HLB GRAVIER, LLP
CERTIFIED PUBLIC ACCOUNTANTS

Mater Brighton Lakes Academy
W/L# 0163
(A charter school under Mater Academy Central, Inc.
and a component unit of The School District of Osceola County)
Kissimmee, FL

Financial Statements and
Independent Auditors' Report
June 30, 2026

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Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)
W/L# 0163

3200 Pleasant Hill Road
Kissimmee, FL 34746

2025-2026

Board of Directors

Idalia Suarez, Board Chair, Director, effective May 26, 2026
Cesar Christian Crousillat, Board Chair, Director, resigned effective May 26, 2026
Shannie Sadesky, Vice Chair, Director, resigned effective May 26, 2026
Maria Beatriz Nunez, Director, resigned effective May 26, 2026
Yasmeen Hasan, Secretary, Director
Maurene Sotero Balmaseda, Director and Student Alumni Representative

School Administration

Carmen Cangemi, Principal

Other Non-voting Corporate Officers

Robert Blanch, President
Kim Guilarte, Chief Operating Officer

INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Mater Brighton Lakes Academy
Kissimmee, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Mater Brighton Lakes Academy (the "School"), a charter school under Mater Academy Central, Inc. as of, and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Mater Brighton Lakes Academy as of June 30, 2026, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Mater Academy Central, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Mater Brighton Lakes Academy's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the School's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the School's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Emphasis of a Matter – Presentation

As described in Note 1, the accompanying financial statements referred to above present only the financial position and change in financial position of Mater Brighton Lakes Academy that is attributable to the transactions of the School and is not intended to be a complete presentation of Mater Academy Central, Inc. These financial statements do not purport to, and do not, present fairly the financial position of Mater Academy Central, Inc. as of June 30, 2026 and its changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America. Our opinion is not modified with respect to this matter.

Emphasis of a Matter – Related Party Transactions

As described in Note 5 to the financial statements, the School relies on significant support from Mater Academy, Inc., the sole member of Mater Academy Central, Inc. Our opinion is not modified with respect to this matter.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 5 through 9 and 30 through 32 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated September 20, 2026 on our consideration of the School's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control over financial reporting and compliance.



Coral Gables, Florida
September 20, 2026

CERTIFIED PUBLIC ACCOUNTANTS

Management's Discussion and Analysis
Mater Brighton Lakes Academy
(A Charter School Under Mater Academy Central, Inc.)
June 30, 2026

The corporate officers of Mater Academy Central, Inc. have prepared this narrative overview and analysis of Mater Brighton Lakes Academy's financial activities for the fiscal year ended June 30, 2026.

About the School
Mater Brighton Lakes Academy opened in 2015 and is an Osceola County public charter school serving students in kindergarten through eighth grade. The School shares its campus with Mater Brighton Lakes Academy Preparatory High School.

Overview of the Financial Statements
The financial statements of Mater Brighton Lakes Academy present the financial position and results of operations of the school for the fiscal year ended June 30, 2026, in accordance with generally accepted accounting principles for state and local governments.

The financial statements have three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other required supplementary information in addition to the basic financial statements themselves.

The government-wide financial statements report all assets and liabilities of the government, including both financial and non-financial assets and both short-term and long-term obligations. Revenues are recognized when they relate to the current reporting period, regardless of when the related cash is received, and expenses are recognized when incurred, regardless of when cash is paid. The government-wide statements also report deferred outflows and deferred inflows of resources that relate to future reporting periods. Accordingly, the government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting.

The governmental fund financial statements focus on current financial resources. They generally report current financial assets and liabilities, such as cash, receivables, and accounts payable, rather than long-term capital assets and long-term liabilities. Revenues are recognized when they are both measurable and available to finance current-period expenditures, while expenditures generally are recognized when the related governmental fund liability is incurred, subject to certain exceptions for long-term obligations. Deferred outflows and deferred inflows reported at the governmental fund level are limited to those applicable to current financial resources. Accordingly, governmental fund financial statements are prepared using the current financial resources measurement focus and the modified accrual basis of accounting.

More detail about the measurement focus and basis of accounting can be found in the first note to the financial statements, the Summary of Significant Accounting Policies.

FINANCIAL SUMMARY

A summary of the School's net position as of June 30, 2026 and 2025 is as follows:

	2026	2025	Variance
Cash	$ 205,023	$ 779,615	$ (574,592)
Investments	1,547,000	1,410,000	137,000
Prepaid expenses and other current assets	104,182	8,882	95,300
Due from other agencies	76,800	-	76,800
Deposits	47,164	47,164	-
Due from Mater Academy, Inc.	1,050,000	-	1,050,000
Capital and right-of-use capital assets, net	38,807,041	17,152,454	21,654,587
Total Assets	41,837,210	19,398,115	22,439,095
Deferred outflows of resources	-	-	-
Accounts payable and accrued liabilities	67,926	27,917	40,009
Salaries and wages payable	434,705	318,005	116,700
Compensated absences	225,084	204,476	20,608
Line of credit payable to financial institution	500,000	500,000	-
Lease liability	40,554,191	18,102,551	22,451,640
Total Liabilities	41,781,906	19,152,949	22,628,957
Deferred inflows of resources	-	-	-
Net Position:			
Net investment in capital assets	(1,747,150)	(950,097)	(797,053)
Restricted	176,586	171,341	5,245
Unrestricted	1,625,868	1,023,922	601,946
Total Net Position	$ 55,304	$ 245,166	$ (189,862)

The School's financial position decreased during the year ended June 30, 2026. Total net position decreased by approximately $190,000. See analysis of the School's summary of revenues and expenses for further detail.

