	_	Berendo MS Pro Rata Share - School Years 2022-2025 - Term: 1/7/2019 to 1/6/2059	July 2022 - June 2023	uly 2023 - une 2024	July 2024 - June 2025
(A)		Total Sq. Ft. (SF) of Exclusive & 100% Occupied Areas	44,888	44,888	44,888
		Shared Use Area SF	6,598	6,598	6,598
		% of Shared Area	27%	27%	27%
(B)		Total Shared Use Area SF	1,781	1,781	1,781
(F)		Facilities Cost per Building Square Foot	\$10.49	\$11.18	\$13.22
		Annual LAUSD Facilities Excluded Costs per SF Custodial (Buildings) + Utilities+ Information Technology Costs Excluded RRGM excluded after 6/30/23 (Srvcs Paid by Tenant)	\$5.35	\$9.41	\$10.66
(D)		Facilities Cost per Building Square Foot after Excluded Costs Per SF	\$5.14	\$1.77	\$2.56
(W)	(A*D)	Annual Pro Rata for Exclusive Share Amount	\$ 230,724.32	\$ 79,451.76	\$ 114,913.28
(X)	(B*F)	Annual Pro Rata for Shared Use Space Amount	\$ 18,687.52	\$ 19,916.72	\$ 23,550.90
(Z)		Total Annual Pro-Rata Share Charge Due from Charter	\$ 249,411.84	\$ 99,368.48	\$ 138,464.18
		Total Amount Charter Paid	\$ 249,411.84	\$ 33,122.84	\$ -
		YEAR END REMAINING BALANCE DUE FROM CHARTER	\$ (0.00)	\$ 66,245.64	\$ 138,464.18
		BALANCE DUE FROM CHARTER THROUGH APRIL 2024	\$ -	\$ 49,684.26	\$ -

Monthly Pro Rata Share					
July 2022 - July 2023 - July 202					
June 2023	June 2024	June 2025			
\$ 20,784.32	\$ 8,280.71	\$ 11,538.68			

Facilities Costs 2022-2023 Pro Rata Share Calculation

	s:	Berendo Middle School	Charter School:	Monsenor Oscar Romero Charter
Exclusive Spac	e Square Footage			
Building A - Ad	min Area			2,908
_	b-Surface Parking (Garage		17,393
Building B - MF	PR Building			3,245
Building C - Cla	ssroom Building			21,342
Total Charter S	school Exclusive Us	e Square Footage of		
Enclosed Build	ing Area = A			44,888
Shared Space (Calculation			
Shared Space	M=	Total Square Footage of Charte	r Exclusive Use Space	44,888
	N=	Total Square Footage of LAUSD	•	123,375
	% of Shared use S _I	pace To	tal SF of Charter Exclusive	Use Space (M)
	•			USD Exclusive Use SF (M+N)
		,	% = 27%	
Pro Rata Share	<u>Calculations</u>			
۸ –				
	44.000	A - Charter School Evaluative Us	o Sauaro Egotago	
A =	44,888	A = Charter School Exclusive Us	e Square Footage	
		D - Total Charter School Shared		are Footage
A = B =	44,888 1,781.46	D - Total Charter School Shared		are Footage
B =	1,781.46	B = Total Charter School Shared	Use Space Building Squ	
		B = Total Charter School Shared Obligation C = Total Charter School Shared Footage Obligation	Use Space Building Squ Use Space Outdoor Pla	y Area Square
B =	1,781.46 23,866.85	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost pe	Use Space Building Squ Use Space Outdoor Pla	y Area Square
B =	1,781.46 23,866.85	B = Total Charter School Shared Obligation C = Total Charter School Shared Footage Obligation	Use Space Building Squ Use Space Outdoor Pla	y Area Square
B =	1,781.46 23,866.85 \$5.14	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost pe	Use Space Building Squ Use Space Outdoor Pla er Building Square Foot	y Area Square less Custodial
B = C = D =	1,781.46 23,866.85 \$5.14 \$0.00	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost per (building), Utilities & IT ²	Use Space Building Squ Use Space Outdoor Pla er Building Square Foot ea Costs per Land Squar	y Area Square less Custodial e Foot ³
B = C = D = E = F =	1,781.46 23,866.85 \$5.14 \$0.00 \$10.49	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost po (building), Utilities & IT ² E = 2022-2023 Outdoor Play Ard F = 2022-2023 Shared Facilities	Use Space Building Squ Use Space Outdoor Pla er Building Square Foot ea Costs per Land Squar Cost per Building Squar	y Area Square less Custodial e Foot ³ e Foot
B = C = D = E = F =	1,781.46 23,866.85 \$5.14 \$0.00 \$10.49 \$230,724.32	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost po (building), Utilities & IT ² E = 2022-2023 Outdoor Play Ard F = 2022-2023 Shared Facilities W = Charter School Exclusive Using	Use Space Building Square Footer Building Square Footer Costs per Land Square Cost per Building Square Footer Building Square Footer Building Square Footer Footer Building Square Footer Foote	y Area Square less Custodial e Foot ³ e Foot nt
B = C = D = E = F =	\$ 230,724.32 \$ 18,687.52	B = Total Charter School Shared Obligation ¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost po (building), Utilities & IT ² E = 2022-2023 Outdoor Play Ard F = 2022-2023 Shared Facilities	Use Space Building Square Footer Building Square Footer Costs per Land Square Cost per Building Square Footer Building Square Footer Building Square Footer Footer Building Square Footer Foote	y Area Square less Custodial e Foot e Foot nt Amount
B = C = D = E = F = W = A * D X = B * F	1,781.46 23,866.85 \$5.14 \$0.00 \$10.49 \$ 230,724.32 \$ 18,687.52	B = Total Charter School Shared Obligation¹ C = Total Charter School Shared Footage Obligation D = 2022-2023 Facilities Cost per (building), Utilities & IT² E = 2022-2023 Outdoor Play Ard F = 2022-2023 Shared Facilities W = Charter School Exclusive Using X = Charter School Shared Build	Use Space Building Square Footer Building Square Footer Building Square Footer Cost per Building Square Footer Building Square Footer Building Square Footer Footer Building Square Footer Foot	y Area Square less Custodial e Foot e Foot nt Amount Rata Share Amount

