



January 4, 2022

Charter Authorizing Panel
Arkansas Division of Elementary and Secondary Education
Four Capitol Mall
Little Rock, AR 72201

Re: Exalt Academy of Southwest Little Rock Additional Classroom Space

Dear Charter Authorizing Panel:

In order to continue the strong stewardship of public funds Exalt Academy leadership is carefully selecting one of several opportunities to create additional classroom space.

1. Lease Classroom Space at 8201 Frenchmans Lane, Little Rock, Arkansas
Broker Letter Attached
2. Lease Classroom Space at 8300 Geyer Springs Rd, Little Rock, Arkansas
Working toward negotiating with owner's representative about a lease or purchase path on property.
Listing attached.
3. Add Classroom Portable to Current Campus
Able to utilize portable space on temporary or long-term basis depending on need.
Proposals attached from Willscot Portables, Satellite Co, and Boxx Modular

Also attached is a draft budget summary for the 2022-2023 school year accounting for the additional expenditures of space, repairs, utilities, and staffing, that will be necessary for educating 108 additional students next school year.

If we can provide additional information, please contact me at tlong@exaltacademies.org or 501-683-0085.

Warm regards,

A handwritten signature in blue ink that reads "Tina Long".

Tina Long
Superintendent
Exalt Academy of Southwest Little Rock

Enclosed



Dennis Tiede <dennis.tiede@exaltdeducation.org>

Exalt Academy Lease of Korean Loving Church (8201 Frenchmans Lane, Little Rock, AR

1 message

rodchandler43@aim.com <rodchandler43@aim.com>

Mon, Jan 10, 2022 at 10:29 AM

Reply-To: rodchandler43@aim.com

To: "dennis.tiede@exaltdeducation.org" <dennis.tiede@exaltdeducation.org>

Hi Dennis,

I wanted to follow up and let you know that I have spoken with Mr. Hong at the Korean Living Church regarding Exalt academy's desire to lease four classrooms, starting on July 1, 2022 and ending on June 30, 2023 at a rate of \$4,000.00 per month. Mr. Hong has informed me that he will be meeting with his board on January 16, 2022 to review the proposed lease and after review and discussion he will let me know next steps. I look forward to working with you to achieve the desired outcome for all parties involved.

Best,

Rodney Chandler

Empire Development Group, LLC



For Sale/Lease

Geyer Springs Frontage /Former School

8300 Geyer Springs Rd, Little
Rock, AR 72209

NATHAN MONAN
501 372 6161 | 710
nathan.monan@colliers.com



COLLIERS INTERNATIONAL
1 Allied Dr, Suite 1500
Little Rock, AR 72202
501 372 6161
www.colliers.com/arkansas

KEY FEATURES/HIGHLIGHTS

- › Sale price: \$600,000
- › Lease rate: Negotiable
- › Building size: +/- 16,948 SF
- › Land area: 0.8 AC
- › Former school with open floor plan and large rooms
- › Traffic count: approx. 29,000 vehicles per day on Geyer Springs Road
- › Zoned: "O-3," General Office District
- › Quick access to I-30