The most significant changes in total assets and liabilities were as follows: Cash and investments decreased approximately $438,000, primarily attributable to the decrease in net position during the current year. Due from Mater Academy Inc. increased by approximately $1.1 million, primarily attributable to the recognition of a receivable related to a recoverable grant based on board approval.

During the fiscal year, the School entered into an amended lease agreement for its facility. As a result of the lease amendment, the capital and right-to-use assets, net, and lease liabilities increased. Additional information regarding the School's capital assets and lease liabilities can be found in Note 3 and Note 6, respectively.

The components of net position changed as follows: Net investment in capital assets decreased by approximately $797,000. The decrease reflects the relationship between the School's net capital and right-to-use assets and the related outstanding obligations at year-end. Unrestricted net position increased by approximately $602,000, primarily attributable to the School's current year change in net investment in capital assets.

A summary and analysis of the School's revenues and expenses for the years ended June 30, 2026 and 2025 is as follows:

REVENUES	2026	2025	Variance
Program Revenues			
Operating Grants and Contributions	$ 1,389,712	$ 1,280,361	$ 109,351
Capital Grants and Contributions	1,233,954	980,600	253,354
Charges for Services	453,347	488,343	(34,996)
General Revenues			
State and Local Sources	10,668,746	10,149,686	519,060
Other Revenues	1,282,498	1,016,828	265,670
Total Revenues	$ 15,028,257	$ 13,915,818	$ 1,112,439
EXPENSES			
Instruction	$ 5,793,839	$ 5,523,886	$ 269,953
Student support services	256,127	168,670	87,457
Instructional staff training services	68,959	77,737	(8,778)
Board	108,897	221,441	(112,544)
School administration	1,750,426	1,691,143	59,283
Fiscal services	206,150	200,925	5,225
Food services	861,604	798,575	63,029
Central services	236,306	334,561	(98,255)
Student transportation services	46,473	55,858	(9,385)
Operation of plant	2,892,795	2,667,310	225,485
Maintenance of plant	431,785	735,491	(303,706)
Administrative technology services	81,344	79,186	2,158
Community services	450,593	416,234	34,359
Debt service	2,032,821	921,885	1,110,936
Total Expenses	15,218,119	13,892,902	1,325,217
Increase in Net Position	(189,862)	22,916	(212,778)
Net Position at Beginning of Year	245,166	222,250	22,916
Net Position at End of Year	$ 55,304	$ 245,166	$ (189,862)

Enrollment increased moderately between fiscal years, with 1,303 full-time equivalent students during fiscal year 2026 compared with 1,269 students during fiscal year 2025.

Total revenues increased by approximately $1.1 million or 8%. The increase was primarily attributable to increases in state and local funding, while other revenues and capital grants and contributions remained relatively stable consistent with enrollment levels.

State and local sources increased by approximately $519,000, primarily attributable to increased funding associated with higher student enrollment during the current fiscal year.

Maintenance of Plant expenses decreased by approximately $304,000, due to reduced maintenance needs in the current year.

Debt service increased by approximately $1.1 million, primarily due to the amendment of the lease agreement executed in the current fiscal year. See Note 6 for further discussion and analysis.

Governmental Funds

The School reports three major funds individually in the governmental fund financial statements. Much of the discussion regarding governmental activities is also applicable to these governmental funds.

At the end of the fiscal year, the School's governmental general fund reported ending fund balance of $2,280,096. The fund balance unassigned and available for spending at the School's discretion is $2,175,914. These funds will be available for the School's future ongoing operations.

The special revenue fund reported an ending fund balance of $200,293 comprised of restricted lunch program funds of $176,586 and assigned community services fund of $23,692. The community services fund reflects the activity in the School's internal funds and accounts for the current year's change in the ending fund balance.

CAPITAL ASSETS AND LONG-TERM DEBT

Capital Assets

The School's investment in capital and right of use lease assets as of June 30, 2026 amounts to $38,807,041 (net of accumulated depreciation and amortization). This investment in capital assets includes buildings, furniture and equipment, computer equipment and software. Information on the School's capital assets can be found in Note 3. The new lease increased space from 70,000 square footage (phase I) to an additional 67,229 square footage for phase II.

The School leases a facility located at 3200 Pleasant Hill Road, Kissimmee, FL 34746.

Long-Term Liabilities

As of June 30, 2026, the School has $40,554,191 in long-term lease liabilities associated to right of use.

The lease asset is amortized using the straight-line method over the term of the lease and the lease liability amortizes based on the effective interest method resulting in a higher liability and expense during the early years of the lease.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

Currently known facts, decisions or conditions expected to affect the School's financial position include:

- **Enrollment** – enrollment is projected to be approximately 1,389 in fiscal year 2027.
- **Changes in funding or legislative appropriations** – Osceola has a new referendum on the ballot in November 2026, if it passes the school would anticipate receiving those funds beginning January 2028. In FY27 the LCIR revenue will increase by 25%. The intent for it is competitive compensation and benefits to recruit and retain high-quality teachers and staff; Maintain safety and security personnel in the schools; and Preserve academic programs, arts, music, athletics, and student activities.
- **Major program changes or new initiatives** – The addition of two new buildings opening FY27 allows for student growth and required investment in FF&E, technology and curriculum for new students.
- **Planned capital projects or financing activities** - Two buildings were completed for FY 27 which allowed increased capacity. High School Phase 2 building is under construction. The project is set to be financed with Mater Bond deal funds. This facility will bring the total campus capacity up to 2,850 which will allow both the elementary and the high school to grow.