 $^{(1) \} Calculation \ reflects \ MORCS' \ shared \ use \ of \ the \ existing \ Berendo \ MS \ Gymnasium. \ Subject \ to \ change \ in \ the \ future$

⁽²⁾ Facilities Cost are re-calculated on a yearly basis.

⁽³⁾ At this time LAUSD is not calculating Outdoor Play Space costs. Subject to change in future.

Facilities Costs 2022-2023 Pro Rata Share Calculation

SHARED USE BUILDING SPACE CALCULATION

BUILDING AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter % ¹	Charter School Pro-Rata Share
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use S	1.781.46		

SHARED USE OUTDOOR PLAY SPACE CALCULATION

OUTDOOR PLAY AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter %*	Charter School Pro-Rata Share
Soccer/Track Area	60,981	27%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use S	pace Building Square Footag	e Obligation	23,866.85

⁽¹⁾ Calculation reflects MORCS' shared use of the existing Berendo MS Gymnasium. Subject to change in the future

EXHIBIT B LAUSD Facilities Cost Worksheet for 2022-2023 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$16,255,235.05	\$0.22	\$0.22
	Maintenance & Operations			\$7.44
(1) (2)	Air Filter Tech and Building Engineering	\$4,404,442.74	\$0.06	
(1) (2)	Pest Management	\$2,496,918.66	\$0.03	
(1) (2)	Custodial (Buildings)	\$153,905,488.89	\$2.07	
(1) (2)	Rubbish Removal	\$5,688,974.09	\$0.08	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$261,929,638.01	\$3.53	
(1) (2)	Utilities (Electricity, Water, Gas)	\$123,796,695.00	\$1.67	
	Safe and Comfortable			\$2.41
(1) (2)	School Police Services	\$52,500,000.00		
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,588,922.20		
(1) (2)	Information Technology Division	\$119,643,047.00	\$1.61	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$20,296,324.00	\$0.27	\$0.27
	Grounds Costs			\$0.15
(1) (5)	Gardening Services	\$12,364,467.15	\$0.05	
(1) (5)	Landscaping/Tree Trimming	\$3,284,047.17	\$0.01	
(1) (5)	Custodial (Grounds)	\$21,986,498.41	\$0.09	
			GRAND TOTAL	\$10.49
	Excluded Amounts			\$5.35
	Custodial (Buildings)		\$2.07	
	Utilities (Electricity, Water, Gas)		\$1.67	
	Information Technology Division		\$1.61	
	LAUSD COSTS w/o Excluded Amount(s)			5.14
LEGEND	Total K-12 building square footage and direct support		74,268,950	
	Footprint for total District buildings		49,155,826	
	Total District grounds square footage		280,805,620	
*NOTES:	Net grounds square footage		231,649,794	

