502	2,045,732	2,009,029		
Add Back Depreciation	-	-	-	1,283,870	1,245,555	1,231,701	1,218,124	1,204,820	1,191,781		
Adjusted Net Income Available for CSFP Loan Payment	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$ 14,211,868	\$ 6,459,965	\$ 6,062,087	\$ 5,977,297	\$ 6,408,647	\$ 7,850,838		
CSFP Loan Payments	-	-	-	-	1,215,524	6,756,014	6,756,014	6,756,014	6,756,014		
Free Cash Flow	\$ 6,055,642	\$ 4,624,115	\$ (457,765)	\$ 14,211,868	\$ 5,244,441	\$ (693,927)	\$ (778,717)	\$ (347,367)	\$ 1,094,824	\$ 3,217,013	< 0
DSC from Adj. Net Income											
DSC from LCFF Sources subject to CSFA Intercept					531.5%	89.7%	88.5%	94.9%	116.2%	184.1%	< 110.0%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	1.4%	7.6%	7.3%	6.9%	6.6%	6.0%	> 15.0%
FUNDRAISING											
Fundraising for Operations	\$ 342,645	\$ 285,284	\$ 272,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,016	
Fundraising/Oper. Revenues	0.5%	0.4%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	> 15.0%
DSC without Fundraising					531.5%	89.7%	88.5%	94.9%	116.2%	184.1%	< 100.0%
% of Fundraising Required for 100% DSC											> 50.0%
LIQUIDITY											
Current Assets	\$62,955,464	\$60,135,796	\$57,416,189								
Current Liabilities	24,703,326	20,353,318	26,158,933								
Net Working Capital	\$38,252,138	\$39,782,478	\$31,257,256								
Net Working Capital/Oper. Expenses	55.2%	52.4%	36.8%							48.1%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$41,517,716	\$46,060,275	\$42,476,923								
Unrest. Cash & CE/Oper. Expenses (Days)	219	221	183								
Unrest. Cash & CE/All Expenses (Days)	219	221	183							208	< 90

Benchmark Summary:

- Enrollment – Average ADA rate is just below threshold at 93.5%.
- Free Cash Flow and/or per ADA – MPS operates with an average of \$427 per student.
- Debt Service Coverage from Adj. Net Income – Estimated average debt service coverage is 184.1%.
- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 6% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – MPS liquidity metrics are strong with a ratio of Net Working Capital to Operational Expenses of 48.1% and 208 days of unrestricted cash on-hand

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Magnolia Public Schools (MPS or CMO) on behalf of Magnolia Science Academy – Orange County Irvine (School or MSAOCI), is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary/Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon MPS electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.5 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Natomas Unified School District
Project School:	Leroy Greene Academy
CDS (County – District – School) Code:	34752830126060
School Address:	950 W River Dr, Sacramento, CA 95833
Type of Project:	New Construction
Type of Apportionment:	Preliminary and Advance Apportionment
County:	Sacramento
District in which Project is Located:	Natomas Unified School District
Charter Authorizer:	Natomas Unified School District
Total OPSC Project Cost:	\$15,553,494
State Apportionment (50% Project Cost):	\$7,776,747
Lump Sum Matching Share Amount:	\$7,776,747
First Year of Occupancy of New Project:	FY 2028

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Natomas Unified School District (District or NUSD) on behalf of Leroy Greene Academy (School or LGA) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for LGA. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, LGA has a total enrollment of 755 students in grades 6-12; the average daily attendance (ADA) rate was 94.8%, and the Unduplicated Pupil Percentage (UPP) of ADA was 65.03%.
Lump Sum	On April 13, 2026, NUSD affirmed that the district intends to fund the required lump sum matching share through a combination of reserve funds from both the District and LGA. This funding approach is consistent with the District’s current financial planning and project financing strategy.
Eligibility Criteria	LGA has met all eligibility criteria: (1) LGA commenced operations in 2012; (2) LGA charter is in place through June 2030. (3) NUSD has confirmed that as of March 13, 2026, LGA is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	LGA students’ performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: LGA’s response to the Authority’s Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The scope of the project is to build a permanent, 16-classroom facility on its existing Sacramento campus for 9th-12th grade students. Slated for completion by the 2028 school year, this initiative will add nine new classrooms and replace seven portable units with modern permanent structures to improve long-term educational capacity.

School Organizational Information: The school offers two 6th–12th grade tracks: Visual Arts and Business Entrepreneurship. The arts pathway focuses on digital skills like graphic design and animation, ending with an AP portfolio, while the business track covers fundamentals like accounting and human resources. Both programs attempt to integrate professional exposure through guest speakers and field trips to prepare students for specific college majors or entry-level careers. LGA operates as a separate legal entity under the oversight of the District Board of Trustees, which maintains ultimate authority to approve or reverse any school decisions. Daily operations and management are handled by a five-member Executive Council—comprised of school leadership, district officials, and community members—responsible for financial budgeting, personnel, and educational programming. Heather Brown is the current Associate Superintendent, with Pooja Maharaj serving as Principal.

FY 2025-26 LGA Board of Directors

Name	Position	Term Expiration
Micah Grant	President	June 2026
Scott Dosick	Vice President	June 2026
Sumiti Mehta	Clerk	June 2026
Noel Mora	Member	June 2026
Ericka Harden	Member	June 2026
Analisa Leesha	Student Board Member	June 2026

School Academic Performance: The following tables represent the recent academic performance of LGA; a similar local high school, Natomas High School; a similar local middle school, Natomas Middle School; and NUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
LGA	45.88%	42.20%	45.25%	46.22%
NHS	35.46%	35.38%	40.40%	41.20%
NMS	32.54%	26.38%	20.94%	23.49%
NUSD	44.16%	40.94%	42.53%	41.38%

Mathematics Achievement

	FY22	FY23	FY24	FY25
LGA	20%	21.96%	23.83%	24.13%
NHS	5.55%	4.33%	7.57%	9.02%
NMS	14.41%	11.33%	9.54%	11.64%
NUSD	28.83%	28.07%	28.74%	29.51%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for LGA from FY 2023 through FY 2023. LGA administration anticipates occupying the proposed project facility by the start of FY 2028. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

LGA Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	754	740	755	755	755	755	755	755	755
ADA (%)	92.8%	94.0%	94.8%	95.7%	95.7%	95.7%	95.7%	95.7%	95.7%

Financial Analysis

Despite having its local match being satisfied by reserves from NUSD and LGA, staff conducted an analysis of LGA to ensure ongoing financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for LGA: (1) audited financial statements for FY 2023 through 2025, (2) budget projections for FYs 2026 through FY 2031 along with assumptions.

Assumptions: Staff’s financial analysis of LGA is based upon the following assumptions: (1) occupancy of the project facilities in FY 2028; (2) NUSD is providing a lump sum contribution to meet the local matching share requirement; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding LGA’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M											
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL											
Enrollment	754	740	755	755	755	755	755	755	755	753	
Average Daily Attendance (ADA)	700	696	716	723	723	723	723	723	723	717	
Average Daily Attendance (%)	92.8%	94.0%	94.8%	95.7%	95.7%	95.7%	95.7%	95.7%	95.7%	95.1%	< 94.0%
Pupil Teacher Ratio											> 25.0
LCFF Sources/ADA	\$ 53,645	\$ 62,428	\$ 65,763	\$ 14,181	\$ 14,079	\$ 14,399	\$ 14,880	\$ 15,347	\$ 15,347	\$ 30,008	
% Change	16.4%	5.3%	78.4%	0.7%	2.3%	3.3%	3.1%	0.0%		-6.1%	
Operating Revenues/ADA	\$ 73,929	\$ 75,748	\$ 79,054	\$ 16,173	\$ 15,728	\$ 16,079	\$ 16,591	\$ 17,089	\$ 17,121	\$ 36,390	
% Change	2.5%	4.4%	79.5%	-2.8%	2.2%	3.2%	3.0%	0.2%		-8.4%	
Operating Expenses plus CSFP Loan/ADA	\$ 60,570	\$ 76,765	\$ 70,691	\$ 14,546	\$ 13,797	\$ 14,044	\$ 14,184	\$ 14,363	\$ 14,625	\$ 32,621	
% Change	26.7%	7.9%	79.4%	-5.2%	1.8%	1.0%	1.3%	1.8%		-7.5%	
Free Cash Flow/ADA	\$ 13,359	\$ (1,017)	\$ 8,363	\$ 1,627	\$ 1,931	\$ 2,035	\$ 2,407	\$ 2,726	\$ 2,496	\$ 3,770	< 0
DEBT SERVICE COVERAGE											
Total Operating Revenues	\$51,742,012	\$52,700,912	\$56,590,596	\$11,691,170	\$11,369,518	\$11,623,086	\$11,992,928	\$12,353,219	\$12,376,390		
Total Operating Expenses	42,392,021	53,408,396	50,603,890	10,514,941	9,973,378	10,152,252	10,253,211	10,382,907	10,572,265		
Total Other Sources/Uses	(873,402)	(1,213,750)	(1,246,788)	5,253,900	1,254,900	1,254,900	1,254,900	1,254,900	1,254,900		
Net Income Available for CSFP Loan Payment	\$ 8,476,589	\$(1,921,234)	\$ 4,739,918	\$ 6,430,129	\$ 2,651,040	\$ 2,725,734	\$ 2,994,617	\$ 3,225,212	\$ 3,059,025		
Add Back Capital Outlay	396,178	6,438,242	23,760	-	-	-	-	-	-		
Add Back Depreciation											
Adjusted Net Income Available for CSFP Loan Payment	\$ 8,872,767	\$ 4,517,008	\$ 4,763,678	\$ 6,430,129	\$ 2,651,040	\$ 2,725,734	\$ 2,994,617	\$ 3,225,212	\$ 3,059,025		
CSFP Loan Payments											
Free Cash Flow	\$ 8,872,767	\$ 4,517,008	\$ 4,763,678	\$ 6,430,129	\$ 2,651,040	\$ 2,725,734	\$ 2,994,617	\$ 3,225,212	\$ 3,059,025	\$ 4,359,912	< 0
DSC from Adj. Net Income										#DIV/0!	< 110.0%
DSC from LCFF Sources subject to CSFA Intercept										#DIV/0!	> 15.0%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	#DIV/0!	> 15.0%
FUNDRAISING											
Fundraising for Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fundraising/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	> 15.0%
DSC without Fundraising										#DIV/0!	< 100.0%
% of Fundraising Required for 100% DSC											> 50.0%
LIQUIDITY											
Current Assets	\$48,622,535	\$42,065,832	\$49,195,154								
Current Liabilities	6,854,429	2,218,960	4,608,364								
Net Working Capital	\$41,768,106	\$39,846,872	\$44,586,790								
Net Working Capital/Oper. Expenses	98.5%	74.6%	88.1%							87.1%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$41,189,569	\$38,699,284	\$43,513,508								
Unrest. Cash & CE/Oper. Expenses (Days)	355	264	314								
Unrest. Cash & CE/All Expenses (Days)	355	264	314							311	< 90

Benchmark Summary:

- Enrollment – Average ADA rate averages 95.1%, exceeding the 94% threshold.
- Free Cash Flow and/or per ADA – LGA operates with positive cashflow of \$3,770 per student.
- Net Working Capital relative to Operating Expenses – LGA liquidity metrics are strong with a ratio of Net Working Capital to Operational Expenses averaging 87.1% and 311 days of Unrestricted Cash-On Hand.
- NUSD affirmed via a signed letter that the District intends to fund the required lump sum matching share through a combination of reserve funds from both the District and LGA.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that NUSD on behalf of LGA is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.6 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	San Diego Unified School District
Project School:	Darnall Charter School
CDS (County – District – School) Code:	37683386039457
School Address:	6020 Hughes St, San Diego, CA 92115
Type of Project:	Rehabilitation
Type of Apportionment:	Preliminary/Advance Apportionment
County:	San Diego
District in which Project is Located:	San Diego Unified School District
Charter Authorizer:	San Deigo Unified School District
Total OPSC Project Cost:	\$34,132,705.00
State Apportionment (50% Project Cost):	\$17,066,352.50
Total Lump Sum Matching Share:	\$17,066,352.50
First Year of Occupancy of New Project:	2032

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that San Diego Unified School District (District or SDUSD) on behalf of Darnall Charter School (School or DCS), is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for DCS. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY2024-25, DCS has a total enrollment of 442 students in grades TK-8; the average daily attendance (ADA) rate was 93.1%, and the Unduplicated Pupil Percentage (UPP) of ADA was 86.2%.
Lump Sum	On January 15th, 2026, SDUSD affirmed via signed letter they will satisfy the local matching share requirement by drawing from general obligation bond proceeds raised by the passage of Proposition Z (2012), which included \$2.8 billion in capital outlay projects within the boundaries of SDUSD. On July 7, 2016, the SDUSD Board of Education budgeted \$71 million toward charter school projects, of which more than \$28.9 million is reserved for projects at DCS.
Eligibility Criteria	DCS has met all eligibility criteria: (1) DCS commenced operations in 1980; (2) DCS charter is in place through June 2027. (3) SDUSD has confirmed that as of January 30, 2026 DCS is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	DCS serves a high-need demographic in San Diego, characterized by a near total minority enrollment and those with significant socioeconomic challenges. Scores are notably lower than state and district averages, reflecting broader statewide trends where achievement gaps persist for disadvantaged subgroups.