Requests for Information

This financial report is intended to provide a general overview of the finances of the Charter School. Requests for additional information may be addressed to Ms. Ana Martinez at Academica Broward located at 6340 Sunset Drive, Miami, Florida 33143.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Statement of Net Position
June 30, 2026

	Governmental Activities
Assets	
Current assets:	
Cash	$ 205,023
Investments	1,547,000
Prepaid expenses and other current assets	104,182
Due from other agencies	76,800
Due from Mater Academy, Inc.	1,050,000
Total Current Assets	2,983,005
Deposits	47,164
Capital assets, depreciable	2,022,834
Less: accumulated depreciation	(1,078,338)
Right of use lease asset	41,436,781
Less: accumulated amortization	(3,574,236)
Total Capital Assets, net	38,807,041
Total Assets	41,837,210
Deferred Outflows of Resources	-
Liabilities	
Current liabilities:	
Accounts payable and accrued liabilities	67,926
Salaries and wages payable	434,705
Line of credit payable to financial institution	500,000
Compensated absences, current	100,241
Lease liability, current portion	114,465
Total Current Liabilities	1,217,337
Compensated absences	124,843
Lease liability	40,439,726
Total Liabilities	41,781,906
Deferred Inflows of Resources	-
Net Position	
Net investment in capital assets	(1,747,150)
Restricted	176,586
Unrestricted	1,625,868
Total Net Position	$ 55,304

The accompanying notes are an integral part of this financial statement.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Statement of Activities
For the year ended June 30, 2026

FUNCTIONS	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
Governmental activities:					
Instruction	$ 5,793,839	$ -	$ 422,301	$ -	$ (5,371,538)
Student support services	256,127	-	-	-	(256,127)
Instructional staff training services	68,959	-	40,938	-	(28,021)
Board	108,897	-	-	-	(108,897)
School administration	1,750,426	-	2,463	-	(1,747,963)
Fiscal services	206,150	-	-	-	(206,150)
Food services	861,604	4,610	920,646	-	63,652
Central services	236,306	-	-	-	(236,306)
Student transportation services	46,473	-	-	-	(46,473)
Operation of plant	2,892,795	-	3,364	1,233,954	(1,655,477)
Maintenance of plant	431,785		-	-	(431,785)
Administrative technology services	81,344	-	-	-	(81,344)
Community services	450,593	448,737	-	-	(1,856)
Debt service	2,032,821	-	-	-	(2,032,821)
Total governmental activities	15,218,119	453,347	1,389,712	1,233,954	(12,141,106)

General revenues:	
State and local sources	10,668,746
Investment earnings	71,729
Recoverable grant	1,050,000
Other revenue	160,769
Change in net position	(189,862)
Net position, beginning	245,166
Net position, ending	$ 55,304

The accompanying notes are an integral part of this financial statement.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Balance Sheet - Governmental Funds
June 30, 2026

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
Assets				
Cash	$ 4,745	$ 200,278	$ -	$ 205,023
Investments	1,547,000	-	-	1,547,000
Due from other agencies	-	15	76,785	76,800
Due from fund	76,800	-	-	76,800
Prepaid expenses and other current assets	104,182	-	-	104,182
Due from Mater Academy, Inc.	1,050,000			1,050,000
Total Assets	2,782,727	200,293	76,785	3,059,805
Deferred Outflows of Resources	-	-	-	-
Liabilities				
Accounts payable and accrued liabilities	67,926	-	-	67,926
Salaries and wages payable	434,705	-	-	434,705
Due to fund	-	15	76,785	76,800
Total Liabilities	502,631	15	76,785	579,431
Deferred Inflows of Resources	-	-	-	-
Fund Balance				
Nonspendable, not in spendable form	104,182	-	-	104,182
Assigned	-	23,692	-	23,692
Restricted	-	176,586	-	176,586
Unassigned	2,175,914	-	-	2,175,914
	2,280,096	200,278	-	2,480,374
Total Liabilities, Deferred Inflows of Resources and Fund Balance	$ 2,782,727	$ 200,293	$ 76,785	$ 3,059,805

The accompanying notes are an integral part of this financial statement.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position
June 30, 2026

Total Fund Balance - Governmental Funds		$ 2,480,374
Amounts reported for governmental activities in the statement of net position are different because:		
Depreciable and non-depreciable capital assets net of accumulated depreciation and amortization used in governmental activities are not financial resources and therefore are not reported in the fund.		
Capital assets, depreciable	2,022,834	
Less: accumulated depreciation	(1,078,338)	
Right-of-use lease asset	41,436,781	
Less: accumulated amortization	(3,574,236)	38,807,041
Long-term liabilities in governmental activities are not due and payable in the current period and therefore, are not reported in the governmental funds.		
Compensated absences	(225,084)	
Line of credit payable to financial institution	(500,000)	
Lease liability	(40,554,191)	(41,279,275)
Long-term deposits in governmental activites are not financial resources and therefore are not reported in the governmental funds.		47,164
Total Net Position - Governmental Activities		$ 55,304

The accompanying notes are an integral part of this financial statement.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds
For the year ended June 30, 2026