Property Photos



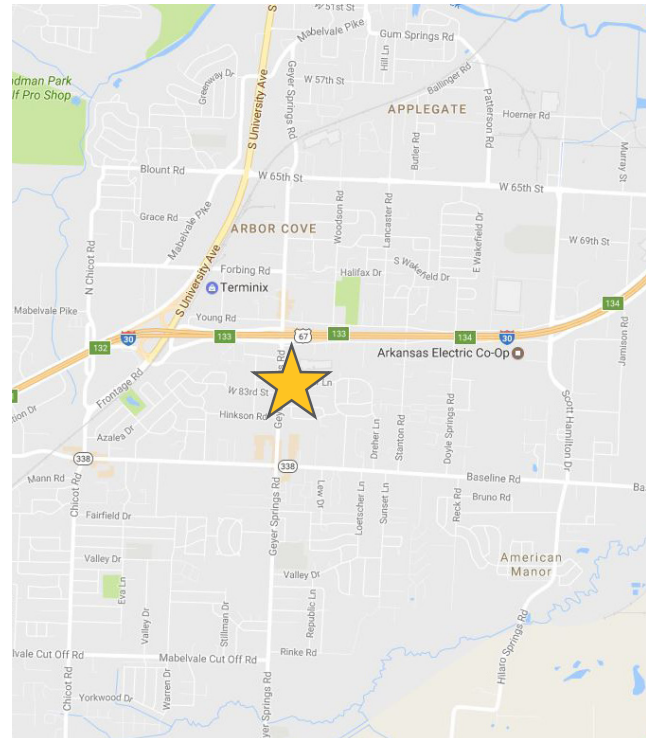
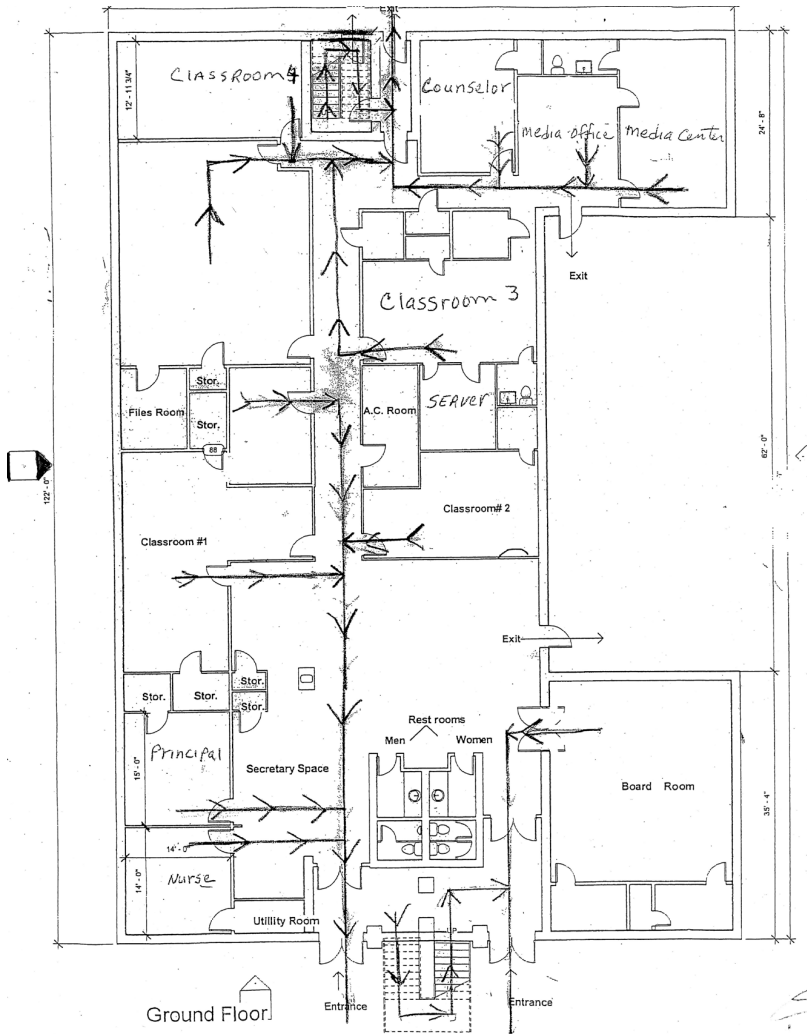
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FOR SALE > Commercial Site

FIRST FLOOR PLAN



CONTACT US

NATHAN MONAN
501 372 6161 | 710
nathan.monan@colliers.com



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Williams Scotsman, Inc.
7424 Bicentennial Road
North Little Rock AR 72218

Your WillScot Representative
Paul Mammarelli, Territory Sales Manager
Phone: (501) 612-5184
Email: vincent.mammarelli@willscot.com
Toll Free: 800-782-1500

Contract Number: 1583577
Revision: 1
Date: January 07, 2022

Lease Agreement

Lessee:
Exalt Academy of Southwest Little Rock
1818 N Taylor St
Little rock, Arkansas 72207

Contact:
Dennis Tiede
1818 N Taylor St
Little rock, AR 72207
Phone: (501) 683-0085
Email: dennis.tiede@exaltdeducation.org

Ship To Address:
LITTLE ROCK, AR 72209 US
Delivery Date (on or about): 04/04/2022

Rental Pricing Per Billing Cycle

	Quantity	Price	Extended
68x24 Classroom (64x24 Box)	1		\$1,541.00
White Board 48x72	4	\$16.00	\$64.00
Prem OSHA Step & Canopy	1	\$73.00	\$73.00
ADA/IBC Ramp - 30' & less	1	\$256.00	\$256.00
Window/Door Security Bundle - 30-40	1	\$46.00	\$46.00
Professional Air Purifier	2	\$56.00	\$112.00

Minimum Lease Billing Period: 60

Billing Cycle: 28 Days

Total Recurring Building Charges: \$1,541.00

Subtotal of Other Recurring Charges: \$551.00

Total Recurring Charges Per Billing Cycle: \$2,092.00

Delivery & Installation

Fuel Surcharge Delivery	1	\$264.60	\$264.60
Essentials Material Handling	1	\$838.25	\$838.25
Ramp - Delivery & Installation	1	\$1,071.43	\$1,071.43
Delivery Freight	2	\$735.00	\$1,470.00
Block and Level	1	\$5,534.60	\$5,534.60
Vinyl skirting	176	\$15.71	\$2,764.96