Legal Status Questionnaire: DCS’s response to the Authority’s Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: DCS is located at a District-owned site that was originally constructed in 1953, with most of the buildings not having any substantial upgrades since. In 2016, a project was approved by the Board of Education for a whole site modernization project. The site master plan included, but was not limited to the following: construction of a new two-story building to replace aging portables; construction of a new kindergarten building/facility; construction of a new multi-purpose building; modernization converting the existing kindergarten structure into an administration building; modernization converting the existing multi-purpose building to house specialized classrooms and adjacent food service areas; modernization of existing classrooms and support buildings; rehabilitation and configuration of sports fields, playground areas, parking area and other associated site improvements; remove/demolish aging portables. In 2023, the first phase of the rehabilitation was completed. The next phase of the rehabilitation is anticipated to begin design in the next few years and will complete construction within 4 to 5 years. At the end of the project, all buildings will be permanent and all aging portables demolished.

School Organizational Information: DCS employs the California Multi-Tiered System of Support (MTSS) framework, offering a tailored, data-driven, and continuous improvement approach for student academic, behavioral, and social-emotional needs. The school aims to develop self-directed, 21st-century learners through an inclusive, equitable curriculum that aligns with state standards and fosters strong collaborative partnerships between the school and Board of Trustees. DCS is governed by a Board of Trustees (5-9 members) responsible for operations, with management led by the Executive Director/Principal. The Board, composed of community, parent, and staff representatives, holds legal responsibility for the charter school in accordance with its bylaws. The current Board Chairperson is Mark Adato, and the current Executive Director is Dr. Ann Mathews.

2025-26 DCS Board of Directors

Name	Position	Term Expiration
Mark Adato	Chairperson	September 2026
Kathleen Szarek	Vice Chair	October 2027
Marilyn Chavez	Member	September 2028
Janet Burton	Member	June 2027
Denise Smith	Member	October 2027

School Academic Performance: The following tables represent the recent academic performance of DCS; a similar local charter school, San Diego Cooperative Charter (SDCC); and SDUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

DCS serves a high-need demographic in San Diego, characterized by a near total minority enrollment and those with significant socioeconomic challenges. Scores are notably lower than state and district averages, reflecting broader statewide trends where achievement gaps persist for disadvantaged subgroups. In FY 2025, 86% of students were considered economically disadvantaged or eligible for free/reduced meals. DCS also has high minority enrollment with 73% being Hispanic/Latino, and 42% being English learners. Additionally, DCS serves a student population that is atypical in comparison to its surrounding schools, including 11% of students experiencing homelessness and approximately 20% students with special needs.

DCS improvement efforts are being led by two school leaders who previously served as founding principals. Key actions include strengthening standards-aligned core instruction in English Language Arts and Mathematics through curriculum refinement and increased instructional rigor; expanding targeted intervention supports for below-grade-level students through small group instruction, a modified block schedule to increase instructional time, and data-driven remediation led in part by a reading specialist; and increasing teacher professional development focused on data analysis, differentiated instruction, and relationship-building with students. The school is also implementing benchmark assessments and ongoing progress monitoring to identify learning gaps and adjust instruction in real time. Additional supports include enhanced services for English learners through designated and

integrated English Language Development (ELD) strategies, supported by the hiring of a dedicated ELD teacher and experienced Title III coordinator, as well as expanded family engagement initiatives, including twice-yearly goal-setting meetings to strengthen home-school partnerships and support student academic progress.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
DCS	32.17%	30.40%	23.49%	23.88%
SDCC	51.24%	48.19%	41.53%	41.67%
SDUSD	53.13%	53.76%	54.22%	56.17%

Mathematics Achievement

	FY22	FY23	FY24	FY25
DCS	23.10%	18.92%	15.77%	16.15%
SDCC	41.49%	38.98%	33.89%	37.16%
SDUSD	41.10%	43.15%	43.89%	45.31%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for DCS from FY2022-23 through FY2030-31. DCS administration anticipates occupying the proposed project facility by the start of FY2031-32. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

DCS Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	467	442	442	470	487	491	496	497	516
ADA (%)	90.1	92.3	93.1	94.0	95.0	96.0	97.0	97.0	97.0

Financial Analysis

Despite having its local match being satisfied by general obligation bond proceeds by SDUSD, staff conducted an analysis of DCS to ensure ongoing financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for DCS: (1) audited financial statements for FY2022-23 through FY2024-25, (2) budget projections for FY2025-26 through FY2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of DCS is based upon the following assumptions: (1) occupancy of the project facilities in FY2032; (2) the provision of DCS’s local matching share by SDUSD as a lump sum in the amount of \$17,066,352.50; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding DCS’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE M												
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL	
OPERATIONAL & FINANCIAL												
Enrollment	467	442	442	470	487	491	496	497	516	479		
Average Daily Attendance (ADA)	421	408	411	442	463	471	481	482	501	453		
Average Daily Attendance (%)	90.1%	92.3%	93.1%	94.0%	95.0%	96.0%	97.0%	97.0%	97.0%	94.6%	<94.0%	
FTE Teachers	35	31	30	29	28	28	29	28	30	30		
Pupil-Teacher Ratio	13.3	14.3	14.7	16.2	17.4	17.5	17.1	17.8	17.2	16.2	> 25.0	
LCFF Sources/ADA	\$ 11,685	\$ 12,161	\$ 13,010	\$ 13,498	\$ 14,001	\$ 14,655	\$ 15,017	\$ 15,573	\$ 14,997	\$ 13,844		
% Change		4.1%	7.0%	3.7%	3.7%	4.7%	2.5%	3.7%	3.7%	3.2%		
Operating Revenues/ADA	\$ 21,533	\$ 19,598	\$ 23,473	\$ 19,744	\$ 19,509	\$ 20,099	\$ 20,354	\$ 20,903	\$ 20,196	\$ 20,601		
% Change		9.0%	19.8%	15.9%	1.2%	3.0%	1.3%	2.7%	3.4%	0.3%		
Operating Expenses plus CSFP Loan/ADA	\$ 21,316	\$ 21,620	\$ 27,714	\$ 18,704	\$ 18,311	\$ 18,406	\$ 17,996	\$ 18,338	\$ 18,401	\$ 20,090		
% Change		1.4%	28.2%	32.5%	2.1%	0.5%	2.2%	1.9%	0.3%	0.6%		
Free Cash Flow/ADA	\$ 217	\$ (2,022)	\$ (4,241)	\$ 1,040	\$ 1,198	\$ 1,693	\$ 2,358	\$ 2,565	\$ 1,795	\$ 511	< 0	
DEBT SERVICE COVERAGE												
Total Operating Revenues	\$ 9,060,883	\$ 7,993,360	\$ 9,654,302	\$ 8,720,723	\$ 9,028,737	\$ 9,470,651	\$ 9,790,164	\$10,075,062	\$10,108,139			
Total Operating Expenses	8,969,776	8,818,273	11,398,784	8,261,514	8,474,121	8,672,724	8,655,988	8,838,879	9,209,892			
Total Other Sources/Uses												
Net Income Available for CSFP Loan Payment	\$ 91,107	\$ (824,913)	\$(1,744,482)	\$ 459,209	\$ 554,616	\$ 797,927	\$ 1,134,176	\$ 1,236,183	\$ 898,247			
Add Back Capital Outlay												
Add Back Depreciation				89,436	89,436	89,436	89,436	89,436	89,436			
Adjusted Net Income Available for CSFP Loan Payment	\$ 91,107	\$ (824,913)	\$(1,744,482)	\$ 548,645	\$ 644,052	\$ 887,363	\$ 1,223,612	\$ 1,325,619	\$ 987,683			
CSFP Loan Payments												
Free Cash Flow	\$ 91,107	\$ (824,913)	\$(1,744,482)	\$ 548,645	\$ 644,052	\$ 887,363	\$ 1,223,612	\$ 1,325,619	\$ 987,683	\$ 348,743	< 0	
DSC from Adj. Net Income										#DIV/0!	< 110.0%	
DSC from LCFF Sources subject to CSFA Intercept										#DIV/0!	> 15.0%	
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	#DIV/0!	> 15.0%	
FUNDRAISING												
Fundraising for Operations	\$ -	\$ 87,538	\$ 36,396	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,770		
Fundraising/Oper. Revenues	0.0%	1.1%	0.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	> 15.0%	
DSC without Fundraising										#DIV/0!	< 100.0%	
% of Fundraising Required for 100% DSC											> 50.0%	
LIQUIDITY												
Current Assets	\$ 5,716,038	\$ 5,071,227	\$ 2,020,733									
Current Liabilities	3,484,378	3,664,480	2,358,468									
Net Working Capital	\$ 2,231,660	\$ 1,406,747	\$(337,735)									
Net Working Capital/Oper. Expenses	24.9%	16.0%	-3.0%							12.6%	< 5.0%	
Unrestricted Cash & Cash Equivalents	\$ 3,452,237	\$ 3,091,634	\$ 453,900									
Unrest. Cash & CE/Oper. Expenses (Days)	140	128	15									
Unrest. Cash & CE/All Expenses (Days)	140	128	15							94	< 90	

Benchmark Summary:

- Enrollment – Average ADA rate exceeds the threshold at 94.6%.
- Free Cash Flow and/or per ADA – DCS operates with \$511 positive cash flow.
- Staff finds projections reasonable and within tolerance given the length of the period examined.
- Net Working Capital relative to Operating Expenses – DCS liquidity metrics are strong at 12.6%, and 94 days of Unrestricted Cash On-Hand.
- SDUSD has provided a formal letter of certification from the Director of Project Management to substantiate the availability of funds for the satisfaction of the local matching share via lump sum.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that San Diego Unified School District (District or SDUSD) on behalf of Darnall Charter School (School or DCS), is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.7 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	San Diego Unified School District
Project School:	Keiller Leadership Academy
CDS (County – District – School) Code:	37683386039812
School Address:	7270 Lisbon Street, San Diego, CA 92114
Type of Project:	Rehabilitation
Type of Apportionment:	Preliminary/Advance Apportionment
County:	San Diego
District in which Project is Located:	San Diego Unified School District
Charter Authorizer:	San Diego Unified School District
Total OPSC Project Cost:	\$41,205,320
State Apportionment (50% Project Cost):	\$20,602,660
Total Lump Sum Matching Share:	\$20,602,660
First Year of Occupancy of New Project:	2028