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
Revenues:				
State passed through local	$ 10,668,746	$ -	$ -	$ 10,668,746
State capital outlay funding	-	-	902,416	902,416
Local capital improvement revenue	-	-	331,538	331,538
Federal sources	-	1,389,712	-	1,389,712
Charges and other revenue	1,282,498	453,347	-	1,735,845
Total Revenues	11,951,244	1,843,059	1,233,954	15,028,257
Expenditures:				
Current				
Instruction	5,285,760	357,570	-	5,643,330
Student support services	249,600	-	-	249,600
Instructional staff training services	28,021	40,938	-	68,959
Board	108,897	-	-	108,897
School administration	1,712,158	2,463	-	1,714,621
Fiscal services	206,150	-	-	206,150
Food services	-	863,993	-	863,993
Central services	236,306	-	-	236,306
Student transportation services	12,632	-	-	12,632
Operation of plant	1,736,114	3,364	-	1,739,478
Maintenance of plant	429,176	-	-	429,176
Administrative technology services	81,879	-	-	81,879
Community services	-	450,593	-	450,593
Capital Outlay:				
Right of use lease asset	-	-	22,316,901	22,316,901
Other capital outlay	632,031	64,731	-	696,762
Debt Service:				
Interest	664,128	-	1,368,693	2,032,821
Total Expenditures	11,382,852	1,783,652	23,685,594	36,852,098
Excess (Deficit) of revenues over expenditures	568,392	59,407	(22,451,640)	(21,823,841)
Other financing sources (uses)				
Transfers in (out)	(115,214)	115,214	-	-
Increase in lease liabilities	-	-	22,451,640	22,451,640
Net change in fund balance	453,178	174,621	-	627,799
Fund Balance at beginning of year	1,826,918	25,657	-	1,852,575
Fund Balance at end of year	$ 2,280,096	$ 200,278	$ -	$ 2,480,374

The accompanying notes are an integral part of this financial statement.

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central, Inc.)

Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
of Governmental Funds to the Statement of Activities
For the year ended June 30, 2026

Net Change in Fund Balance - Governmental Funds		$ 627,799
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation and amortization expense.		
Capital Outlay	696,762	
Right of use lease asset capital outlay	22,316,901	
Depreciation and amortization expense	(1,359,076)	21,654,587
Additions in long term liabilities provide current financial resources to governmental funds, but increases in long term liabilities in the statement of net position. Reductions in long term liabilities is an expenditure in the governmental funds, but the repayment reduces long term liabilities in the statement of net position. In the current period, these amounts are:		
Compensated absences		(20,608)
Increase in lease liability		(22,451,640)
Change in Net Position of Governmental Activities		$ (189,862)

The accompanying notes are an integral part of this financial statement.

Note 1 – Summary of Significant Accounting Policies

Reporting Entity

Mater Brighton Lakes Academy (the "School"), is a component unit of the School District of Osceola County, Florida (the "District"). The School's charter is held by Mater Academy Central, Inc., a not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes, the Florida Not-For-Profit Corporation Act. The governing body of the School is the board of directors of Mater Academy Central, Inc., which is composed of three members and also governs other charter schools. Mater Academy Central, Inc. is a single member entity controlled by Mater Academy, Inc. These entities have board of director members in common. The board of directors has determined that no component units exist that would require inclusion in the School's financial statements.

The general operating authority of the School is contained in Section 1002.33, Florida Statutes. The School operates under a charter granted by the sponsoring district, the School District of Osceola County, Florida. The current charter expires on June 30, 2033 and it can be renewed in accordance with law. A charter can also be terminated before its date of expiration for reasons set forth in the charter and Section 1002.33 of the Florida Statutes.

The School is located in Kissimmee, Florida for students from kindergarten to eighth grade. These financial statements are from the year ended June 30, 2026, when on average 1,303 students were enrolled for the school year.

Basis of Presentation

The School's accounting policies conform to accounting principles generally accepted in the United States applicable to state and local governments. The Governmental Accounting Standards Board ("GASB") is the accepted standard setting body for establishing governmental accounting and financial reporting principles. Accordingly, the basic financial statements include both the government-wide and fund financial statements.

Government-Wide and Fund Financial Statements

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report information about the School as a whole. Any internal inter-fund activity has been eliminated from these financial statements. Both statements report only governmental activities as the School does not engage in any business type activities. These statements do not include fiduciary funds.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity.

Note 1 – Summary of Significant Accounting Policies (continued)

Program revenues include: (1) charges for services and student activity fees; (2) operating grants such as Federal grants and other state allocations; and (3) capital grants specific to capital outlay. In addition, revenues not classified as program revenues are shown as general revenues, which include Florida Education Finance Program (FEFP) revenues and other state and local sources.

Fund Financial Statements
Fund financial statements are provided for governmental funds. The operations of the funds are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, equity, revenues and expenditures. The School reports the following major governmental funds:

General Fund - is the School's primary operating fund. It accounts for all financial resources of the school, except those required to be accounted for in another fund.

Special Revenue Fund – accounts for specific revenues, such as federal funding, federal lunch program that are legally restricted to expenditures for particular purposes. Also, accounts for resources of the School's Internal Fund, which is used to administer monies collected in connection with school, student athletics, class, and club activities.

Capital Projects Fund – accounts for state and local capital outlay as authorized by Charter School Capital Outlay, Section 1013.62, Florida Statutes.

Measurement Focus and Basis of Accounting
The financial statements of the School are prepared in accordance with generally accepted accounting principles (GAAP). The School's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) *Codification of Accounting and Financial Reporting Guidance*.

The government-wide statements report using the economic resources measurement focus and the full accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

The School recognizes assets of non-exchange transactions in the period when the underlying transaction occurs, when an enforceable legal claim has arisen, or when all eligibility requirements are met. Revenues are recognized, on the modified accrual basis, when they are measurable and available. Non-exchange transactions occur when the school provides (or receives) value to (from) another party without receiving (or giving) equal or nearly equal value in return. Most donations are examples of non-exchange transactions. Revenues from grants and donations are recognized on the accrual basis, in the fiscal year in which all eligibility requirements have been satisfied.

Governmental fund financial statements report using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. "Measurable" means the amount of the transaction can be determined. "Available" means collectible within the current period or soon enough thereafter to pay liabilities of the current period.

