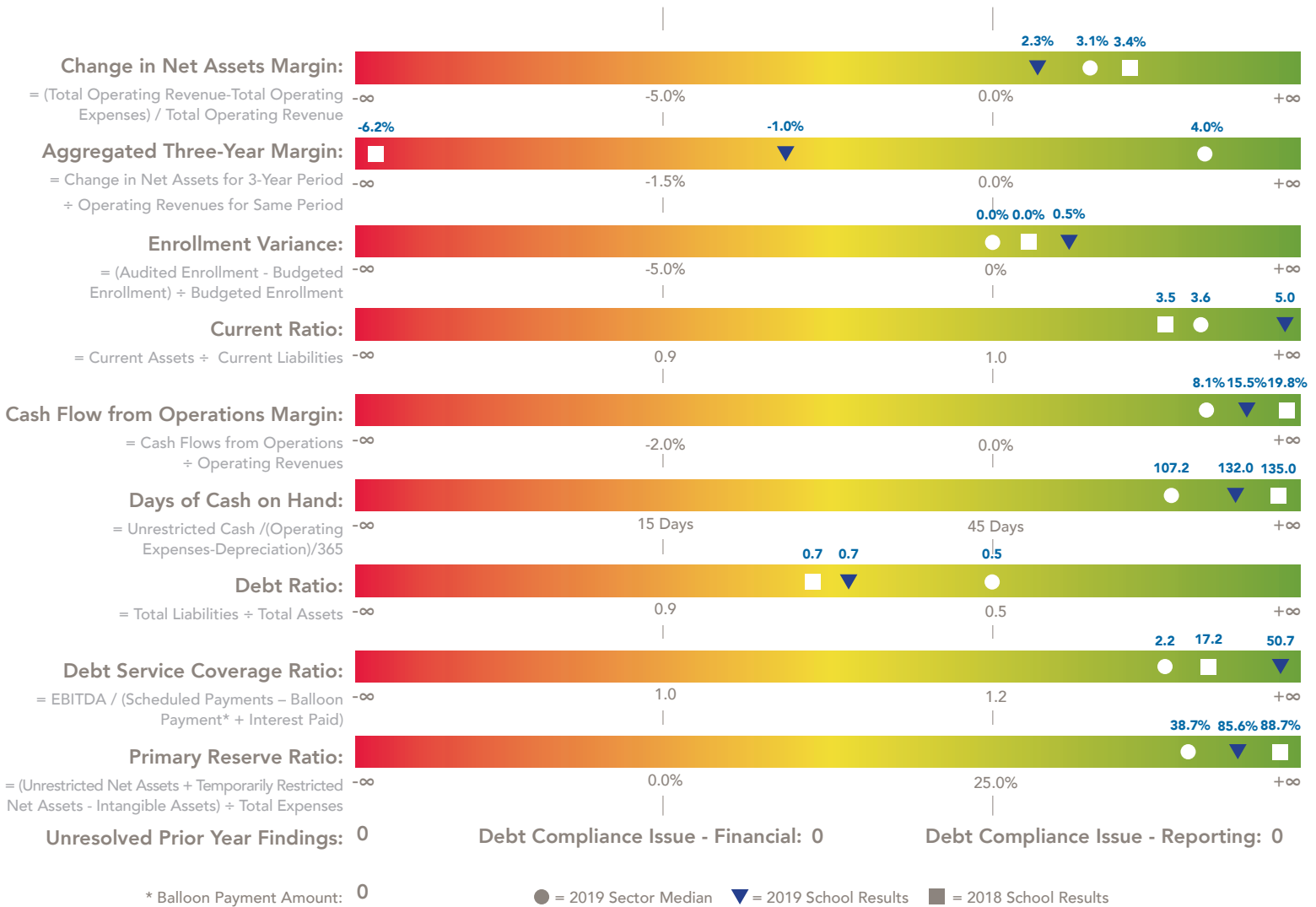


Opened:  
1998-1999

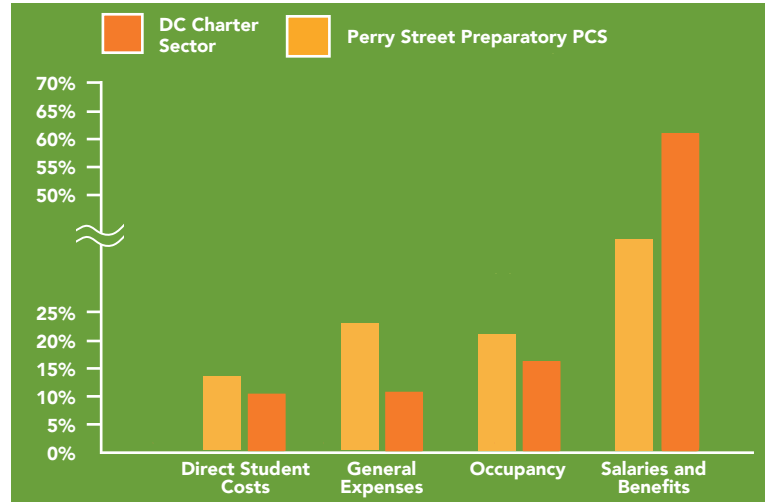
Audited Enrollment:  
367

### KEY FINANCIAL INDICATORS



#### Comments from the School

#### PCS EXPENSES BY CATEGORY



# PERRY STREET PREPARATORY PCS

## FY2019 Financial Analysis Report

### FINANCIAL POSITION

	2019	2018
Total Assets	\$23,087,047	\$22,478,976
Current Assets	\$3,462,403	\$3,308,241
Total Liabilities	\$15,616,109	\$15,209,558
Current Liabilities	\$696,059	\$940,866
Net Asset Position	\$7,470,938	\$7,269,418

### FINANCIAL ACTIVITIES

	2019	2018
Revenues and Support	\$8,934,077	\$8,482,260
Expenses	\$8,732,557	\$8,196,412
Non-operating Revenues (Expenses)	\$0	\$0
Surplus (Deficit)	\$201,520	\$285,848

### AUDIT FINDINGS

	2019	2018
Qualified/Modified/Adverse Opinion on the Financial Statements	No	No
Material Weakness in Internal Control over Financial Reporting (GAS)	No	No
Non-compliance Material to the Financial Statements (GAS)	No	No
Modified Opinion on Major Federal Award Programs (Uniform Guidance)	No	No
Material Weaknesses in the Internal Control over Compliance with Major Federal Programs (Uniform Guidance)	No	No
Findings and Questioned Costs	0	0
Going-Concern Issue	No	No

### REVENUES/EXPENSES PER STUDENT

	2019	2018	2019 Sector Median
DC Funding per Student	\$20,183	\$19,943	\$19,863
Grants and Contributions Per Student	\$964	\$43	\$346
Total Revenues per Student	\$24,344	\$24,166	\$23,270
Expenses per Student	\$23,794	\$23,352	\$22,981

### PCSB OBSERVATIONS

The school had an extremely strong financial position as we continue to see results of the school's turnaround plan. The school's current ratio of 5.0 and 132 days of cash on hand reflect a strong liquidity position, indicating that the school can easily meet short-term obligations. In addition, the school had a very strong primary reserve ratio of 85%. As a share of total expenses, the school's personnel costs are lower and general expenses are higher than the median for all charter schools. This difference is driven by the school's use of a management organization for pre-K school services.