Total Delivery & Installation Charges: \$11,943.84

Final Return Charges*

Fuel Surcharge Return	1	\$264.60	\$264.60
Skirting Removal - Vinyl LF	176	\$4.29	\$755.04
Ramp - Knockdown & Return	1	\$928.57	\$928.57
Return Freight	2	\$735.00	\$1,470.00
Teardown	1	\$3,750.00	\$3,750.00

Due On Final Invoice*: \$7,168.21

Total Including Recurring Billing Charges, Delivery, Installation & Return: \$144,632.05**

Summary of Charges

Model: CL6824	Quantity: 3	Total Charges for(3) Building(s): \$433,896.15
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Additional Services: For your convenience, we also recommend the following items (not included in this Agreement)

BY INITIALING BELOW, BUYER/LESSEE/CUSTOMER HEREBY ACKNOWLEDGES AND CONFIRMS THAT IT HAS SELECTED THE INITIALED RECOMMENDED ITEMS TO BE ADDED TO THIS CONTRACT AND AGREES TO PAY THE ADDITIONAL SPECIFIED AMOUNT(S) IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THIS CONTRACT.

Initial	Recommended Items	Billing Frequency	Qty	Price	Extended
_____	Property Damage Waiver (11/12)	Recurring	2	\$89.00	\$178.00
_____	General Liability CL - Allen Insurance	Recurring	1	\$38.00	\$38.00
_____	Data Hub Rental	Recurring	2	\$92.00	\$184.00



Williams Scotsman, Inc.
7424 Bicentennial Road
North Little Rock AR 72218

Your WillScot Representative
Paul Mammarelli, Territory Sales Manager
Phone: (501) 612-5184
Email: vincent.mammarelli@willscot.com
Toll Free: 800-782-1500

Contract Number: 1583577
Revision: 1
Date: January 07, 2022

Insurance Requirements Addendum

QTY	PRODUCT	EQUIPMENT VALUE/BUILDING	DEDUCTIBLE PER UNIT
3	CL6824	\$51626.00	\$4000.00

Lessee: Exalt Academy of Southwest Little Rock

Pursuant to the Williams Scotsman Lease Agreement and its Terms and Conditions ("Agreement"), a Lessee is obligated to provide insurance to Williams Scotsman, Inc. ("Lessor") with the following insurance coverage:

- Commercial General Liability Insurance:** policy of combined bodily injury and property damage insurance insuring Lessee and Lessor against any liability arising out of the use, maintenance, or possession of the Equipment. Such insurance shall be in an amount not less than \$1,000,000 per occurrence, naming the Lessor as Additional Insured and Loss Payee.
- Commercial Property Insurance:** covering all losses or damage, in an amount equal to 100% of the Equipment Value set forth in the Lease providing protection against perils included within the classification and special extended perils (all "risk" insurance), naming the Lessor as Additional Insured and Loss Payee.

Commercial General Liability Insurance

Lessee is providing Commercial General Liability Insurance in accordance with the requirements set forth in the Lease Agreement and Lessee shall provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

Commercial Property Insurance

Lessee is providing Commercial Property Insurance in accordance with the requirements set forth in the Lease Agreement and shall provide a certificate of insurance in the manner and within the time frame set forth in the Agreement. If Lessee fails to deliver the required certificate of insurance, Lessee understands and agrees that the Lessor has the right to impose a missing insurance certificate fee.

By signing below, the Lessee agrees to the terms and conditions stated herein. All other Terms and Conditions of the Agreement shall remain the same and in full force and effect. Each party is hereby authorized to accept and rely upon a facsimile or electronic signature of the other party on this Addendum. Any such signature shall be treated as an original signature for all purposes.

Otherwise, if elected on preceding pages:

Commercial General Liability Insurance

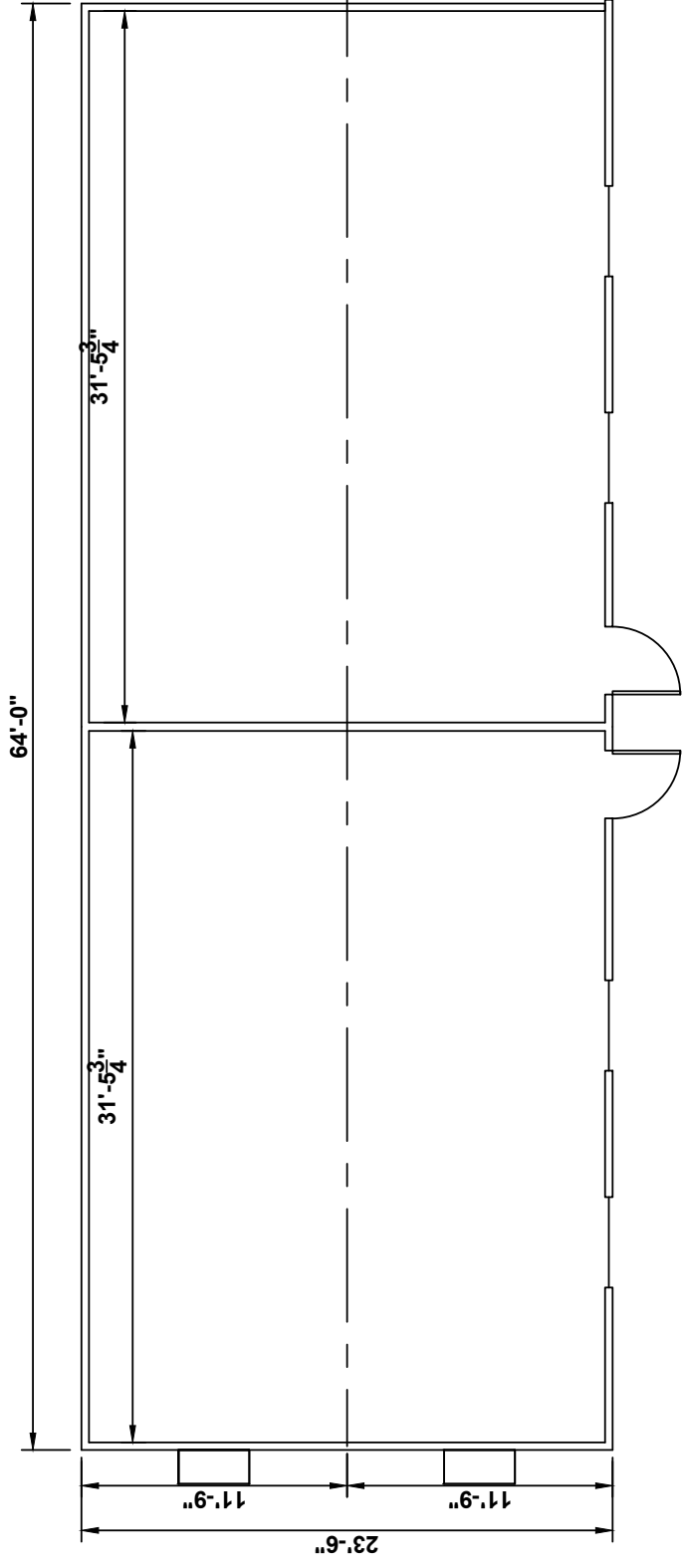
Lessee elects to participate in the Commercial General Liability Insurance Program, whereby Lessee will receive insurance coverage through American Southern Insurance Company ("Insurer") and administered by Allen Insurance Group ("Agent"). The Lessee acknowledges and agrees that the policy issued by the Insurer is a third party liability policy that covers those amounts that Lessee is legally obligated to pay due to bodily insurance and property damage arising **from the proper use and occupancy** of Equipment leased from Williams Scotsman up to the policy limits. Coverage is subject to underwriting and specific terms and conditions set forth in the policy. An outline of cover is available upon request. By signing below, Lessee understands and agrees that the Lessor is not providing the insurance coverage and serves only as a billing agent for the Insurer and its Agent; and, accordingly, it assumes no liability therefore.

Signature of Lessee: _____ Print Name: _____ Date: _____

Damage Waiver Program

Lessee elects to participate in the Lessor's Damage Waiver Program. Lessee understands and agrees that under this program, the Lessor waives, for a fee, Lessee's obligation to carry Commercial Property Insurance and Lessee's liability to Lessor for repair or replacement of the modular units leased from Williams Scotsman resulting from loss or damage as specified in the Williams Scotsman Lease Agreement. Lessee remains liable to Williams Scotsman for the amount of the damage deductible per unit of equipment noted above. Please refer to the Agreement for specific details on coverage, exclusions and restrictions on coverage. The Property Damage Waiver is not and shall not constitute a contract for insurance.

Signature of Lessee: _____ Print Name: _____ Date: _____



Specifications

Size	68' Long (including hitch)	64' Box size	24' Wide nominal	8' Ceiling height nominal
Interior Finish	Vinyl covered gyp walls	Vinyl Tile floors	T-Grid ceiling	Wide open shells available
Electric	Fluorescent ceiling lights	120/240 volt single phase electric	100 AMP breaker panel	Horizontal slider windows
Windows/Doors				Vision panel door with standard locks
Exterior Finish/Frame				Steel siding
				I-Beam outrigger frame
				Standard drip rail gutters
				Heating & Cooling
				Central HVAC unit
				Heat in A/C unit

Additional floor plans available. Floor plans and specifications may vary from those shown and are subject to in-stock availability.