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that San Diego Unified School District (District or SDUSD), on behalf of Keiller Leadership Academy (School or KLA) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for KLA. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, KLA had a total enrollment of 635 students in grades TK-8; the average daily attendance (ADA) rate was 92.4%, and the Unduplicated Pupil Percentage (UPP) of ADA was 87.62%.
Lump Sum	SDUSD will satisfy the local matching share requirement by drawing from general obligation bond proceeds raised by the passage of Proposition Z (2012), which included \$2.8 billion in capital outlay projects within the boundaries of SDUSD. On June 7, 2016, the SDUSD Board of Education budgeted \$71 million toward charter school projects, of which \$21,429,162.45 has been expended for projects at KLA.
Eligibility Criteria	KLA has met all eligibility criteria: (1) KLA commenced operations in 1980; (2) KLA charter is in place through June 2028 (3) SDUSD has confirmed that as of March 12, 2026, KLA is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	KLA serves a high-need demographic in San Diego, characterized by a near total minority enrollment and those with significant socioeconomic challenges. Scores are notably lower than district averages, reflecting broader statewide trends where achievement gaps persist for disadvantaged subgroups, but exceeded that of peers nearby during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: KLA’s response to the Authority’s Legal Status Questionnaire stated the borrower and other related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: KLA is located at a district-owned site which was originally constructed in 1962 with minor updates periodically. In 2002, a new permanent library building and a new 10-classroom two-story permanent building were constructed—replacing 10 aging portables. In 2016, a whole site modernization project was approved by the Board of Education which has been ongoing since. This project includes, but is not limited, to the following: the replacement of 3 aging portables with 3 new modular buildings—specifically to house TK and kindergarten students, the renovation of existing restrooms, and site improvements to playgrounds/sports facilities, campus wide safety and security, development of parking areas, and various ADA upgrades. In 2022, the first phase of the whole site modernization was completed. This included the construction of a new 12-classroom two-story building and the demolition of 8 aging portables. In addition, 3 existing classroom and administration buildings were modernized. The next phase(s) of the rehabilitation is projected to be completed in June 2027 with initial occupancy in August 2027 and full occupancy in August 2028.

School Organizational Information: KLA, a recognized college preparatory academy, is located in the Skyline neighborhood of San Diego. In FY 2025, nearly 85% of it’s students qualified for free and reduced-priced meals and approximately 40% were second language speakers with a demographic compromised of predominately racial minorities. KLA provides an instructional program aimed at a significant number of students achieving at below, far below, and significantly below the grade level in reading, writing, or math skills. The curriculum at KLA is developed from innovative and proven education strategies in education. By devoting significant resources such as “scaffolds”, extended school days, extensive professional development for teacher, etc., KLA has developed and confirmed educational models for narrowing the achievement gap between higher and lower performing schools and ethnic groups.

2025-26 KLA Board of Directors

Name	Position	Term Expiration
Sara Cardenas	Chair	August 2027
Isidro Barragan	Secretary	September 2027
Michael Peck	Treasurer	June 2027
Andres Garfio	Member	August 2028
Angelita Palma	Member	August 2028

School Academic Performance: The following tables represent the recent academic performance of KLA; a similar local school, Holly Drive Leadership Academy (HDLA); and SDUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

English Language Arts Achievement

	FY22	FY23	FY24	FY25
KLA	43.99%	48.02%	42.62%	39.83%
HDLA	18.33%	29.41%	34.38%	37.15%
SDUSD	53.13%	53.76%	54.22%	56.17%

Mathematics Achievement

	FY22	FY23	FY24	FY25
KLA	23.15%	24.71%	22.25%	21.51%
HDLA	3.33%	15.68%	21.87%	23.19%
SDUSD	41.10%	43.15%	43.89%	45.31%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for KLA from FY 2022-23 through FY 2030-31. KLA administration anticipates occupying the proposed project facility by the start of FY 2029-30. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data.

KLA Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	603	605	635	657	680	692	692	692	692
ADA (%)	91.9	91.6	92.4	93.3	90.8	89.2	89.2	89.2	89.2

Financial Analysis

Despite having its local match being satisfied by general obligation bond proceeds by SDUSD, staff conducted an analysis of KLA to ensure on-going financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for KLA: (1) audited financial statements for FY 2021-22 through FY 2024-25 (2) budget projections for FY 2025-26 through FY 2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of KLA is based upon the following assumptions: (1) occupancy of the project facilities in FY 2028; (2) the provision of KLA’s local matching share by SDUSD as a lump sum in the amount of \$20,602,660; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding KLA’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS												
	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL												
Enrollment	583	603	605	635	657	680	692	692	692	692	653	
Average Daily Attendance (ADA)	550	554	554	587	613	618	618	618	618	618	595	
Average Daily Attendance (%)	94.3%	91.9%	91.6%	92.4%	93.3%	90.8%	89.2%	89.2%	89.2%	89.2%	91.1%	< 94.0%
FTE Teachers	41	43	41	41	43	48	48	48	49	49	45	
Pupil-Teacher Ratio	14.2	14.0	14.8	15.5	15.3	14.2	14.4	14.4	14.1	14.1	14.5	> 25.0
LCFF Sources/ADA	\$ 10,167	\$ 11,669	\$ 12,630	\$ 12,925	\$ 13,313	\$ 14,081	\$ 14,683	\$ 15,174	\$ 15,650	\$ 16,101	\$ 13,639	
% Change		14.8%	8.2%	2.3%	3.0%	5.8%	4.3%	3.3%	3.1%	2.9%	5.3%	
Operating Revenues/ADA	\$ 14,183	\$ 20,449	\$ 20,079	\$ 19,893	\$ 18,881	\$ 19,413	\$ 19,266	\$ 19,786	\$ 20,312	\$ 20,817	\$ 19,308	
% Change		44.2%	-1.8%	-0.9%	-5.1%	2.8%	-0.8%	2.7%	2.5%	2.5%	5.1%	
Operating Expenses plus CSFP Loan/ADA	\$ 14,137	\$ 16,696	\$ 20,384	\$ 19,848	\$ 18,794	\$ 19,341	\$ 19,417	\$ 19,652	\$ 20,182	\$ 20,717	\$ 18,917	
% Change		18.1%	22.1%	-2.6%	-5.3%	2.9%	0.4%	1.2%	2.7%	2.7%	4.7%	
Free Cash Flow/ADA	\$ 46	\$ 3,753	\$ (305)	\$ 45	\$ 87	\$ 72	\$ (151)	\$ 134	\$ 130	\$ 100	\$ 391	< 0
DEBT SERVICE COVERAGE												
Total Operating Revenues	\$ 7,799,711	\$ 11,332,493	\$ 11,130,887	\$ 11,676,556	\$ 11,577,933	\$ 11,987,766	\$ 11,896,582	\$ 12,217,919	\$ 12,542,438	\$ 12,854,312		
Total Operating Expenses	7,768,686	9,252,705	11,300,108	11,650,177	11,524,307	11,943,212	11,990,014	12,135,021	12,462,435	12,792,775		
Total Other Sources/Uses	-	-	-	-	-	-	-	-	-	-		
Net Income Available for CSFP Loan Payment	\$ 25,025	\$ 2,079,788	\$ (169,221)	\$ 26,379	\$ 53,626	\$ 44,554	\$ (93,432)	\$ 82,897	\$ 80,003	\$ 61,536		
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	-		
Add Back Depreciation	-	-	-	-	108,362	108,362	108,362	108,362	108,362	108,362		
Adjusted Net Income Available for CSFP Loan Payment	\$ 25,025	\$ 2,079,788	\$ (169,221)	\$ 26,379	\$ 161,988	\$ 152,916	\$ 14,930	\$ 191,259	\$ 188,365	\$ 169,898		
CSFP Loan Payments	-	-	-	-	-	-	-	-	-	-		
Free Cash Flow	\$ 25,025	\$ 2,079,788	\$ (169,221)	\$ 26,379	\$ 161,988	\$ 152,916	\$ 14,930	\$ 191,259	\$ 188,365	\$ 169,898	\$ 284,133	< 0
DSC from Adj. Net Income												< 110.0%
DSC from LCFF Sources subject to CSFA Intercept												#DIV/0!
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		> 15.0%
FUNDRAISING												
Fundraising for Operations	\$ 22,559	\$ 9,226	\$ 14,143	\$ 6,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,198	
Fundraising/Oper. Revenues	0.3%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	> 15.0%
DSC without Fundraising												< 100.0%
% of Fundraising Required for 100% DSC												> 50.0%
LIQUIDITY												
Current Assets	\$ 5,271,966	\$ 9,590,327	\$ 8,858,828	\$ 7,586,073								
Current Liabilities	1,350,689	3,620,872	3,137,350	2,237,664								
Net Working Capital	\$ 3,921,277	\$ 5,969,455	\$ 5,721,478	\$ 5,348,409								
Net Working Capital/Oper. Expenses	50.5%	64.5%	50.6%	45.9%							52.9%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$ 3,927,548	\$ 6,669,121	\$ 6,880,873	\$ 6,007,915								
Unrest. Cash & CE/Oper. Expenses (Days)	185	263	222	188								
Unrest. Cash & CE/All Expenses (Days)	185	263	222	188							215	< 90

Benchmark Summary:

- Enrollment – Average ADA rate is below the threshold, but within reason at 91.1%.
- Free Cash Flow and/or per ADA – KLA operates with \$391 positive cash flow; Staff finds projections reasonable and within tolerance given the length of the period examined.
- Net Working Capital relative to Operating Expenses – KLA’s liquidity metrics are strong at 52.9% and 215 days of Unrestricted Cash On-Hand.
- SDUSD has provided a formal letter of certification from the Director of Project Management to substantiate the availability of funds for the satisfaction of the local matching share via lump sum.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that San Diego Unified School District (District or SDUSD) on behalf of Keiller Leadership Academy (School or KLA), is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of

Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.8 – Resolution 26-13**

Executive Summary

Applicant/Obligor:	Old Adobe Union School District
Project School:	Sonoma Mountain Elementary
CDS (County – District – School) Code:	49708476114755
School Address:	1900 Rainier Circle, Petaluma, CA 94954
Type of Project:	Rehabilitation/New Construction
Type of Apportionment:	Preliminary/Advance Apportionment
County:	Sonoma
District in which Project is Located:	Old Adobe Union School District
Charter Authorizer:	Old Adobe Union School District
Total OPSC Project Cost:	\$4,562,472
State Apportionment (50% Project Cost):	\$2,281,236
Total Lump Sum Matching Share:	\$2,281,236
First Year of Occupancy of New Project:	2029

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Old Adobe Unified School District (District or OAUSD) on behalf of Sonoma Mountain Elementary (School or SMECS) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary/Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for SMECS. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In FY 2024-25, SMECS had a total enrollment of 422 students in grades TK-6; the average daily attendance (ADA) rate was 96.4%, and the Unduplicated Pupil Percentage (UPP) of ADA was 15.66%.
Lump Sum	OAUSD will satisfy the local matching share requirement by drawing from Measure L bond proceeds. On April 15 th , OAUSD certified to CSFA that they will provide \$2,281,236 in lump sum funding towards SMECS’s project.
Eligibility Criteria	SMECS has met all eligibility criteria: (1) SMECS commenced operations in 1997; (2) SMECS charter is in place through June 2032. (3) OAUSD has confirmed that as of April 15, 2026, SMECS is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	SMECS students’ performance consistently exceeded that of peers in their local district and statewide during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: SMECS’s response to the Authority’s Legal Status Questionnaire stated the borrower and other related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: A comprehensive construction project designed to accommodate a total of 300 students in grades TK-6 through both rehabilitation and new construction. The rehabilitation scope includes the modernization of 49,160 square feet of existing permanent non-toilet and 1,581 square feet of existing toilet space (17 permanent classrooms), ensuring that aging facilities are brought up to modern standards while extending their useful life. The new construction scope adds an additional 4 new classrooms to accommodate the growing TK-6th student population. Both projects are anticipated to be completed prior to the FY 2029-30 school year with estimated full occupancy of August 2029.