*NOTES

- (1) Calculation of facilities costs based upon actual 2020-21 school year expenses.
- (2) Total K-12 building square footage and direct support space
- (3) Deferred Maintenance was paid for by bond funds during 2020-21 school year
- (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
- (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings 04-01-2022

Facilities Costs 2023-2024 School Year Pro Rata Share Calculation

LAUSD Campus	5:	Berendo Middle Scho	ol	Charter School:	Monsenor Oscar Romero Charter
Exclusive Space	e Square Foota	age_			
Building A - Ad Building A - Sul Building B - MF	b-Surface Parki	ing Garage			2,908 17,393 3,245
Building C - Cla	ssroom Buildin	ng			21,342
Total Charter S Enclosed Buildi		e Use Square Footage of			44,888
Shared Space (<u>Calculation</u>				
	M=	Total Square Footage		•	44,888
	N=	Total Square Footage	OI LAUSD EXCIUS	ive use space	123,375
	% of Shared us	se Space	Total SF o	f Charter Exclusive	Use Space (M)
			Total SF o	f all Charter and LA	USD Exclusive Use SF (M+N)
			% =	27%	
Pro Rata Share	Calculations				
A =	44,	888 A = Charter School Exc	clusive Use Squa	re Footage	
B =	1,781	I.46 B = Total Charter Scho Obligation ¹	ool Shared Use S	pace Building Squ	uare Footage
C =	23,866	Footage Obligation			
D =	\$1	D = 2023-2024 Faciliti L.77 Repairs General Main Information Technolo	tenance (RRGM)		
E =	\$0	0.00 E = 2023-2024 Outdoo	or Play Area Cost	ts per Land Squar	e Foot ³
F =	\$11	1.18 F = 2023-2024 Shared	Facilities Cost p	er Building Squar	e Foot
W = A * D	\$ 79.451	.76 W = Charter School Ex	clusive Use Pro	Rata Share Amou	int
X = B * F		.72 X = Charter School Sha			
Y = C * E		Y = Charter School Sha	ared Outdoor Pla	ay Space Use Pro	Rata Share Amount
Z = W+X+Y AA = Z/12 BB = AA * 4	\$ 8,280	.48 Z = TOTAL PRO RATA .71 AA = MONTHLY PRO I .84 BB = AMOUNT CHART	RATA SHARE CH	ARGE	

 $^{(1) \} Calculation \ reflects \ MORCS' \ shared \ use \ of \ the \ existing \ Berendo \ MS \ Gymnasium. \ Subject \ to \ change \ in \ the \ future$

66,245.64 CC= REMAINING ANNUAL BALANCE

CC= AA * 8 \$

⁽²⁾ Facilities Cost are re-calculated on a yearly basis.

 $⁽³⁾ At this time \ LAUSD \ is \ not \ calculating \ Outdoor \ Play \ Space \ costs. \ Subject \ to \ change \ in \ future.$

Facilities Costs 2023-2024 School Year Pro Rata Share Calculation

SHARED USE BUILDING SPACE CALCULATION

BUILDING AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter % ¹	Charter School Pro-Rata Share
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use S	1.781.46		

SHARED USE OUTDOOR PLAY SPACE CALCULATION

OUTDOOR PLAY AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter %*	Charter School Pro-Rata Share
Soccer/Track Area	60,981	27%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use S	pace Building Square Footag	e Obligation	23,866.85

⁽¹⁾ Based on MORCS indication they will request shared use of the Berendo MS Gymnasium. Subject to change in future.

EXHIBIT B LAUSD Facilities Cost Worksheet for 2023-2024 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$16,374,431.26	\$0.22	\$0.22
	Maintenance & Operations			\$7.94
(1) (2)	Air Filter Tech and Building Engineering	\$4,156,361.26	\$0.06	
(1) (2)	Pest Management	\$2,561,065.78	\$0.03	
(1) (2)	Custodial (Buildings)	\$163,591,438.06	\$2.20	
(1) (2)	Rubbish Removal	\$13,036,852.16	\$0.18	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$242,993,167.91	\$3.27	
(1) (2)	Utilities (Electricity, Water, Gas)	\$163,771,619.95	\$2.20	
	Safe and Comfortable			\$2.56
(1) (2)	School Police Services	\$54,090,617.00	\$0.73	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,674,153.89	\$0.09	
(1) (2)	Information Technology Division	\$129,732,032.00	\$1.74	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$21,185,599.00	\$0.28	\$0.28
	Grounds Costs			\$0.18
(1) (5)	Gardening Services	\$14,016,669.49	\$0.06	
(1) (5)	Landscaping/Tree Trimming	\$3,472,919.91	\$0.02	
(1) (5)	Custodial (Grounds)	\$23,370,205.44	\$0.10	
. , , ,			GRAND TOTAL	\$11.18
	Excluded Amounts			\$9.41
	Custodial (Buildings)		\$2.20	
	Utilities (Electricity, Water, Gas)		\$2.20	
	Information Technology Division		\$1.74	
	Routine Repairs General Maintenance (RRGM)		\$3.27	
	LAUSD COSTS w/o Excluded Amount(s)			1.77
LEGEND	Total K-12 building square footage and direct support space		74,372,006	
	Footprint for total District buildings		49,504,706	
	Total District grounds square footage		280,853,971	
	Net grounds square footage		231,349,265	