**WILLIAMS SCOTSMAN
SCOPE OF WORK**

	Customer	N/A	Williams Scotsman
1. Delivery to customers site			X
2. Provide staging area	X		
3. Permits, fee's or building code compliance	X		
4. Site access including all weather road	X		
5. Excavating, grading,	X		
6. Site leveling + - 3", compaction at 2500 PSF and drainage	X		
7. Stake location	X		
8. Site utilities and connections	X		
9. Provide foundation (at or below grade) if necessary	X		
10. Permits and fees (other than delivery)	X		
11. Set buildings on foundation (By use of truck)			X
12. Provide 8"x8"x16" hollow cell CMU piers on foundation (drystack)			X
13. Hitches to be removed and stored under building Axles and tires to remain on building			X
14. Provide temporary power within 50 feet	X		
15. Anchor building			X
16. Install skirting If ordered			X
17. Align walls and level floors			X
18. Supply/install electrical sub - panel on each module			X
19. Interconnect module panels to main electric distribution panel	X		
20. Provide main distribution panel	X		
21. Supply/install transformer	X		
22. Connect power during set-up, including crossovers	X		
23. Harness water and sewer to building exterior, including crossovers	X		
24. Supply/install plumbing manifolds	X		
25. Connect water and sewer including HVAC condensate lines	X		
26. Supply/install decks, steps and landings,	X		
27. Supply/install site built handi-cap ramp	X		
28. Supply/install sprinkler system or fire suppression	X		
29. Canopies, covered walkways, exterior lights, signage, gutters	X		
30. Final cleanup, sweep, mop, wax, etc...customer to provide dumpster	X		
31. Phone and computer wiring and jacks are to be provided on site by customer.	X		

Building Clarifications

Buildings are subject to availability at the time of order.

Pricing included is for standard delivery, block, level, tie-down, optional skirting and site built handicap ramp.

Any other site work will be handled in the form of a change order or contract addendum.

Proposed building does not include exterior fire rated assemblies. If fire rated assemblies are required due to proximity of building with existing buildings and / or property lines alternated units may be required and additional pricing will be incurred. All customer subcontractors (phone/data etc...) not to begin work until WS scope of work are substantially complete.



Brian Leonard
BUSINESS DEVELOPMENT MANAGER
OKLAHOMA-ARKANSAS-MISSOURI-KANSAS
918-645-1010
brianl@satelliteco.com

1/7/2022

LTR AR

SM6424 Double Wide Classroom

12-24 month, Monthly rental rate	\$1,400
Delivery	\$5,800
Set up, including 8 tie downs	\$3,600
Skirting	\$1,900 optional
Knockdown	\$2,900
Return delivery	\$5,800

OPTIONS:

METAL STEPS	\$45/MO/EA
SECURITY BARS	\$45/MO

tax not included

Double Wide Hi-Rib Steel Portable Classrooms



General Specifications

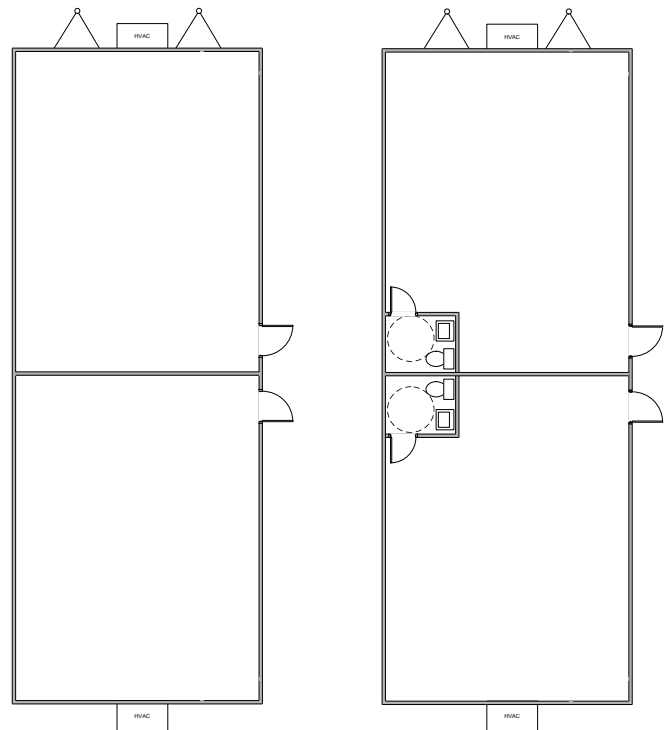
- 24' x 64' Building
- Vinyl Covered Gypsum Walls
- Vinyl Tile or Carpeted Flooring
- T-Grid Ceiling
- Electric Heating and Cooling System
- Hi-Rib Steel Exterior Siding
- Diffused Fluorescent Ceiling Lights
- Vertical Sliding Windows
- 220 Volt Power
- Models with and without ADA Restrooms
- Galvalume Hi-Rib Steel Roof
- ADA & Multi-State Coded

Perks of Being A Satellite Customer

- No Hidden Fees - Don't Get Surprises on your Invoice
- Full Circle Solutions - Get all your Amenities in one stop
- Pick From the Newest Fleet in the Industry
- Transparent Pricing
- Work With Local Experts

Satellite Shelters, Inc.