School Organizational Information: SMECS is one of five schools in the Old Adobe Union School District. With a student body of approximately 440 students, it is a student-centered, high-performing elementary school in Petaluma, California—serving students in their community and beyond. SMECS strives to create an engaging and active learning environment for their students by melding the richness of the arts with rigorous academic and social-emotional learning. SMECS works alongside families to develop confident, responsible, lifelong learners and ensure the success of every student.

Financial Analysis

Despite having its local match being satisfied by general obligation bond proceeds from OAUSD, staff conducted an analysis of SMECS to ensure ongoing financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for OAUSD and SMECS: (1) district audited financial statements for FY 2021-22 through FY 2024-25, (2) the charter’s budget projections for FY 2025-26 through FY 2030-31 along with assumptions.

Assumptions: Staff’s financial analysis of SMECS is based upon the following assumptions: (1) occupancy of the project facilities in FY 2029; (2) the provision of SMECS’s local matching share by OAUSD as a lump sum in the amount of \$2,281,236; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding SMECS’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS												
	Actual FY 2022	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE	THRESHOLD LEVEL
OPERATIONAL & FINANCIAL												
Enrollment	442	437	451	422	451	451	450	451	446	458	446	
Average Daily Attendance (ADA)	420	410	423	407	433	433	432	433	428	440	426	
Average Daily Attendance (%)	95.0%	93.9%	93.7%	96.4%	96.0%	96.0%	96.0%	96.0%	96.0%	96.0%	95.5%	< 94.0%
Retention Rate	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%	< 80.0%
FTE Teachers	18	17	19	20	20	21	21	21	21	21	20	
Pupil-Teacher Ratio	24.6	25.7	23.7	21.1	22.6	21.5	21.4	21.5	21.2	21.8	22.5	> 25.0
LCFF Sources/ADA	\$ 48,243	\$ 56,405	\$ 58,240	\$ 61,098	\$ 12,213	\$ 12,458	\$ 12,735	\$ 12,961	\$ 13,368	\$ 13,278	\$ 30,100	
% Change		16.9%	3.3%	4.9%	-80.0%	2.0%	2.2%	1.8%	3.1%	-0.7%	-5.2%	
Operating Revenues/ADA	\$ 63,084	\$ 80,786	\$ 80,461	\$ 80,272	\$ 13,149	\$ 13,412	\$ 13,711	\$ 13,954	\$ 14,392	\$ 14,296	\$ 38,752	
% Change		28.1%	-0.4%	-0.2%	-83.6%	2.0%	2.2%	1.8%	3.1%	-0.7%	-5.3%	
Operating Expenses plus CSFP Loan/ADA	\$ 65,869	\$ 71,981	\$ 82,772	\$ 87,059	\$ 11,008	\$ 11,359	\$ 11,749	\$ 12,098	\$ 12,626	\$ 12,690	\$ 37,921	
% Change		9.3%	15.0%	5.2%	-87.4%	3.2%	3.4%	3.0%	4.4%	0.5%	-4.8%	
Free Cash Flow/ADA	\$ (2,785)	\$ 8,805	\$ (2,311)	\$ (6,787)	\$ 2,141	\$ 2,052	\$ 1,962	\$ 1,855	\$ 1,766	\$ 1,605	\$ 830	< 0
DEBT SERVICE COVERAGE												
Total Operating Revenues	\$26,477,591	\$33,160,998	\$ 34,002,745	\$32,646,522	\$5,692,954	\$5,806,812	\$5,922,949	\$6,041,408	\$6,162,237	\$6,285,482		
Total Operating Expenses	27,646,653	29,546,728	34,979,353	35,406,906	4,765,865	4,918,190	5,075,552	5,238,130	5,406,103	5,579,659		
Total Other Sources/Uses	(177,688)	-	-	-	-	-	-	-	-	-		
Net Income Available for CSFP Loan Payment	\$ (1,346,750)	\$ 3,614,270	\$ (976,608)	\$ (2,760,384)	\$ 927,089	\$ 888,622	\$ 847,397	\$ 803,278	\$ 756,134	\$ 705,823		
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	-		
Add Back Depreciation	-	-	-	-	-	-	-	-	-	-		
Adjusted Net Income Available for CSFP Loan Payment	\$ (1,346,750)	\$ 3,614,270	\$ (976,608)	\$ (2,760,384)	\$ 927,089	\$ 888,622	\$ 847,397	\$ 803,278	\$ 756,134	\$ 705,823		
CSFP Loan Payments	-	-	-	-	-	-	-	-	-	-		
Free Cash Flow	\$ (1,346,750)	\$ 3,614,270	\$ (976,608)	\$ (2,760,384)	\$ 927,089	\$ 888,622	\$ 847,397	\$ 803,278	\$ 756,134	\$ 705,823	\$ 345,887	< 0
DSC from Adj. Net Income											#DIV/0!	< 110.0%
DSC from LCFF Sources subject to CSFA Intercept											#DIV/0!	> 15.0%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	#DIV/0!	> 15.0%
FUNDRAISING												
Fundraising for Operations	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fundraising/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	> 15.0%
DSC without Fundraising											#DIV/0!	< 100.0%
% of Fundraising Required for 100% DSC											#DIV/0!	> 50.0%
LIQUIDITY												
Current Assets	\$ 12,879,300	\$ 16,871,513	\$ 15,940,295	\$ 11,174,496								
Current Liabilities	3,589,704	4,118,161	4,163,551	2,158,136								
Net Working Capital	\$ 9,289,596	\$ 12,753,352	\$ 11,776,744	\$ 9,016,360								
Net Working Capital/Oper. Expenses	33.6%	43.2%	33.7%	25.5%							34.0%	< 5.0%
Unrestricted Cash & Cash Equivalents	\$ 10,657,458	\$ 13,869,700	\$ 12,624,692	\$ 8,053,335								
Unrest. Cash & CE/Oper. Expenses (Days)	141	171	132	83								
Unrest. Cash & CE/All Expenses (Days)	141	171	132	83							132	< 90

Benchmark Summary:

- Enrollment – Average ADA rate exceeds the threshold at 95.5%.
- Free Cash Flow and/or per ADA – SMECS operates with a positive cash flow of \$830; staff finds projections reasonable and within tolerance given the length of the period examined.
- Net Working Capital relative to Operating Expenses – The obligor’s liquidity metrics are strong at 34.0%, and 132 days of Unrestricted Cash On-Hand.
- OAUSD has provided a formal letter of certification from the Chief Business Officer to substantiate the availability of funds for the satisfaction of the local matching share via lump sum.

Staff Recommendation: Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Old Adobe Union School District (District or OAUSD), on behalf of Sonoma Mountain Elementary (School or SMECS), is financially sound for a Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Project Cost Modification Report – April 2026
Item No. 4.9 – Resolution 26-13**

Applicant/Obligor:	San Diego Unified School District
Project School:	Iftin Charter School
CDS (County – District – School) Code:	37 10371 018548
School Address:	5465 El Cajon Blvd, San Diego, CA 92115
Type of Project:	Rehabilitation / New Construction
Type of Apportionment:	Preliminary / Advance
County:	San Diego
District in which Project is Located:	San Diego Unified School District
Charter Authorizer	San Diego County Office of Education
Total Rehabilitation Project Cost:	\$22,161,878
Total New Construction Project Cost:	\$8,665,018
Total OPSC Project Cost:	\$30,826,896
State Apportionment (50% Project Cost):	\$15,413,448
Total Lump Sum Amount:	\$15,413,448
REVISED PROJECT COSTS PER OPSC	
Total OPSC Project Cost:	\$34,294,468.80
State Apportionment (50% Project Cost):	\$17,147,234.40
Total Lump Sum Matching Share:	\$17,147,234.40

During the California School Finance Authority (Authority or CSFA) Board meeting in March 2026, staff recommended that San Diego Unified School District (District or SDUSD), on behalf of Iftin Charter School (ICS), be found financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. The board approved this determination. CSFA is bringing ICS back before the Board as the project cost has increased from \$30.8 million to \$34.3 million, per the Office of Public School Construction (OPSC). There are no other changes regarding this project or applicant that would change staff's recommendation.

SDUSD will satisfy the local matching share requirement through proceeds of general obligation bonds from the passage of Measure U (2022), which included more than \$45.3 million reserved for projects at Iftin. On January 15, 2026, the Authority received confirmation from SDUSD regarding bond proceeds for the lump sum matching share of ICS's CSFP project.

**Charter School Facilities Program
 Prop 2 Filing Round
 Staff Summary Report – April 2026
 Item No. 4.10 Resolution 26-13**

Executive Summary

Applicant/Obligor:	KIPP Excelencia Community Prep
Project School:	KIPP Excelencia Community Prep
CDS (County – District – School) Code:	41 69005 0132068
School Address:	2950 Fair Oaks Ave, Redwood City, CA 94063
Type of Project:	Rehabilitation & New Construction
Type of Preliminary:	Preliminary and Advance
County:	San Mateo
District in which Project is Located:	Redwood City Elementary
Charter Authorizer:	Redwood City Elementary School District
Total OPSC Project Cost:	\$24,529,426
State Preliminary (50% Project Cost):	\$12,264,713
Total CSFP Financed Amount:	\$12,264,713
Length of CSFP Funding Agreement:	30 Years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$625,737
First Year of Occupancy of New Project:	2030

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that KIPP Excelencia Community Prep (KECP) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon KECP electing to have its CSFP payments intercepted at the state level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for KECP. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In 2025, KECP had a total enrollment of 711 students in grades TK through 8; the average daily attendance (ADA) rate was 92.5%, and the Unduplicated Pupil Percentage (UPP) of ADA was 100.98%.
Debt Service Coverage	KECP debt service coverage from adjusted net income on this CSFP loan is projected to be 209.1% the first year that payments are due.
Eligibility Criteria	KECP has met all eligibility criteria: (1) KECP commenced operations in 2015; (2) KECP charter is in place through June 2027; and (3) Redwood City School District has confirmed that as of March 20, 2026, KECP is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	KECP students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: KECP's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The proposed rehabilitation and new construction project to be completed on the KECP campus will revitalize and expand the instructional facilities available to students. The site, dating from the early 1950s, is shared with Connect Charter Academy. The project's scope delineates and excludes any spaces not utilized by the KECP.

The rehabilitation encompasses 35,071 total square feet, comprising 33,448 square feet of non-toileted area and 1,623 square feet of toileted area. Administrative offices and 30 classrooms, a multipurpose building and kitchen facilities will be modernized as part of this work in addition to the hazardous materials abatement and HVAC upgrades. Further interior renovations include the overhaul of all existing restrooms, classroom window replacements, and the renovation and installation of flooring throughout the campus.

The new construction scope of work will provide an additional 960 square feet of space in the form of a portable classroom for use by transitional kindergarten students.

School Organizational Information: KECP is a directly funded charter school governed and operated by the Charter Management Organization (CMO) KIPP Bay Area Schools (KBAS), dba KIPP Public Schools Northern California, a California nonprofit public benefit corporation under IRS Code Section 501(c)(3). KECP is authorized by the Redwood City Elementary School District (RCESD).

Responsibility for and authority over KECP is with the KIPP Bay Area Board of Directors, which oversees a portfolio of KIPP schools in the San Francisco Bay Area. The KIPP Foundation serves as the corporation's sole statutory member.