*NOTES:

- (1) Calculation of facilities costs based upon actual 2021-22 school year expenses.
- (2) Total K-12 building square footage and direct support space
- (3) Deferred Maintenance was paid for by bond funds during 2021-22 school year
- (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
- (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings

Facilities Costs 2024-2025 School Year Pro Rata Share Calculation

LAUSD Campus:		Berendo Middle School	Charter School:	Monsenor Oscar Romero Charter
Exclusive Space So	quare Footage			
Building A - Admir	n Area			2,908
Building A - Sub-Sเ	urface Parking (Garage		17,393
Building B - MPR B	Building			3,245
Building C - Classro	oom Building			21,342
Total Charter Scho	ool Exclusive Us	e Square Footage of		
Enclosed Building	Area = A			44,888
Shared Space Cald	rulation			
Silareu Space Calc ==		Total Square Footage of Ch	arter Exclusive Use Space	44,888
N=		Total Square Footage of LA	•	123,375
% c	of Shared use S _l	pace	Total SF of Charter Exclusiv	re Use Space (M)
			Total SF of all Charter and	LAUSD Exclusive Use SF (M+N)
			Total SF of all Charter and I % = 27%	LAUSD Exclusive Use SF (M+N)
Pro Rata Share Ca	<u>lculations</u>			LAUSD Exclusive Use SF (M+N)
Pro Rata Share Ca A =		A = Charter School Exclusive	% = 27%	LAUSD Exclusive Use SF (M+N)
		D - Total Charter Cabaal Ch	% = 27% e Use Square Footage	
A =	44,888	B = Total Charter School Sha Obligation ¹ C = Total Charter School Sha Footage Obligation	% = 27% e Use Square Footage ared Use Space Building So	quare Footage lay Area Square
A = B =	44,888 1,781.46 23,866.85	B = Total Charter School Sh Obligation ¹ C = Total Charter School Sh	% = 27% e Use Square Footage ared Use Space Building So ared Use Space Outdoor P st per Building Square Foo	quare Footage lay Area Square t less Routine
A = B = C =	44,888 1,781.46 23,866.85 \$2.56	B = Total Charter School Sha Obligation ¹ C = Total Charter School Sha Footage Obligation D = 2024-2025 Facilities Cos Repairs General Maintenan	% = 27% e Use Square Footage ared Use Space Building Scared Use Space Outdoor P st per Building Square Fooce (RRGM), Custodial (bui	quare Footage lay Area Square t less Routine Iding), Utilities &
A = B = C = D =	44,888 1,781.46 23,866.85 \$2.56 \$0.00	B = Total Charter School Sha Obligation ¹ C = Total Charter School Sha Footage Obligation D = 2024-2025 Facilities Coa Repairs General Maintenan Information Technology ²	% = 27% e Use Square Footage ared Use Space Building Scared Use Space Outdoor P st per Building Square Fooce (RRGM), Custodial (buily Area Costs per Land Square	quare Footage lay Area Square t less Routine Iding), Utilities & are Foot ³
A = B = C = D = E = F =	44,888 1,781.46 23,866.85 \$2.56 \$0.00 \$13.22	B = Total Charter School Sha Obligation ¹ C = Total Charter School Sha Footage Obligation D = 2024-2025 Facilities Coa Repairs General Maintenan Information Technology ² E = 2024-2025 Outdoor Plan F = 2024-2025 Shared Facilities	% = 27% e Use Square Footage ared Use Space Building So ared Use Space Outdoor P st per Building Square Foo ce (RRGM), Custodial (bui y Area Costs per Land Squaties Cost per Building Square	quare Footage lay Area Square t less Routine lding), Utilities & are Foot ³
A = B = C = D = E =	44,888 1,781.46 23,866.85 \$2.56 \$0.00 \$13.22	B = Total Charter School Sha Obligation ¹ C = Total Charter School Sha Footage Obligation D = 2024-2025 Facilities Coa Repairs General Maintenan Information Technology ² E = 2024-2025 Outdoor Plan	% = 27% e Use Square Footage ared Use Space Building So ared Use Space Outdoor P st per Building Square Foo ce (RRGM), Custodial (bui y Area Costs per Land Squat ties Cost per Building Square ve Use Pro Rata Share Amo	quare Footage lay Area Square t less Routine lding), Utilities & are Foot