Since 1972, we have been the national provider of temporary and permanent space solutions including Mobile Offices, Modular Buildings, Ground-Level Offices, Storage Containers and Blast Resistant Modules.



Flexible Financing

We have rental, lease and purchase options to fit your needs.

*Building exteriors and interiors may differ based on region. For more information, contact your local Satellite office.

Delineation of Responsibilities - SHORT FORM

rev 10.07

DATE



PROJECT NAME

PROJECT DESCRIPTION

LOCATION

Name BRIAN LEONARD
Branch MAJOR PROJECTS CENTRAL
Address brianl@satelliteco.com
Phone 918-645-1010
Fax

ITEM	RESPONSIBILITY			NOTES
	Satellite	Customer	N I C *	
Section 1, Design & Engineering				
A. Site inspection.		X		
B. Provide suggested pier or foundation plan with anchoring locations, blocking points & KIP loads for flush-to-grade piers, or dry-block set.	X			
C. Provide engineered foundation drawing including building anchoring system.			X	
D. A/E fees & soil reports for engineered foundation			X	
E. Provide modular building drawings for approval by owner or owner's representative.	X			
F. Provide drawings detailing stub-down locations for sewer, water, & electrical.			X	
Local code compliance, fire alarm and sprinkler systems, site plans, testing services, planning & zoning submissions, surveys & stakes out of site are by Customer.			X	
			X	
Section 2, Contractual				
A. Payment/Performance Bond			X	
B. Insurance: Liability and Workmen's Compensation			X	
C. Insurance: Property and Builder's Risk		X		
D. Taxes: Sales, Use, Excise or Personal Property		X		
E. Wages: Non-prevailing, non-union			X	
Lease/rental contracts on Satellite paper. Other contracts shall have mutual agreeable terms and conditions; all quotes subject to verification of credit				
Section 3, Permits, Fees, & Inspections				
A. Bldg. module transportation permits & fees.	X			
B. Bldg. permit application & inspections		X		
C. Bldg. permit fee.		X		
All tap and impact fees, zoning approvals and any other permit or use fees and inspections (elec/mechanical/gas) are by Customer				
Section 4, Site Preparation				
A. Install flush-to-grade piers for dry blocking		X		
B. Install engineered, mortared foundation & blocks			X	
C. Install step & ramp foundation per plans		X		
D. Install footings or foundations		X		
E. Sure-Wall piers			X	
F. Spread foundation spoils on site			X	
G. Remove soils from site			X	
H. Site clearing		X		
Site shall be level (to within 1' in 70'), truck accessible, with a minimum soil bearing of 2,000 PSF clear of obstructions above and below ground. Satellite is not responsible for settling due to improper foundations, inadequate soil bearing, poor site drainage.				
Pricing is based on normal soils. Adequate secure staging area by Customer.				

ITEM	RESPONSIBILITY			NOTES
	Satellite	Customer	N I C *	
Section 5, Installation				
A. Receive & sign for modules; inspect for damage		X		
B. Position module units over flush to grade piers with truck (Dry stack block set).	X			
C. Crane set module units			X	
D. Remove hitches	X			
E. Remove axles and tires			X	
F. Store hitches, axles and tires under building			X	
G. Install in-ground anchors or weld to foundation plates per drawings			X	
H. Adjust all doors - install ship loose items	X			
I. Install lockers, marker/tack boards, other items			X	
J. Complete factory supplied suspended ceiling	X			
K. Complete gypsum ceiling at seam lines			X	
L. Complete scuppers or gutters & downspouts			X	
M. Site install floor covering with materials as specified	X			
N. Complete all exterior trim & skirting to match exterior.	X			
O. Install steps & ramps per drawings		X		
P. Install canopies per drawings			X	
All landscaping, parking lots, walkways, curbs, gutters, site restoration and all site improvements/enhancements are by Customer.				
Section 6, Utilities, HVAC, Electrical				
A. Complete inner module plumbing/elec/ductwork connections			X	
B. Heat trace all exposed water lines in crawl space.			X	
C. Provide bottled water if required by state code & drinking fountains not specified.		X		
D. Provide O&M Manuals			X	
All utilities, both supply and connect, are by Customer. All meters, hydrants, tap fees, testing, chlorination of lines, balance of HVAC and system start ups are by Customer. CATA, PA, TV, security, fire alarms are by Customer.				
Section 7, Miscellaneous				
A. Provide dumpster on site.		X		
B. Provide temporary sanitary (portable restroom) on site.		X		
C. Remove debris from site & leave building broom clean.		X		
D. Final clean of building (includes wipe down all walls & cleaning windows).		X		
E. Strip, seal, & wax all vinyl composition floor tile.		X		
Section 11, Dismantle				
A. Notify Satellite Shelters per contract or lease requirements of building removal.		X		
B. Remove furniture & furnishings & clean building.		X		
C. Disconnect all utilities & properly terminate.		X		
D. Remove steps & ramps.		X		
E. Dismantling & return freight.	X	X		
F. Site restoration.		X		
Special Notes				
CUSTOMER SIGN-OFF				
Signature: _____				