2025-26 KBAS Board of Directors

Name	Position	Term Expiration
Abe Friedman	Board Chair	2027
Jenny Risk	Vice Chair	2027
Laura Fisher	Board Member	2026
Michael Cohen	Board Member	2026
Sandra Thompson	Board Member	2027
Caretha Coleman	Board Member	2028
Ron Gonzalez	Board Member	2028
David Stinfil	Board Member	2029
D’Lonra Ellis	Board Member	2030
Jessica García-Kohl	Board Member	2030
Sohi Sohn	Board Member	2030
Blake Grossman	Board Member	2030
Octavio Sandoval	Board Member	2031
Bob Gutierrez	Board Member	2033
Cindy Lora	KIPP Parent	2028
Jamie Juni	KIPP Parent	2028
Arryonna Santos	Alumni	2027
Karla Mondragón	Alumni	2027

School Academic Performance: The following tables represent the recent academic performance of KECP; a similar local elementary school, Hoover Elementary; a similar local elementary school, Taft Elementary; and Redwood City Elementary District. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards. For the 2020-21 school year, testing participation varied due to factors surrounding the COVID-19 pandemic.

English Language Arts Achievement

	FY21	FY22	FY23	FY24	FY25
KECP	34.49%	33.27%	32.12%	33.4%	33.27%
Hoover Elementary	**	24.94%	22.77%	17.37%	23.77%
Taft Elementary	**	23.38%	23.92%	19.54%	20.71%
Redwood City Elementary District	**	45.38%	46.40%	45.21%	49.17%

Mathematics Achievement

	FY21	FY22	FY23	FY24	FY25
KECP	25.98%	19.37%	23.72%	27.46%	30.90%
Hoover Elementary	**	15.94%	16.62%	13.10%	12.25%
Taft Elementary	**	15.39%	16.65%	12.99%	14.94%
Redwood City Elementary District	**	36.09%	34.16%	37.17%	39.61%

Enrollment Trends and Projections: The tables below present actual and projected enrollment and average daily attendance information for KECP from FY 2019 through FY 2031. KECP administration anticipates occupying the proposed project facility in the fall of 2029. A trend in declining enrollment for the years immediately following the pandemic has been recognized by KBAS across their schools in the San Francisco Bay Area. They note enrollment in KIPP schools is growing for reasons such as strong academic performance compared to surrounding schools and waitlists. The assumptions made in the projected years are considered reasonable by staff and consistent based on historical data in addition to assumptions and explanations from the school.

KECP Student Enrollment and Average Daily Attendance

Year (FY)	2019	2020	2021	2022	2023	2024
Enrollment	711	833	842	816	733	702
ADA (%)	87.5%	94.7%	94.6%	85.9%	87.9%	92.2%

Year (FY)	2025	2026	2027	2028	2029	2030	2031
Enrollment	711	708	754	797	817	844	856
ADA (%)	92.2%	92.2%	93.0%	93.0%	93.0%	93.0%	93.0%

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for KECP: (1) audited financial statements for FY 2023 through FY 2025, (2) budget projections for FYs 2026 through 2031 along with assumptions.

Historic Deficits: KBAS and the school explain that expenditures were not reduced in time to accommodate revenue reductions relating to COVID stimulus funding ending. KECP notes this was compounded by a reduction in enrolled students which further reduced revenues. Deficit years can be seen in FY 2023, FY 2025 and FY 2026 (projected). The school states that expenditures have been and continue to be tightened in FY 2026 such that a surplus in FY 2027 is anticipated. KECP says the surplus will be possible based on increasing enrollment and adjusted expenditures. KBAS noted a trend of deficit years across the Bay Area KIPP schools tied to expenditure adjustments not mirroring revenue reductions.

Assumptions: Staff’s financial analysis of KECP is based upon the following assumptions: (1) occupancy of the project facilities in FY 2030; (2) the repayment of KECP’s CSFP matching share loan in the amount of \$12,264,713 at 3.0% interest commencing in FY 2031; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections; (4) the return to full enrollment and staffing stabilization will lower expected per-student expenses year-over-year to an equilibrium over the projected years.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding KECP’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met. KBAS does not provide projections for retention rate.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS										
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE
OPERATIONAL & FINANCIAL										
Enrollment	733	702	711	708	754	797	817	844	856	769
Average Daily Attendance (ADA)	644	647	658	655	701	741	760	785	796	710
Average Daily Attendance (%)	87.9%	92.2%	92.5%	92.5%	93.0%	93.0%	93.0%	93.0%	93.0%	92.2%
Retention Rate	88.5%	90.7%	89.3%	91.7%	0.0%	0.0%	0.0%	0.0%	0.0%	40.0%
FTE Teachers	34	37	35	36	41	42	43	43	43	39
Pupil-Teacher Ratio	21.6	19.0	20.3	19.7	18.4	19.0	19.0	19.6	19.9	19.6
LCCF Sources/ADA	\$ 13,671	\$ 14,841	\$ 15,150	\$ 15,602	\$ 16,083	\$ 16,630	\$ 17,170	\$ 17,511	\$ 17,841	\$ 16,055
% Change	8.6%	2.1%	3.0%	3.1%	3.4%	3.2%	2.0%	1.9%		3.4%
Operating Revenues/ADA	\$ 19,349	\$ 22,846	\$ 20,641	\$ 20,653	\$ 20,238	\$ 20,721	\$ 21,077	\$ 21,435	\$ 21,857	\$ 20,980
% Change	18.1%	-9.6%	0.1%	-2.0%	2.4%	1.7%	2.0%	2.0%		1.8%
Operating Expenses plus CSFP Loan/ADA	\$ 20,162	\$ 22,113	\$ 21,995	\$ 21,997	\$ 19,755	\$ 19,835	\$ 20,208	\$ 20,323	\$ 21,234	\$ 20,847
% Change	9.7%	-0.5%	0.0%	-10.2%	0.4%	1.9%	0.6%	4.5%		0.8%
Free Cash Flow/ADA	\$ (813)	\$ 733	\$ (1,353)	\$ (1,344)	\$ 482	\$ 885	\$ 869	\$ 1,112	\$ 623	\$ 133
DEBT SERVICE COVERAGE										
Total Operating Revenues	\$12,461,445	\$14,781,445	\$13,572,443	\$13,527,988	\$14,191,261	\$15,358,294	\$16,015,285	\$16,824,662	\$17,400,397	
Total Operating Expenses	12,985,113	14,307,301	14,462,294	14,408,426	13,853,082	14,702,059	15,354,952	15,952,092	16,278,325	
Total Other Sources/Uses	-	-	42,936	-	-	-	-	-	-	
Net Income Available for CSFP Loan Payment	\$ (523,668)	\$ 474,144	\$ (846,915)	\$ (880,438)	\$ 338,179	\$ 656,235	\$ 660,333	\$ 872,570	\$ 1,122,072	
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	
Add Back Depreciation	-	-	-	186,475	186,475	186,475	186,475	186,475	186,475	
Adjusted Net Income Available for CSFP Loan Payment	\$ (523,668)	\$ 474,144	\$ (846,915)	\$ (693,963)	\$ 524,654	\$ 842,710	\$ 846,808	\$ 1,059,045	\$ 1,308,547	
CSFP Loan Payments	-	-	-	-	-	-	-	-	625,737	
Free Cash Flow	\$ (523,668)	\$ 474,144	\$ (846,915)	\$ (693,963)	\$ 524,654	\$ 842,710	\$ 846,808	\$ 1,059,045	\$ 682,810	\$ 262,847
DSC from Adj. Net Income									209.1%	209.1%
DSC from LCCF Sources subject to CSFA Intercept									2269.8%	2269.8%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.6%	3.6%
FUNDRAISING										
Fundraising for Operations	\$ -	\$ -	\$ 130,875	\$ 233,172	\$ 192,347	\$ 201,407	\$ 205,435	\$ 209,544	\$ 213,735	\$ 154,057
Fundraising/Oper. Revenues	0.0%	0.0%	1.0%	1.7%	1.4%	1.3%	1.3%	1.2%	1.2%	1.0%
DSC without Fundraising									175.0%	175.0%
% of Fundraising Required for 100% DSC										
LIQUIDITY										
Current Assets	\$ 7,971,257	\$ 6,609,289	\$ 5,095,007							
Current Liabilities	4,068,902	2,006,783	1,059,950							
Net Working Capital	\$ 3,902,355	\$ 4,602,506	\$ 4,035,057							
Net Working Capital/Oper. Expenses	30.1%	32.2%	27.9%							30.0%
Unrestricted Cash & Cash Equivalents	\$ 6,686,945	\$ 5,319,834	\$ 3,804,849							
Unrest. Cash & CE/Oper. Expenses (Days)	188	136	96							
Unrest. Cash & CE/All Expenses (Days)	188	136	96							140

Benchmark Summary:

- Enrollment –Projected ADA rate is considered reasonable based on historical trends and can be expected to closely approach the threshold of 94.0%.

- Free Cash Flow and/or per ADA – KECP operates with positive cash flow; Staff finds projections reasonable and within tolerance given the length of the period examined.
- Debt Service Coverage from Adjusted Net Income – Estimated debt service coverage is 209.1%.
- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 3.6% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – KECP has a historical liquidity ratio of Net Working Capital to Operational Expenses 30.0% and 96 days of unrestricted cash on hand.

Staff Recommendation: Staff recommends that the California School Finance Authority (CSFA) Board determine that KECP is financially sound for the purposes of Charter School Facilities Program (CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance, is in place for twelve months and assumes no financial, operational, or legal material findings within this time period. This recommendation is contingent upon KECP electing to have its CSFP payments intercepted at the state-level, pursuant to Sections 17199.4. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction and the State Allocation Board regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.11 Resolution 26-13**

Executive Summary

Applicant/Obligor:	KIPP Summit Academy
Project School:	KIPP Summit Academy
CDS (County – District – School) Code:	01 61309 0101212
School Address:	2005A Via Barrett, San Lorenzo, CA 94580
Type of Project:	Rehabilitation & New Construction
Type of Apportionment:	Preliminary and Advance
County:	Alameda
District in which Project is Located:	San Lorenzo Unified
Charter Authorizer:	San Lorenzo Unified
Total OPSC Project Cost:	\$22,283,948
State Apportionment (50% Project Cost):	\$11,141,974
Total CSFP Financed Amount:	\$11,141,974
Length of CSFP Funding Agreement:	30 Years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$568,455
First Year of Occupancy of New Project:	2030

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that KIPP Summit Academy (KSA) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon KSA electing to have its CSFP payments intercepted at the state level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for KSA. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In 2025, KSA has a total enrollment of 427 students in grades 4 th through 8 th ; the average daily attendance (ADA) rate was 97.2%, and the Unduplicated Pupil Percentage (UPP) of ADA was 80.75%.
Debt Service Coverage	KSA debt service coverage from adjusted net income on this CSFP loan is projected to be 145.2% in the first-year payments are due.
Eligibility Criteria	KSA has met all eligibility criteria: (1) KSA commenced operations in 2023; (2) KSA charter is in place through June 2027; and (3) San Lorenzo Unified has confirmed that as of April 20, 2026 KSA is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	KSA students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: KSA's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The new construction and rehabilitation projects will thoroughly improve a site dating from the late 1950s for continued use well into the future. Site work will encompass work on 34,540 square feet of existing infrastructure, including the modernization of twenty-one classrooms, administrative offices, a multipurpose building, and campus restrooms. Campus-wide rehabilitation includes hazardous material and asbestos abatement, HVAC system overhauls, window replacements, exterior lighting installation, and perimeter road paving. The new construction scope will add two portable classrooms totaling 1,920 square feet of additional teaching space.