138,464.18 Z = TOTAL PRO RATA SHARE CHARGE DUE ANNUALLY FROM CHARTER SCHOOL

11,538.68 AA = MONTHLY PRO RATA SHARE CHARGE

Z = W+X+Y \$

AA = Z/12 \$

⁽¹⁾ Calculation reflects MORCS' shared use of the existing Berendo MS Gymnasium. Subject to change in the future

⁽²⁾ Facilities Cost are re-calculated on a yearly basis.

⁽³⁾ At this time LAUSD is not calculating Outdoor Play Space costs. Subject to change in future.

Facilities Costs 2024-2025 School Year Pro Rata Share Calculation

SHARED USE BUILDING SPACE CALCULATION

BUILDING AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter % ¹	Charter School Pro-Rata Share
Gymnasium	6,598	27%	1,781.46
Auditorium	10,154	0%	0.00
Total Charter School Shared Use S	1 781 46		

SHARED USE OUTDOOR PLAY SPACE CALCULATION

OUTDOOR PLAY AREA

Area, per Exhibit A (Shared Use Agreement)	Area Square Footage	Charter %*	Charter School Pro-Rata Share
Soccer/Track Area	60,981	27%	16,220.95
Basketball Area	29,558	0%	0.00
Volleyball Area	28,744	27%	7,645.90
Handball/Basketball Area	27,447	0%	0.00
Total Charter School Shared Use Space Building Square Footage Obligation			23,866.85

⁽¹⁾ Calculation reflects MORCS' shared use of the existing Berendo MS Gymnasium. Subject to change in the future

EXHIBIT B LAUSD Facilities Cost Worksheet for 2024-2025 School Year

NOTES*	DESCRIPTION	TOTAL COSTS	COST PER SQUARE FOOT	TOTAL COST PER CATEGORY
(1) (2)	Debt Service - interest and principal on COPS	\$14,819,374.69	\$0.20	\$0.20
	Maintenance & Operations			\$8.92
(1) (2)	Air Filter Tech and Building Engineering	\$818,730.25	\$0.01	
(1) (2)	Pest Management	\$2,669,125.62	\$0.04	
(1) (2)	Custodial (Buildings)	\$176,802,936.13	\$2.39	
(1) (2)	Rubbish Removal	\$19,175,690.45	\$0.26	
(1) (2)	Routine Repairs General Maintenance (RRGM)	\$303,041,462.20	\$4.09	
(1) (2)	Utilities (Electricity, Water, Gas)	\$157,668,349.66	\$2.13	
	Safety and Comfort			\$2.96
(1) (2)	School Police Services	\$60,488,115.40	\$0.82	
(1) (2)	Office of Environmental Health & Safety (OEHS)	\$6,503,706.52	\$0.09	
(1) (2)	Information Technology Division	\$151,664,307.85	\$2.05	
(3)	Deferred Maintenance	\$0.00	\$0.00	\$0.00
(1) (2) (4)	Insurance	\$69,228,020.65	\$0.94	\$0.94
	Grounds Costs			\$0.20
(1) (5)	Gardening Services	\$15,881,497.98	\$0.07	
(1) (5)	Landscaping/Tree Trimming	\$3,874,899.52	\$0.02	
(1) (5)	Custodial (Grounds)	\$25,257,562.30		4/
			GRAND TOTAL	\$13.22
LEGEND	Total K-12 building square footage and direct support space		74,007,838	
	Footprint for total District buildings		48,897,777	
	Total District grounds square footage		280,806,055	
	Net grounds square footage		231,908,278	

*NOTES:

- (1) Calculation of facilities costs based upon actual 2022-23 school year expenses
- (2) Total K-12 building square footage and direct support space
- (3) Deferred Maintenance was paid for by bond funds during 2022-23 school year
- (4) Includes District's premiums for excess liability, property coverage, boiler & machinery, and property floater
- (5) Net grounds square footage = Total District grounds square footage less Footprint for total District buildings
- 4-1-2024