Note 1 – Summary of Significant Accounting Policies (continued)

Florida Education Finance Program (FEFP) revenues are recognized when received. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Charges for services and fees are recognized when cash is collected as amounts are not measurable. When grant terms provide that the expenditure of funds is the prime factor for determining eligibility for federal, state, and other grant funds, revenue is recognized at the time the expenditure is made. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt and compensated absences, which are reported as expenditures when due. General capital asset acquisitions are reported as expenditures in governmental funds.

Budgets and Budgetary Accounting
In compliance with Florida Statutes, the Board of Directors adopts an annual budget using the modified accrual basis of accounting. During the fiscal year, expenditures were controlled at the object level (e.g. salaries and benefits, purchased services, materials and supplies and capital outlay) within each activity (e.g. instruction, pupil personnel services and school administration). Revisions to the annual budget are approved by the Board.

Cash and Cash Equivalents
Cash and cash equivalents are considered to be cash on hand, demand deposits, non-marketable time deposits with maturities of three months or less when purchased, and money market/savings accounts.

Investments
The School has adopted a formal investment policy that permits the investment of surplus funds, subject to Board approval, in cash and cash equivalents, debt instruments, mutual funds, certificates of deposit, government-sponsored investment vehicles, and certain investments that support the Charter School Network's educational mission. The School currently invests excess deposit funds in a government money market mutual fund. The School follows the provisions of GASB Statement No. 31, Accounting and Financial Reporting for Certain Investments and External Investment Pools, GASB Statement No. 72, *Fair Value Measurement and Application,* and other related standards which establish accounting and financial reporting standards for all investments (see Note 2). Money market investments that have maturities of one year or less from the date of acquisition are reported at amortized cost rather than fair value. Amortized cost closely approximates fair value.

Inter-fund Transfers
Inter-fund receivables/payables are short-term balances that represent reimbursements between funds for payments made by one fund on behalf of another fund.

Due from Other Governments or Agencies
Amounts due to the School by other governments or agencies relate to grants or programs for which the services have been provided by the School. No allowance for uncollectible accounts is deemed necessary.

Note 1 – Summary of Significant Accounting Policies (continued)

Prepaid Expenses and other current assets
Other assets consist mainly of prepaid expenses which are payments for goods or services that have not been consumed or used at year end. The expenditure will be recorded when the asset is used. Accordingly, prepaid expenses are equally offset by a nonspendable fund balance classification.

Capital Assets
The School's property, plant and equipment with useful lives of more than one year are stated at historical cost and comprehensively reported in the statement of net assets in the government-wide financial statements. Donated capital assets are recorded at their estimated fair market value on the date donated. The School generally capitalizes assets with a cost of $1,000 or more. Building improvements, additions and other capital outlays that significantly extend the useful life of an asset are capitalized.

The costs of normal maintenance and repairs that do not add to the asset value or materially extend useful lives are not capitalized. Capital assets are depreciated using the straight-line method. When capital assets are sold or disposed of, the related cost and accumulated depreciation are removed from the accounts, and the resulting gain or loss is recorded in the government wide statements. Proceeds received from the sale or disposal of capital assets are recorded as Other Financing Sources in the governmental funds.

The right to use assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made prior to the lease term, less lease incentives, and plus ancillary charges necessary to place the lease into service. The right to use assets are amortized on a straight-line basis over the life of the related lease.

Estimated useful lives, in years, for capital assets are as follows:

Improvements	20-30 Years
Furniture, fixtures and equipment	5-10 Years
Right of use asset	36 Years

Compensated Absences
GASB Statement No. 101, Compensated Absences, requires that liabilities for compensated absences be recognized for (1) leave that has not been used and (2) leave that has been used but not yet paid in cash or settled through noncash means. A liability should be recognized for leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means. GASB Statement No. 101 establishes guidance for measuring a liability that has not been used, generally using an employee's pay rate as of the date of the financial statements.

The School grants a specific number of personal time off days. Full time instructional employees are eligible to receive one day per month up to ten days of active work during the ten-month period (a "benefit year").

Note 1 – Summary of Significant Accounting Policies (continued)

In the event that available time is not used by the end of the benefit year, employees may "rollover" all unused days for use in future benefit years. Employees may "cash out" unused days for personal time off, however, employees may only cash out if they have used three days or less in that benefit year. Employees may not cash out more than ten days per school year and are required to maintain a minimum of twenty-one unused days in order to cash out. The cash out value is eighty percent of their current daily rate. There is no termination payment for accumulated unused days. Non-exempt and office salaried employees are not eligible to "cash out" unused personal time off days.

GASB Codification Section C60, Accounting for Compensated Absences, provides that compensated absences that are contingent on a specific event that is outside the control of the employer and employee should be accounted for in the period those events take place. Accordingly, these financial statements do not include an accrual for compensated absences available to be used in future benefits years. The compensated absences liability includes an accrual for the cash out days and personal time off for services already rendered.

Long-Term Debt and Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. In the fund financial statements, governmental fund types report the face amount of debt issued as other financing sources.

Revenue Sources

Revenues for current operations are received primarily from the State through the District pursuant to the funding provisions included in the School's charter. In accordance with the funding provisions of the charter and Section 1002.33, Florida Statutes, the School will report the number of full-time equivalent (FTE) students and related data to the District. Under the provisions of Section 1011.62, Florida Statutes, the District reports the number of the full-time equivalent (FTE) students and related data to the Florida Department of Education (FDOE) for funding through the FEFP.

Funding for the School is adjusted during the year to reflect the revised calculations by the FDOE under the FEFP and the actual weighted full-time equivalent students reported by the School during the designated full-time equivalent student survey periods. After review and verification of FTE reports and supporting documentation, the FDOE may adjust subsequent fiscal period allocations of FEFP funding for prior year errors disclosed by its review as well as to prevent statewide allocations from exceeding the amount authorized by the Legislature. Normally, such adjustments are treated as reductions of revenue in the year the adjustment is made.