School Organizational Information: KSA is a directly funded charter school governed and operated by the Charter Management Organization (CMO) KIPP Bay Area Schools (KBAS), dba KIPP Public Schools Northern California, a California nonprofit public benefit corporation under IRS Code Section 501(c)(3). KSA is authorized by the San Lorenzo Unified School District (SLUSD). Responsibility for and authority over KSA is with the KIPP Bay Area Board of Directors, which oversees a portfolio of KIPP schools in the San Francisco Bay Area. The KIPP Foundation serves as the corporation's sole statutory member.

2025-26 KBAS Board of Directors

Name	Position	Term Expiration
Abe Friedman	Board Chair	2027
Jenny Risk	Vice Chair	2027
Laura Fisher	Board Member	2026
Michael Cohen	Board Member	2026
Sandra Thompson	Board Member	2027
Caretha Coleman	Board Member	2028
Ron Gonzalez	Board Member	2028
David Stinfil	Board Member	2029
D’Lonra Ellis	Board Member	2030
Jessica García-Kohl	Board Member	2030
Sohi Sohn	Board Member	2030
Blake Grossman	Board Member	2030
Octavio Sandoval	Board Member	2031
Bob Gutierrez	Board Member	2033
Cindy Lora	KIPP Parent	2028
Jamie Juni	KIPP Parent	2028
Arryonna Santos	Alumni	2027
Karla Mondragón	Alumni	2027

School Academic Performance: The following tables represent the recent academic performance of KSA; a similar local middle school, Washington Manor Middle School; a similar local middle school, Bohannon Middle School; and San Lorenzo Unified School District. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards. For the 2020-21 school year, testing participation varied due to factors surrounding the COVID-19 pandemic.

English Language Arts Achievement

	FY21	FY22	FY23	FY24	FY25
KSA	56.62%	67.86%	68.55%	76.55%	83.13%
Washington Manor Middle School	**	40.25%	35.22%	35.93%	35.50%
Bohannon Middle School	**	37.39%	33.24%	35.92%	37.57%
San Lorenzo Unified School District	**	32.29%	32.46%	30.33%	30.73%

Mathematics Achievement

	FY21	FY22	FY23	FY24	FY25
KSA	34.86%	44.52%	50.36%	60.05%	65.41%
Washington Manor Middle School	**	31.07%	26.81%	26.71%	28.52%
Bohannon Middle School	**	14.92%	12.56%	14.66%	18.84%
San Lorenzo Unified School District	**	20.64%	22.03%	22.80%	22.80%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for KSA from FY 2023 through FY 2031. KSA administration anticipates occupying the proposed project facility by the start of FY 2030. The FY 2027 rise in enrollment is attributed to the school increasing students per class. Specifically, there will be an expansion of their Specialized Teaching Program to accommodate 12 additional students, which according to the school will free up space in the general education classrooms. KSA states an additional 19 students will be accommodated in 2027. Based on their narrative the assumptions made by KSA in the projected years are considered reasonable by staff and consistent based on historical data and reported waitlist.

KSA Student Enrollment and Average Daily Attendance

Year (FY)	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	421	422	427	429	448	448	454	454	454
ADA (%)	95.3%	96.2%	97.2%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for KSA: (1) audited financial statements for FY 2023 through 2025, (2) budget projections for FYs 2026 through 2031 along with assumptions.

Historic Deficits: KBAS and the school explain that expenditures were not reduced in time to accommodate revenue reductions relating to COVID stimulus funding ending. Further KSA states several one-time funds sunset this year. Deficit years can be seen in FY 2023, FY 2025 and FY 2026 (projected). The deficit spike in FY 2023 resulted from a burst pipe repair that was not reimbursed by their insurer until FY 2024. In FY 2025 an increase in special education costs drove up expenditures. Expenditures are being tightened in FY 2026 and a surplus in FY 2027 is anticipated by KSA. They indicate that a surplus will be possible based on increasing enrollment and adjusted expenditures. KBAS noted this trend of deficit years relating to adjustments in expenditures not mirroring revenue reductions was seen across the Bay Area KIPP schools. The school is reducing their total classified staff expenditures including drawing down administrative staff from four to three. This expenditure refinement will continue into FY 2027

Assumptions: Staff’s financial analysis of KSA is based upon the following assumptions: (1) occupancy of the project facilities by fall of 2029 in FY 2030; (2) the repayment of KSA’s CSFP matching share loan in the amount of \$11,141,974 at 3.0% interest commencing in FY 2031; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding KSA’s financial soundness. Where a threshold has been

established based on industry standards or practice, the listing indicates whether or not the threshold was met. KBAS does not provide retention rate projections.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS										
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE
OPERATIONAL & FINANCIAL										
Enrollment	421	422	427	429	448	448	454	454	454	440
Average Daily Attendance (ADA)	401	406	415	417	436	436	442	442	442	426
Average Daily Attendance (%)	95.3%	96.2%	97.2%	97.3%	97.3%	97.3%	97.3%	97.3%	97.3%	97.0%
Retention Rate	94.5%	97.6%	96.4%	97.9%	0.0%	0.0%	0.0%	0.0%	0.0%	42.9%
FTE Teachers	22	21	23	15	17	17	17	17	17	18
Pupil-Teacher Ratio	19.3	20.1	18.8	28.6	26.4	26.4	26.7	26.7	26.7	24.4
LCFF Sources/ADA	\$ 12,437	\$ 13,351	\$ 13,536	\$ 13,855	\$ 14,248	\$ 14,744	\$ 15,238	\$ 15,543	\$ 15,854	\$ 14,312
% Change		7.4%	1.4%	2.4%	2.8%	3.5%	3.4%	2.0%	2.0%	3.1%
Operating Revenues/ADA	\$ 18,004	\$ 18,077	\$ 17,108	\$ 17,098	\$ 16,916	\$ 17,555	\$ 18,059	\$ 18,408	\$ 18,752	\$ 17,775
% Change		0.4%	-5.4%	-0.1%	-1.1%	3.8%	2.9%	1.9%	1.9%	0.5%
Operating Expenses plus CSFP Loan/ADA	\$ 19,601	\$ 18,025	\$ 18,895	\$ 17,856	\$ 15,585	\$ 16,043	\$ 16,198	\$ 16,886	\$ 18,361	\$ 17,495
% Change		-8.0%	4.8%	-5.5%	-12.7%	2.9%	1.0%	4.3%	8.7%	-0.6%
Free Cash Flow/ADA	\$ (1,597)	\$ 52	\$ (1,787)	\$ (758)	\$ 1,331	\$ 1,512	\$ 1,862	\$ 1,522	\$ 390	\$ 281
DEBT SERVICE COVERAGE										
Total Operating Revenues	\$ 7,226,487	\$ 7,339,369	\$ 7,097,936	\$ 7,136,009	\$ 7,377,543	\$ 7,655,515	\$ 7,981,333	\$ 8,135,089	\$ 8,287,143	
Total Operating Expenses	7,867,541	7,318,300	7,839,320	7,452,329	6,797,014	6,996,096	7,158,506	7,462,626	7,546,141	
Total Other Sources/Uses	-	-	-	-	-	-	-	-	-	
Net Income Available for CSFP Loan Payment	\$ (641,054)	\$ 21,069	\$ (741,384)	\$ (316,320)	\$ 580,529	\$ 659,419	\$ 822,827	\$ 672,463	\$ 741,002	
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	
Add Back Depreciation	-	-	94,430	84,616	84,616	84,616	84,616	84,616	84,616	
Adjusted Net Income Available for CSFP Loan Payment	\$ (641,054)	\$ 21,069	\$ (646,954)	\$ (231,704)	\$ 665,145	\$ 744,035	\$ 907,443	\$ 757,079	\$ 825,618	
CSFP Loan Payments	-	-	-	-	-	-	-	-	568,455	
Free Cash Flow	\$ (641,054)	\$ 21,069	\$ (646,954)	\$ (231,704)	\$ 665,145	\$ 744,035	\$ 907,443	\$ 757,079	\$ 257,163	\$ 203,580
DSC from Adj. Net Income									145.2%	145.2%
DSC from LCFF Sources subject to CSFA Intercept									1232.6%	1232.6%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.9%	6.9%
FUNDRAISING										
Fundraising for Operations	\$ -	\$ -	\$ 128,573	\$ 66,973	\$ 53,693	\$ 54,433	\$ 55,703	\$ 56,483	\$ 57,279	\$ 52,571
Fundraising/Oper. Revenues	0.0%	0.0%	1.8%	0.9%	0.7%	0.7%	0.7%	0.7%	0.7%	0.7%
DSC without Fundraising									135.2%	135.2%
% of Fundraising Required for 100% DSC										
LIQUIDITY										
Current Assets	\$ 5,330,458	\$ 3,862,361	\$ 2,837,940							
Current Liabilities	2,821,598	1,258,159	1,214,141							
Net Working Capital	\$ 2,508,860	\$ 2,604,202	\$ 1,623,799							
Net Working Capital/Oper. Expenses	31.9%	35.6%	20.7%							29.4%
Unrestricted Cash & Cash Equivalents	\$ 2,121,911	\$ 2,119,449	\$ 1,219,622							
Unrest. Cash & CE/Oper. Expenses (Days)	98	106	57							
Unrest. Cash & CE/All Expenses (Days)	98	106	57							87

Benchmark Summary:

- Enrollment – Average ADA rate consistently exceeds the 94.0% threshold.
- Free Cash Flow and/or per ADA – KSA operates with positive cash flow; staff finds projections reasonable and within tolerance given the length of the period examined.
- Debt Service Coverage from Adj. Net Income – Estimated 145.2% average debt service coverage.
- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 6.9% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – KSA liquidity has an average historic ratio of Net Working Capital to Operational Expenses of 29.4% and 57 days of unrestricted cash on hand.

Staff Recommendation: Staff recommends that the California School Finance Authority (CSFA) Board determine that KSA is financially sound for the purposes of Charter School Facilities Program (CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, is in place for twelve months and assumes no financial, operational, or legal material findings within this time period. This recommendation is contingent upon KSA electing to have its CSFP payments intercepted at the state-level, pursuant to Sections 17199.4. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction and the State Allocation Board regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.12 Resolution 26-13**

Executive Summary

Applicant/Obligor:	KIPP Valiant Community Prep
Project School:	KIPP Valiant Community Prep
CDS (County – District – School) Code:	41 68999 0135608
School Address:	620 Willow Rd, Menlo Park, CA 94025
Type of Project:	Rehabilitation
Type of Apportionment:	Preliminary and Advance
County:	San Mateo
District in which Project is Located:	Ravenswood City Elementary District
Charter Authorizer:	Ravenswood City Elementary District
Total OPSC Project Cost:	\$28,514,396
State Apportionment (50% Project Cost):	\$14,257,198
Total CSFP Financed Amount:	\$14,257,198
Length of CSFP Funding Agreement:	30 Years
Assumed Interest Rate:	3.00%
Estimated Annual CSFP Payment:	\$727,392
First Year of Occupancy of New Project:	2030

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that KIPP Valiant Community Prep (KVCP) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. This recommendation is contingent upon KVCP electing to have its CSFP payments intercepted at the state-level, under Sections 17199.4 and 17078.57(a)(1)(A) of the Education Code. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for KVCP. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In fiscal year 2025, KVCP has a total enrollment of 587 students in grades TK through eighth; the average daily attendance (ADA) rate was 90.80%, and the Unduplicated Pupil Percentage (UPP) of ADA was 102.44%.
Debt Service Coverage	KVCP debt service coverage from adjusted net income on this CSFP loan is projected to be 161.0% in the first year repayment is due.
Eligibility Criteria	KVCP has met all eligibility criteria: (1) KVCP commenced operations in 2017; (2) KVCP charter is in place through June 2027. (3) Ravenswood City Elementary District has confirmed that as of February 12 th 2026, KVCP is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	KVCP students' performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: KVCP's response to the Authority's Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description: The \$28 million rehabilitation project scope of work includes environmental remediation, interior modernization, core infrastructure upgrades and exterior site improvements. Twenty-nine classrooms and common spaces are included in the rehabilitation work. Hazardous building materials will be removed from the rehabilitated spaces. Energy efficiency upgrades to the facility include HVAC system improvements, new windows in addition to fresh flooring. Exterior work will include repair, replacement and installation of lighting, enhanced landscaping with new canopy trees, resurfacing and striping tarmac, and paving a campus perimeter road to improve student safety during pickup and drop off.