Dennis Tiede <dennis.tiede@exaltdeducation.org>

Exalt Academy of Southwest Little Rock

1 message

Jerry Schultz <jschultz@boxxmodular.com>

Fri, Jan 7, 2022 at 9:34 AM

To: "dennis.tiede@exaltdeducation.org" <dennis.tiede@exaltdeducation.org>

Dennis, It was nice speaking with you in reference to your classroom space needs for your school in Little Rock.

I've attached some plans for your consideration.

The plan we spoke about, the 6-classroom wing with group restrooms for the boys and girls would run @ \$425-450k to have the building delivered and installed on your approved foundation.

Please let me know what questions come up as your discussions take place.

Thanks, Jerry

Jerry Schultz

Area Sales Manager

BOXX Modular

A Division of Black Diamond Group Limited

Our way is to create a better way!

Phone: 504-201-4006

PO Box 323 Destrehan, LA 70047

jschultz@boxxmodular.com


Visit: BOXXModular.com



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5 attachments


2020 Flex Classroom-6CR1GOFF.pdf

 240K

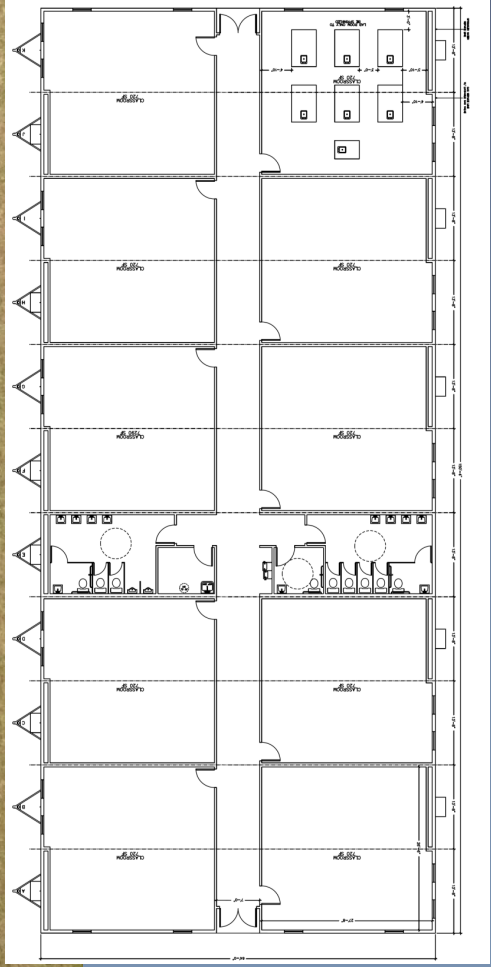
 **2020 Flex Classroom-6CR1G.pdf**
234K

 **2020 Flex Classroom-6CR1G4K.pdf**
244K

 **B21722-32 - Northshore Charter - Schultz (print).pdf**
662K

 **Office-70x56-B21950 sell sheet.pdf**
1928K

9,500 square foot (154' x 64') Classroom Building



Building Features

- 9 Classrooms
- Science Laboratory
- Men's and Women's Gang Restrooms
- Central Corridor
- Recessed Double Door Entry/Exit
- Janitor's Closet
- Water Fountains

Stock Number: B21722-32

VanguardModular.com • (877) 438-8627

9,500 square foot (154' x 64') Classroom Building



SPECIFICATIONS

General

Use/Occupancy: Education
Construction Type: V-B
Length: 64 feet
Width: 154 feet
Height: 15 feet
Building Area: 9,494 square feet
Roof Load: 20 (psf)
Floor Load: 40 (psf)
Wind Load: 130 (mph)
Frame: Outrigger Steel
Electric: Single Phase
Seismic: C
No. of Stories: 1
No. of Modules: 11
Approx. Occupancy Load: 360

Interior Wall Finish

5/8" VCG
FRP (in restrooms)