In addition, the School may receive State funds through the District under charter school capital outlay funding pursuant to Section 1013.62, Florida Statutes. Funds are based on a capital outlay plan submitted to the District. In addition, the School may receive a portion of the local capital improvement tax revenues levied by the District.

Note 1 – Summary of Significant Accounting Policies (continued)

Finally, the School also receives Federal awards for the enhancement of various educational programs. Federal awards are generally received based on applications submitted to and approved by various granting agencies. For Federal awards in which a claim to these grant proceeds is based on incurring eligible expenditures, revenue is recognized to the extent that eligible expenditures have been incurred. Any excess amounts are recorded as deferred revenues until expended. Additionally, other revenues may be derived from various fundraising activities and certain other programs.

Net Position and Fund Balance Classification

Government-wide financial statements
Net position are classified as net position and displayed in three components:

a) Net investment in capital assets - consists of capital assets net of accumulated depreciation and amortization, and reduced by the outstanding balances of any borrowings that are attributable to the acquisition or improvement of those assets.
b) Restricted net position - consists of net position with constraints placed on their use either by external groups such as creditors, grantors, contributors or laws or regulations of other governments.
c) Unrestricted net position - all other net position that do not meet the definition of "restricted" or "invested in capital assets, net of related debt."

When both restricted and unrestricted resources are available for a specific purpose, it is the School's policy to use restricted resources first, until exhausted, before using unrestricted resources.

Fund financial statements
GASB Codification Section 1800.142, *Fund Balance Reporting and Governmental Fund Type Definitions,* defines the different types of fund balances that a governmental entity must use for financial reporting purposes. GASB requires the fund balance amounts to be properly reported within one of the fund balance categories listed below:

a) Nonspendable – includes amounts that cannot be spent because they are either not expected to be converted to cash or contractually required to be maintained intact. Consists of fund balance associated with inventories and prepaid expenses.
b) Restricted – this classification includes fund balance category amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. Restricted fund balances at year end pertain to the School's lunch program.
c) Committed - fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the School's Board of Directors. There are no committed fund balances at year end.
d) Assigned - fund balance classification that is intended to be used by the School's management for specific purposes but do not meet the criteria to be classified as restricted or committed. Assigned fund balances at year end pertain to the School's internal account.

Note 1 – Summary of Significant Accounting Policies (continued)

e) Unassigned – portion of the fund balance that has not been restricted, committed or assigned for a specific purpose. This is the residual classification for the School's general fund.

Committed amounts would be reduced first, followed by assigned amounts, and then unassigned amounts when expenditures are incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until then. The School does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The School does not have any items that qualify for reporting in this category.

Income Taxes

Mater Academy Central, Inc. qualifies as a tax-exempt organization under the Internal Revenue Code Section 501(c)(3) and is, therefore, exempt from income tax. Accordingly, no tax provision has been made in the accompanying financial statements.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standard Adopted

In fiscal year 2026, the School adopted GASB Statement No. 103, *Financial Reporting Model Improvements*. Statement No. 103 requirements updates reporting requirements and changes to MD&A, unusual/infrequent items, proprietary fund presentation, major component units, budgetary comparison information and statistical information. The adoption of this statement did not have a material impact on the School's financial statements. This statement was applied prospectively.

In fiscal year 2026, the School adopted GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. Statement No. 104 requires certain capital assets to be separately identified within the capital asset footnote. This includes lease assets by major class of underlying asset and other specified categories of capital assets. It also establishes accounting and disclosure requirements for capital assets held for sale. The adoption of this statement did not have a material impact on the School's financial statements. This statement was applied prospectively.

Note 1 – Summary of Significant Accounting Policies (continued)

Pronouncements Issued But Not Yet Effective

The GASB issued GASB Statement No. 105, *Subsequent Events*. The requirements of this Statement are effective for reporting periods beginning after June 15, 2026.

Subsequent Events

In accordance with GASB Codification Section 2250.106, the School has evaluated subsequent events and transactions for potential recognition or disclosure through September 20, 2026, which is the date the financial statements were available to be issued.

Note 2 – Cash and Investments

Deposits

The School maintains its cash and cash equivalents in two financial institutions. Deposits at FDIC-insured institutions are insured up to $250,000 per depositor, per financial institution. The School is a Charter School under Mater Academy Central, Inc. which also operates various other charter schools. All bank accounts are opened under the account ownership of Mater Academy Central, Inc., therefore, bank balances at times may potentially be in excess of FDIC coverage. As of June 30, 2026, bank balances in potential excess of FDIC coverage was approximately $429,000.

Investments

The School follows the Governmental Accounting Standards Board (GASB) Statement No. 72, *Fair Value Measurement and Application*. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in markets for identical assets: Level 2 inputs are significant other observable inputs (including quoted prices for similar investments, interest rates, credit risk, etc.); Level 3 inputs are significant unobservable inputs.

At June 30, 2026, the School had $2,020,000 invested in a governmental money market mutual fund that is exempt from GASB 72 fair value hierarchy disclosures. The governmental money market mutual fund values its portfolio securities at amortized cost which approximates fair value. The government money market mutual fund primarily invests in cash, high quality, short-term U.S. government securities and/or repurchase agreements that are collateralized fully by government securities that have been valued by the fund as Level 2. As of June 30, 2026, maturities of the fund's portfolio holdings are approximately 77% within 30 days.

Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of investments in a single issuer. The School manages its exposure to credit risk by limiting investments to highly rated government money market mutual funds. The fund is rated Aaa-mf by Moody's.