School Organizational Information: KVCP is a directly funded charter school governed and operated by the Charter Management Organization (CMO) KIPP Bay Area Schools (KBAS), dba KIPP Public Schools Northern California, a California nonprofit public benefit corporation under IRS Code Section 501(c)(3). KVCP is authorized by the Alum Rock Union Elementary School District (ARUSD). Responsibility for and authority over KVCP is with the KIPP Bay Area Board of Directors, which oversees a portfolio of KIPP schools in the San Francisco Bay Area. The KIPP Foundation serves as the corporation's sole statutory member.

2025-26 KBAS Board of Directors

Name	Position	Term Expiration
Abe Friedman	Board Chair	2027
Jenny Risk	Vice Chair	2027
Laura Fisher	Board Member	2026
Michael Cohen	Board Member	2026
Sandra Thompson	Board Member	2027
Caretha Coleman	Board Member	2028
Ron Gonzalez	Board Member	2028
David Stinfil	Board Member	2029
D’Lonra Ellis	Board Member	2030
Jessica García-Kohl	Board Member	2030
Sohi Sohn	Board Member	2030
Blake Grossman	Board Member	2030
Octavio Sandoval	Board Member	2031
Bob Gutierrez	Board Member	2033
Cindy Lora	KIPP Parent	2028
Jamie Juni	KIPP Parent	2028
Arryonna Santos	Alumni	2027
Karla Mondragón	Alumni	2027

School Academic Performance: The following tables represent the recent academic performance of KVCP; a similar local elementary school, Los Robles-Ronald McNair Academy; a similar local middle school, Belle Haven Elementary; and Ravenswood City Elementary District. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards. For the 2020-21 school year, testing participation varied due to factors surrounding the COVID-19 pandemic.

English Language Arts Achievement

	FY21	FY22	FY23	FY24	FY25
KVCP	20.63	26.04%	21.24%	26.83%	21.48%
Los Robles-Ronald McNair Academy	**	7.35%	2.47%	0.00%	6.51%
Belle Haven Elementary	**	11.64%	14.45%	8.70%	6.17%
Ravenswood City Elementary District	**	12.35%	10.93%	8.60%	12.08%

Mathematics Achievement

	FY21	FY22	FY23	FY24	FY25
KVCP	10.03%	14.28%	15.18%	19.52%	19.95%
Los Robles-Ronald McNair Academy	**	7.89%	2.13%	0.00%	6.20%
Belle Haven Elementary	**	11.46%	6.52%	7.55%	5.42%
Ravenswood City Elementary District	**	5.60%	4.81%	6.10%	7.13%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for KVCP from FY 2021 through FY 2031. KVCP administration anticipates occupying the rehabilitated facility by the start of FY 2030.

KVCP’s enrollment projections and assumptions have been further analyzed by staff. A declining enrollment trend since FY 2022 is understood to be a direct result of a significant staffing shortage stemming from teaching challenges imposed by the COVID pandemic. The school explains staffing levels have increased and stabilized this year. Since COVID there was a school closure in addition to other schools consolidating within the district. KVCP reports these changes have increased the pool of prospective students. KVCP anticipates arresting the recent declining enrollment trend in the projected years. They note the test scores for KVCP demonstrate the efficacy of the school’s instructional program to drive enrollment. Based on KVCP’s explanation of their enrollment projections staff find them to be achievable, though review of enrollment progress prior to advance apportionment soundness determination may be considered.

KVCP Student Enrollment and Average Daily Attendance

Year (FY)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Enrollment	630	666	619	575	587	540	583	595	632	646	660
ADA (%)	93.7%	85.7%	90.0%	93.2%	90.8%	92.2%	93.2%	93.1%	93.2%	93.2%	93.9%

Financial Analysis

Financial Data Sources: This financial analysis is based on the consideration and review of the following for KVCP: (1) audited financial statements for FY 2023 through 2025, (2) budget projections for FYs 2026 through 2031 along with assumptions.

Historic Deficits: KBAS and the school explain that expenditures were not reduced in time to accommodate revenue reductions relating to COVID stimulus funding ending. The deficit years can be seen in FY 2023, FY 2025 and FY 2026 (projected). Expenditures are being tightened in FY 2026 and a surplus in FY 2027 is anticipated by KVCP. They indicate surplus will be possible based on increasing enrollment and adjusted expenditures. KBAS noted this trend of deficit years relating to adjustments in expenditures not mirroring revenue reductions was seen across the Bay Area KIPP schools.

Assumptions: Staff’s financial analysis of KVCP is based upon the following assumptions: (1) occupancy of the project facilities in FY 2030; (2) the repayment of KVCP’s CSFP matching

share loan in the amount of \$14,257,198 at 3.0% interest commencing in FY 2031; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding KVCP’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS										
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE
OPERATIONAL & FINANCIAL										
Enrollment	619	575	587	540	583	595	632	646	660	604
Average Daily Attendance (ADA)	557	536	533	498	543	554	589	602	620	559
Average Daily Attendance (%)	90.0%	93.2%	90.8%	92.2%	93.2%	93.1%	93.2%	93.2%	93.9%	92.5%
Retention Rate	89.6%	88.3%	88.4%	87.1%	0.0%	0.0%	0.0%	0.0%	0.0%	39.3%
FTE Teachers	30	28	30	41	35	35	36	36	36	34
Pupil-Teacher Ratio	20.6	20.5	19.6	13.2	16.7	17.0	17.6	17.9	18.3	17.9
LCFF Sources/ADA	\$ 13,836	\$ 14,799	\$ 15,170	\$ 15,561	\$ 16,159	\$ 16,712	\$ 17,222	\$ 17,547	\$ 17,878	\$ 16,098
% Change		7.0%	2.5%	2.6%	3.8%	3.4%	3.1%	1.9%	1.9%	3.3%
Operating Revenues/ADA	\$ 18,602	\$ 23,818	\$ 20,834	\$ 20,748	\$ 19,933	\$ 20,645	\$ 20,664	\$ 21,093	\$ 21,383	\$ 20,858
% Change		28.0%	-12.5%	-0.4%	-3.9%	3.6%	0.1%	2.1%	1.4%	2.3%
Operating Expenses plus CSFP Loan/ADA	\$ 19,082	\$ 23,787	\$ 22,183	\$ 22,888	\$ 18,866	\$ 19,460	\$ 19,308	\$ 19,733	\$ 20,740	\$ 20,672
% Change		24.7%	-6.7%	3.2%	-17.6%	3.1%	-0.8%	2.2%	5.1%	1.6%
Free Cash Flow/ADA	\$ (480)	\$ 31	\$ (1,349)	\$ (2,140)	\$ 1,067	\$ 1,185	\$ 1,356	\$ 1,360	\$ 644	\$ 186
DEBT SERVICE COVERAGE										
Total Operating Revenues	\$10,367,340	\$12,768,116	\$11,104,820	\$10,329,475	\$10,829,976	\$11,439,346	\$12,170,346	\$12,695,167	\$13,253,859	
Total Operating Expenses	10,634,834	12,751,456	11,823,994	11,394,763	10,250,369	10,782,745	11,371,603	11,876,620	12,127,471	
Total Other Sources/Uses	48,302	36,842	29,169	-	-	-	-	-	-	
Net Income Available for CSFP Loan Payment	\$ (219,192)	\$ 53,502	\$ (690,005)	\$ (1,065,288)	\$ 579,607	\$ 656,601	\$ 798,743	\$ 818,547	\$ 1,126,388	
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	
Add Back Depreciation	-	-	46,589	44,989	44,989	44,989	44,989	44,989	44,989	
Adjusted Net Income Available for CSFP Loan Payment	\$ (219,192)	\$ 53,502	\$ (643,416)	\$ (1,020,299)	\$ 624,596	\$ 701,590	\$ 843,732	\$ 863,536	\$ 1,171,377	
CSFP Loan Payments	-	-	-	-	-	-	-	-	727,392	
Free Cash Flow	\$ (219,192)	\$ 53,502	\$ (643,416)	\$ (1,020,299)	\$ 624,596	\$ 701,590	\$ 843,732	\$ 863,536	\$ 443,985	\$ 183,115
DSC from Adj. Net Income									161.0%	161.0%
DSC from LCFF Sources subject to CSFA Intercept									1523.4%	1523.4%
CSFP Loan Payments/Oper. Revenues	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.5%	5.5%
FUNDRAISING										
Fundraising for Operations	\$ 19,953	\$ 47,049	\$ 206,127	\$ 206,441	\$ 1,377	\$ 1,433	\$ 1,553	\$ 1,619	\$ 1,687	\$ 54,138
Fundraising/Oper. Revenues	0.2%	0.4%	1.9%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.5%
DSC without Fundraising									160.8%	160.8%
% of Fundraising Required for 100% DSC										
LIQUIDITY										
Current Assets	\$11,891,969	\$ 6,270,486	\$ 4,634,836							
Current Liabilities	8,008,316	1,528,425	643,369							
Net Working Capital	\$ 3,883,653	\$ 4,742,061	\$ 3,991,467							
Net Working Capital/Oper. Expenses	36.5%	37.2%	33.8%							35.8%
Unrestricted Cash & Cash Equivalents	\$ 6,922,574	\$ 4,915,019	\$ 3,469,745							
Unrest. Cash & CE/Oper. Expenses (Days)	238	141	107							
Unrest. Cash & CE/All Expenses (Days)	238	141	107							162

Benchmark Summary:

- Enrollment – Average ADA rate of 91.4% for FY 2023 through FY 2025.
- Free Cash Flow and/or per ADA – KVCP operates with positive cash flow; staff finds projections reasonable and within tolerance given the length of the period examined.
- Debt Service Coverage from Adj. Net Income – Estimated 161.0% debt service coverage in the first year of repayment.

- CSFP Lease Payment relative to Operational Revenues: Representing an estimated 5.5% of annual operating revenues, projected CSFP lease payments are unlikely to create any financial hardship.
- Net Working Capital relative to Operating Expenses – KVCP liquidity metrics presently reflect the challenges balancing expenses with declining revenue with a ratio of Net Working Capital to Operational Expenses of 33.8%. The school's projections indicate this metric will strengthen in the coming years. KVCP has 107 days of unrestricted cash on hand.

Staff Recommendation: Staff recommends that the California School Finance Authority (CSFA) Board determine that KVCP is financially sound for the purposes of Charter School Facilities Program (CSFP) Preliminary and Advance apportionment. This determination, as it relates to Preliminary and Advance apportionment, is in place for twelve months and assumes no financial, operational, or legal material findings within this time period. This recommendation is contingent upon KVCP electing to have its CSFP payments intercepted at the state-level, pursuant to Sections 17199.4. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction and the State Allocation Board regarding this determination.