HVAC

Wall Mount
Qty. 11

Exterior

26 ga. Hi-Rib Steel

Flooring

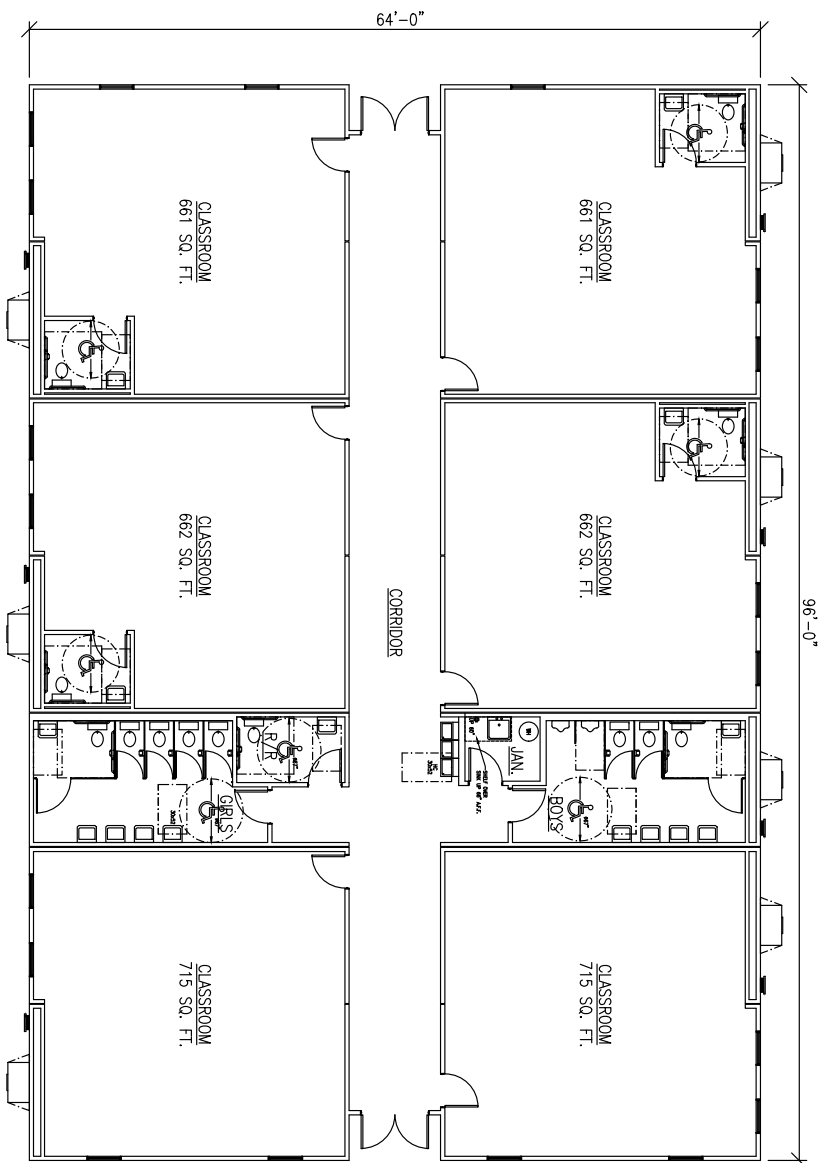
VCT

Roof

Roof Material: 45 mil EPDM

Ceiling

T-Grid



Vanguard Modular Building Systems
 Corporate Office
 717 Constitution Drive Suite 100
 Exton, PA 19341
 877-438-8627
 www.vanguardmodular.com

**6 CLASSROOM
 FLEX PLEX
 WITH INDIVIDUAL RESTROOMS**

This document and all information contained herein, including but not limited to the drawings, specifications, and schedules, are the property of Vanguard Modular Building Systems (VMSB) and Schavi Leasing Corporation (Schavi). This document and the information contained herein may not be reproduced, used, or disclosed in any manner, or to any entity, without the prior written authorization by and agreement of VMSB or Schavi. Any use, including prior to use of this information, in any form, including that which is represented by this complete page.

Drawing Date: 2020	Project: FLEX PLEX
Drawn By: VANGUARD	Drawing: 6CR1G-4K
Scale: NTS	

Exalt Academy Southwest Little Rock

22-23 PROJECTED BUDGET

	FY23 BUDGET
Beginning Balance	1,632,713
Revenue: Includes 108 additional students	7,461,344
Expenditures: Includes the following additional expense: Salaries and Benefits: +\$432,000 Additional Leased Space: +\$60,000 Maintenance and Repairs: +\$75,000 Utilities: +\$50,000	7,126,450
Ending Balance	1,967,607

	Yearly Ending Balances
FY15	67,450
FY16	363,843
FY17	474,306
FY18	761,060
FY19	788,979
FY20	1,322,254
FY21	1,485,510
FY22	1,632,713
FY23	1,967,607