Custodial credit risk is the risk that in the event of a failure of a depository financial institution or counterparty that is in possession of investment or collateral securities, the School will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. For an investment, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the School will not be able to recover the value of investments or collateral securities that are in the possession of an outside party.

Note 2 – Cash and Investments (continued)

At June 30, 2026, all of the School's investments in government money market mutual funds were held in a separate account and designated as assets of the School.

Interest rate risk is the risk that changes in interest rate will adversely affect the fair value of an investment. The School manages its exposure to declines in fair values by limiting all investments to government money market mutual funds that can be redeemed daily.

Note 3 – Capital Assets

The following schedule provides a summary of changes in capital assets, acquired substantially with public funds, for the year ended June 30, 2026:

	Balance 07/01/25	Additions	Reclassifications/ Disposals	Balance 06/30/26
Capital assets, depreciable:				
Improvements	$ 228,732	$ 486,221	$ -	$ 714,953
Furniture, fixtures and equipment	1,098,891	210,541	(1,551)	1,307,881
Total Capital Assets	$ 1,327,623	$ 696,762	$ (1,551)	$ 2,022,834
Less Accumulated Depreciation:				
Improvements	$ (97,002)	$ (54,270)	$ -	$ (151,272)
Furniture, fixtures and equipment	(696,381)	(232,236)	1,551	(927,066)
Total Accumulated Depreciation	$ (793,383)	$ (286,506)	$ 1,551	$ (1,078,338)
Total depreciable assets, net	$ 534,240	$ 410,256	$ -	$ 944,496
Lease Assets:				
Right of use asset (building)	$ 19,119,880	$ 22,316,901	$ -	$ 41,436,781
Less accumulated amortization	(2,501,666)	(1,072,570)	-	(3,574,236)
Total Lease assets, net	$ 16,618,214	$ 21,244,331	$ -	$ 37,862,545
Governmental Activities Capital Assets, net	$ 17,152,454	$ 21,654,587	$ -	$ 38,807,041

For the fiscal year ended June 30, 2026, depreciation and amortization expense is allocated in the Statement of Activities by function as follows:

	Depreciation	Amortization
Instruction	$ 146,363	$ -
School administration	26,214	-
Student transportation service	33,841	-
Maintenance of plant	2,609	-
Operation of plant	77,479	1,072,570
Total Expense	$ 286,506	$ 1,072,570

Note 4 –Education Service and Support Provider

Academica Broward, LLC, an education service and support provider, offers administrative services to the School including, but not limited to, facility design, staffing recommendations, human resource coordination, regulatory compliance, legal and corporate upkeep, maintenance of the books and records, bookkeeping, budgeting and financial reporting and virtual education services. The agreement calls for a fee on a per student basis.

The agreement is with Mater Academy Central, Inc. through June 30, 2028, and unless terminated by the board shall have the option to renewed for an additional five year term. During the year ended June 30, 2026, the School incurred $618,450 in fees.

Note 5 –Transactions with other schools under Mater Academy Central, Inc.

For 2026, the School shares certain expenses with Mater Brighton Lakes Academy Preparatory High School, a charter school adjacent to the Schools campus. Management allocates a proportionate share of salaries, lunch receipts and expenses, supplies, and other operating expenses to each school individually based on student enrollment and usage of expenses and staff to these schools operated by Mater Academy Central, Inc. As a result of these allocations there at times, there may be due from or to balances between these schools.

As described in Note 1, Mater Academy Central, Inc. is the sole member of Mater Academy, Inc are affiliated entities. Mater Academy, Inc. charges all its affiliated schools an assessment for accreditation expenses. Mater Brighton Lakes Academy paid $195,300 in connection with these charges during the year.

Recoverable Grant

During 2026, the School received $1,050,000 in recoverable grant ($1,900,000 in prior years) from Mater Academy, Inc. The purpose of the grants is for the School to fund operating expenses. Repayment of this grant is contingent on the School meeting certain financial conditions. The maximum amount the School may be required to pay in the future should the School meet the requirements for repayment is $2,950,000. Recoverable grant of $1,050,000 accounts for approximately 7% of the School's revenue for the year ended June 30, 2026.

Note 6 – Long Term Liabilities

Line of Credit

The School shares a $2,500,000 revolving line of credit from a financial institution for working capital purposes with other charter schools under Mater Academy Central, Inc. The facility bears an interest rate of 1.15% per annum, with a maturity date of December 30, 2026, as amended. The line of credit is secured by a certificate of deposit in the name of Mater Academy Inc. As of June 30, 2026, the outstanding balance on the line that pertains to the School is $500,000 and a total of $8,791 for interest expense related to this agreement.

Note 6 – Long Term Liabilities (continued)

The following schedule provides a summary of changes in long term debt for the year ended June 30, 2026:

	Balance 07/01/25	Increases	Decreases	Balance 06/30/26
Revolving line of credit	$ 500,000	$ -	$ -	$ 500,000
Total Notes Payable	$ 500,000	$ -	$ -	$ 500,000

Lease with Related Party

Mater Academy Foundation Inc. is a not-for-profit supporting organization of Mater Academy, Inc. under Section 509(a)(3) of the Internal Revenue Code.

On July 1, 2025, the School entered into an amended and restated lease and security agreement with Mater Academy Foundation Inc., a not-for-profit supporting organization of Mater Academy, Inc. under Section 509(a)(3) of the Internal Revenue Code. This agreement continues through June 30, 2061, with two options to renew of five additional years each. Rent is based on the full-time student equivalent enrollment, subject to minimum enrollment levels. The new lease increased space from 70,000 square footage to an additional 67,229 square footage. The annual rate per full-time equivalent student is $1,346 for 2026, and $1,525 for 2027 and thereafter, based on a minimum enrollment of 2,300 students through 2028, 2,442 students for 2029 and 2,700 thereafter. The per full-time equivalent student rate under this agreement is adjusted annually based on the Consumer Price Index (CPI) and is capped at a 1.5% annual increase.