**Charter School Facilities Program
Prop 2 Filing Round
Staff Summary Report – April 2026
Item No. 4.13 Resolution 26-13**

Executive Summary

Applicant/Obligor:	Chico Unified School District
Project School:	Sherwood Montessori
CDS (County – District – School) Code:	04 61424 0121475
School Address:	1010 Cleveland Avenue, Chico, CA 95928
Type of Project:	New Construction & Rehabilitation
Type of Apportionment:	Preliminary and Advance
County:	Butte
District in which Project is Located:	Chico Unified School District
Charter Authorizer:	Chico Unified School District
Total Rehabilitation Project Cost:	\$3,872,042
Total New Construction Project Cost:	\$5,014,346
Total OPSC Project Cost:	\$8,886,388
State Apportionment (50% Project Cost):	\$4,443,194
Total Lump Sum Amount:	\$4,443,194
First Year of Occupancy of New Project:	2030

Staff recommends that the California School Finance Authority (Authority or CSFA) Board determine that Chico Unified School District (CUSD), on behalf of Sherwood Montessori Charter School (SMCS) is financially sound for Charter School Facilities Program (Program or CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, shall remain in effect for twelve months and assumes no financial, operational, or legal material findings within this period. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction (OPSC) and the State Allocation Board (SAB) regarding this determination.

Application Highlights: Below staff highlighted key criteria evaluated when conducting the financial soundness review for SMCS. Detailed information is contained in the body of the report:

Criteria	Comments
Demographic Information	In 2025, SMCS had a total enrollment of 116 students in grades TK through 8 th ; the average daily attendance (ADA) rate was 93.1%, and the Unduplicated Pupil Percentage (UPP) of ADA was 50.46%.
Lump Sum	On October 15 th , 2025, the CUSD school board approved providing the matching share of SMCS’s project cost as a lump sum payment. The sum will be drawn from SMCS’s allocation of approximately six million dollars of bond sale proceeds from Measures C and K passed in 2024 and 2016 respectively.
Eligibility Criteria	SMCS has met all eligibility criteria: (1) SMCS commenced operations in August of 2010; (2) SMCS charter is in place through June of 2027. (3) CUSD has confirmed that as of April 13 th , 2026, SMCS is in compliance with the terms of its Charter Agreement and has no pending or outstanding Notices of Violation or Intent to Revoke.
Student Performance	SMCS students’ performance consistently exceeded that of peers in their local district during the period examined, based on California standardized testing (CAASPP).

Legal Status Questionnaire: SMCS’s response to the Authority’s Legal Status Questionnaire stated the borrower, charter school management organization, and all related parties have no knowledge of any civil, criminal, or regulatory proceedings, investigations, or actions as described in the Legal Status Questionnaire that would require disclosure.

Project Description:

SMCS currently shares its site with Chapman Elementary School and will continue to do so following construction. The current SMCS campus also serves students from a non-District-owned site facility across the street from the primary site. The adjacent site and facilities are not included in the rehabilitation or new construction scope of work.

The rehabilitation and new construction scope of work proposed for the existing SMCS site will extend the useful life of site facilities and expand the student capacity to 192. This will include 125 students in grades K through six, 54 in grades seven and eight and 13 in non-severe Special Education.

The rehabilitation project will modernize dated infrastructure by renovating four existing classrooms encompassing 7,224 square feet of non-toilet space and 480 square feet of toilet space. A new construction component will replace two exempt portable classrooms and add two more classrooms by constructing four entirely new permanent spaces. Of the replacement classrooms, one will service seventh- and eighth-grade students and the other will be for special education. The two new classrooms will serve kindergarten through sixth grade and middle school students. On completion of the project, the site will house eight classrooms.

School Organizational Information: SMCS operates as a 501(c)(3) nonprofit corporation and is a direct-funded charter school authorized by the CUSD. The school serves students in

transitional kindergarten through eighth grade. Governance and fiduciary oversight are maintained by an independent, five-member Board of Directors. The school director is responsible for day-to-day administrative and financial operations. A Business Manager manages the charter's financial reporting and compliance.

2025-2026 SMCS Board of Directors

Name	Position	Term Expiration
Tina Hanson-Lewis	Chair	2022-2026
Maria Santoni	Treasurer	2022-2026
Chelsea Rae Scevers	Secretary	2024-2027
Brooke Jeffers	Vice Chair	2025-2026
Jennifer White	Member	2025-2026

School Academic Performance: The following tables represent the recent academic performance of SMCS; and similar local elementary schools, Rosedale Elementary, Citrus Avenue Elementary, and CUSD. Results are provided through the California Department of Education’s CAASPP Smarter Balanced testing data. Percentages represent students who met or exceeded performance standards.

In FY 2021, a limited subset of both CUSD schools and students completed CAASPP testing. The results from this period are not representative of the aggregated test results of all district schools in other years. For the 2020-21 school year, testing participation varied due to factors surrounding the COVID-19 pandemic.

English Language Arts Achievement

	FY21	FY22	FY23	FY24	FY25
SMCS	36.21%	30.18%	34.01%	47.54%	43.40%
Rosedale Elementary	**	53.69%	51.24%	42.68%	43.77%
Citrus Ave Elementary	**	25.75%	28.66%	30.29%	30.85%
CUSD	73.43%	55.17%	55.01%	52.86%	54.15%

Mathematics Achievement

	FY21	FY22	FY23	FY24	FY25
SMCS	17.24%	7.55%	32.15%	31.67%	22.22%
Rosedale Elementary	**	40.57%	49.58%	43.08%	42.33%
Citrus Ave Elementary	**	16.17%	23.36%	29.48%	24.46%
CUSD	42.60%	38.92%	40.03%	38.89%	40.19%

Enrollment Trends and Projections: The tables below present enrollment and average daily attendance information for SMCS from FY 2020 through FY 2031. SMCS administration anticipates occupying the proposed project facility by the start of FY 2030. The assumptions made for enrollment and ADA in the projected years are considered reasonable by staff and consistent based on historical data, project scope in addition to SMCS’s establishment of pre-kindergarten. SMCS plans for these students to form stable cohorts that move through the

grades within the school. SMCS continued this in FY 2025 with the enrollment of 11 TK students, an increase from nine in FY 2024.

SMCS Student Enrollment and Average Daily Attendance

Year (FY)	2020	2021	2022	2023	2024	2025
Enrollment	156	122	105	98	114	116
ADA (%)	93.2%	93.2%	96.6%	94.2%	91.5%	93.1%

Year (FY)	2026	2027	2028	2029	2030	2031
Enrollment	104	121	137	149	149	149
ADA (%)	92.0%	92.0%	92.0%	92.0%	92.0%	91.9%

Financial Analysis

Despite having its local match being satisfied by general obligation bond proceeds from CUSD, staff conducted an analysis of SMCS to ensure on going financial and operational solvency of the school once the project is complete.

Financial Data Sources: This financial analysis is based on the consideration and review of the following for SMCS: (1) audited financial statements for FY 2023 through 2025 (2) budget projections for FYs 2026 through 2031 along with assumptions.

Assumptions: Staff’s financial analysis of SMCS is based upon the following assumptions: (1) occupancy of the project facilities in early FY 2030; (2) CUSD will provide the full matching share of funds sourced from Measure C and K bond proceeds allocated to SMCS and the school will not be encumbered with any debt to complete the project; (3) school enrollment and ADA projections as provided above under Enrollment Trends and Projections.

Long-Term Liabilities: Based on available data, staff are not aware of any foreseeable long-term liabilities at this time. Additionally, obligors are required to notify the Authority before taking on additional debt that exceeds certain thresholds.

Benchmark Summary and Analysis: The following table and summary listing sets forth the results of staff’s analysis regarding SMCS’s financial soundness. Where a threshold has been established based on industry standards or practice, the listing indicates whether or not the threshold was met.

OPERATIONAL, FINANCIAL & STUDENT PERFORMANCE METRICS										
	Actual FY 2023	Actual FY 2024	Actual FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	AVERAGE
OPERATIONAL & FINANCIAL										
Enrollment	98	114	116	104	121	137	149	149	149	126
Average Daily Attendance (ADA)	92	104	108	96	111	126	137	137	137	117
Average Daily Attendance (%)	94.2%	91.5%	93.1%	92.0%	92.0%	92.0%	92.0%	92.0%	91.9%	92.3%
FTE Teachers	9	8	7	8	7	8	8	8	8	8
Pupil-Teacher Ratio	10.9	14.3	16.6	13.0	17.3	17.1	18.6	18.6	18.6	16.1
LCFF Sources/ADA	\$ 11,206	\$ 12,179	\$ 12,177	\$ 12,718	\$ 13,004	\$ 13,361	\$ 13,798	\$ 14,074	\$ 14,364	\$ 12,987
% Change		8.7%	0.0%	4.4%	2.2%	2.7%	3.3%	2.0%	2.1%	3.2%
Operating Revenues/ADA	\$ 23,907	\$ 16,913	\$ 15,803	\$ 16,443	\$ 16,058	\$ 16,059	\$ 16,278	\$ 16,554	\$ 16,846	\$ 17,207
% Change		-29.3%	-6.6%	4.0%	-2.3%	0.0%	1.4%	1.7%	1.8%	-3.7%
DEBT SERVICE COVERAGE										
Total Operating Revenues	\$ 2,207,557	\$ 1,763,358	\$ 1,706,416	\$ 1,573,239	\$ 1,787,605	\$ 2,024,020	\$ 2,231,430	\$ 2,269,258	\$ 2,307,844	
Total Operating Expenses	1,961,530	1,869,282	2,013,929	1,836,677	1,785,300	1,900,400	2,001,400	2,089,400	2,094,400	
Total Other Sources/Uses	-	-	-	-	-	-	-	-	-	
Net Income Available for CSFP Loan Payment	\$ 246,027	\$ (105,924)	\$ (307,513)	\$ (263,438)	\$ 2,305	\$ 123,620	\$ 230,030	\$ 179,858	\$ 213,444	
Add Back Capital Outlay	-	-	-	-	-	-	-	-	-	
Add Back Depreciation	9,126	9,618	9,618	-	-	-	-	-	-	
Adjusted Net Income Available for CSFP Loan Payment	\$ 255,153	\$ (96,306)	\$ (297,895)	\$ (263,438)	\$ 2,305	\$ 123,620	\$ 230,030	\$ 179,858	\$ 213,444	
DSC from Adj. Net Income										#DIV/0!
DSC from LCFF Sources subject to CSFA Intercept										#DIV/0!
CSFP Loan Payments/Oper. Revenues										#DIV/0!
FUNDRAISING										
Fundraising for Operations	\$ -	\$ 15,951	\$ 4,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,316
Fundraising/Oper. Revenues	0.0%	0.9%	0.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
LIQUIDITY										
Current Assets	\$ 1,108,638	\$ 927,079	\$ 628,910							
Current Liabilities	305,830	230,417	230,143							
Net Working Capital	\$ 802,808	\$ 696,662	\$ 398,767							
Net Working Capital/Oper. Expenses	40.9%	37.3%	19.8%							32.7%
Unrestricted Cash & Cash Equivalents	\$ 782,900	\$ 593,608	\$ 293,131							
Unrest. Cash & CE/Oper. Expenses (Days)	146	116	53							

Benchmark Summary:

- Enrollment – Average ADA rate is a historically stable 92.7% and reasonably projected to hold at 92.0% going forward.
- Free Cash Flow and/or per ADA – SMCS operates with positive cash flow; staff finds projections reasonable and within tolerance given the length of the period examined.
- Net Working Capital relative to Operating Expenses – SMCS liquidity metrics are strong with a ratio of Net Working Capital to Operational Expenses of approximately 20% and 53 days of unrestricted cash on hand.
- CUSD has provided a formal letter of certification to substantiate the availability of dedicated funds from Measure C and K to meet the local matching share lump sum contribution for this project.

Staff Recommendation: Staff recommends that the California School Finance Authority (CSFA) Board determine that SMCS is financially sound for the purposes of Charter School Facilities Program (CSFP) Preliminary and Advance Apportionment. This determination, as it relates to Preliminary and Advance Apportionment, is in place for twelve months and assumes no financial, operational, or legal material findings within this time period. This recommendation is contingent upon SMCS electing to have its CSFP payments intercepted at the state-level, pursuant to Sections 17199.4. Staff recommends that the CSFA Board direct staff to immediately notify the Office of Public School Construction and the State Allocation Board regarding this determination.