#### Property Lease:

In May 2010, the school entered into a 25-year lease agreement with the District of Columbia for its school space. The rent obligation is lease is \$96K per month, subject to rent abatements equivalent to tenant improvements to the facility. As a result, the school is not having to make any monthly rent payments for its facility. In addition, the school subleases portions of its building space to three lessees for terms ranging from three to 21 years. Rent expense totaled \$292K in FY 2019.

School Name	FY19 Revenues	FY19 Operating Result
Perry Street Preparatory PCS	\$8,934,077	\$201,520
Management Organization ("MO") / Related Party ("RP")	MO/RP Tax Status	
AppleTree Institute for Education Innovation	Non-Profit	
Highest Paid Employee / Head of MO / RP	Title	Total Compensation
Jack McCarthy	CEO	\$264,969
Services Provided	FY19 Payment	% of School Revenue
Pre-K school operations	\$1,448,693	16.22%
<b>Total</b>	<b>\$1,448,693</b>	<b>16.22%</b>
DC PCSB Comments		
<p>Effective July 1, 2015, the school entered into a management agreement with AppleTree Institute for Education Innovation (AppleTree). AppleTree fully manages and operates the educational program for PK3 and PK4. As a management fee for these services, AppleTree receives an amount equal to the per-pupil funding the school receives for its enrolled PK3 and PK4 students, excluding the facilities allotment and less any administrative fees. The school incurred management fees of \$1.4MM in 2019. Please note that the highest paid employee above was taken from the most recent 990 available at the time this report was produced.</p>		
School Comments		