Under the agreement, Mater Academy, Inc. must meet certain requirements and covenants including maintaining a "Fixed Charges Coverage Ratio" of not less than 1.10 to 1.00. All the School's revenues (except for revenues restricted or assigned for specific programs) are pledged to the lease and security agreement for the outstanding principal and interest balance until maturity. The revenues pledged during the school year ended June 30, 2026, exceeded the required principal and interest for that period.

Mater Academy Foundation Inc.'s debt agreements contain various covenants, restrictions and financial test requirements. In the event an instance of default is not remedied, the maturity can be accelerated and / or the underlying collateral may be subject to foreclosure.

At the time of the remeasurement, there was no interest rate specified in the original lease agreement. The School has used an average effective interest for several borrowings of Mater Academy, Inc. The allocation used was 61% for the School and 39% for Mater Brighton Lakes Academy Preparatory High School. The average borrowing rate was 5% which was used to discount the annual lease payments to recognize the intangible right to use this asset and the lease liability.

For 2026, interest expense totaled $2,024,030 as it relates to this agreement. For 2026, variable and other payments of $278,750 in connection with the lease agreement not previously included in the measurement of the lease liability were recorded in rent expense.

Note 6 – Long Term Liabilities (continued)

Annual requirements to amortize this lease liability and related interest are as follows:

Year	Principal	Interest	Total	
2027	$ 114,465	$ 2,025,110	$ 2,139,575	
2028	120,321	2,019,254	2,139,575	
2029	261,642	2,010,028	2,271,670	
2030	520,610	1,991,065	2,511,675	
2031	547,245	1,964,430	2,511,675	
2032–2036	3,185,970	9,372,405	12,558,375	(Total for a five year period.)
2037–2041	4,088,742	8,469,633	12,558,375	(Total for a five year period.)
2042–2046	5,247,322	7,311,053	12,558,375	(Total for a five year period.)
2047–2051	6,734,197	5,824,178	12,558,375	(Total for a five year period.)
2052–2056	8,642,390	3,915,985	12,558,375	(Total for a five year period.)
2057–2061	11,091,287	1,467,089	12,558,376	(Total for a five year period.)
	$ 40,554,191	$ 46,370,230	$ 86,924,421	

Changes in long term lease liabilities during the year are as follows:

	Balance 07/01/25	Increases	Decreases	Balance 06/30/26
Lease liability - building	$ 18,102,551	$22,451,640		40,554,191
Total Long Term Debt	$ 18,102,551	$22,451,640	$ -	$ 40,554,191

Note 7 – Contingencies and Concentrations

The School receives the majority of its funding from the State through the District under the Florida Education Finance Program (FEFP) and various other state and local funding. The FEFP is based in part on a computation of the number of full-time equivalent (FTE) students attending different instructional programs. The accuracy of FTE student data submitted by individual schools and used in the FEFP computations is subject to audit by the state and, if found to be in error, could result in refunds to the state or in decreases to future funding allocations. Additionally, the School receives various forms of federal, state and local funding which are subject to financial and compliance audits. It is the opinion of management that the amount of funding, if any, which may be remitted back to the state due to errors in the FTE student data or the amount of grant expenditures which may be disallowed by grantor agencies would not be material to the financial position of the School.

Pursuant to the Charter School contract with the School District, the District withholds an administrative fee of 5% of the qualifying revenues of the School. For the year ended June 30, 2026, administrative fees withheld by the School District totaled $96,936.

Note 8 – Interfund Transfers

Interfund transfers in governmental funds as of June 30, 2026 consist of the following:

	General Fund	Special Revenue Fund
To reimburse special revenue fund for prior year's expenditures	$ (115,214)	$ 115,214
Total Transfers, net	$ (115,214)	$ 115,214

Due to General Fund from Capital Projects Fund for Federal Grants	$ 15	$ (15)
Total Due from/(Due to)	$ 15	$ (15)

Note 9 – Risk Management

The School is exposed to various risks of loss related to torts; thefts of, damage to and destruction of assets; administrative errors and omissions; personal injury; workers compensation and natural disasters for which the School carries commercial insurance. Settlement amounts have not exceeded insurance coverage in any of the past three fiscal years. In addition, there were no reductions in insurance coverage from those in the prior year.

The School has entered into a strategic relationship with ADP TotalSource, Inc., a human resource management firm, typically known as "Professional Employer Organization" (PEO). Under a co-employment agreements, the PEO is the employer of record and is responsible for administering payroll, payroll taxes, provide employee benefits and assist with human resources and risk management. Accordingly, certain human resource related risks are transferred to the PEO. Nevertheless, the School may be subject to risks, including loss, penalties and fines related to employment practices, administrative error and omissions.

Note 10 – Defined Contribution Retirement Plan

The School's personnel, which are leased through ADP TotalSource Group, Inc., are eligible to participate in a defined contribution 401(k) plan sponsored by the leasing company, covering employees who meet certain age and tenure requirements. Under the ADP TotalSource Retirement Savings Plan (the "Plan"), the School provides a match of 100% of the employee's contribution up to 4% of the employee's compensation. The School contributed to the Plan $89,311 for the year ended June 30, 2026. The School does not exercise any control or fiduciary responsibility over the Plans' assets, which are administered by Voya Financial.

Note 11 – Compensated Absences

Compensated absences payable consist of leave benefits, paid time off, that employees earned based on services already rendered. Compensated absences are recognized as a liability when the leave accumulates, is attributable to past service, and it is more likely than not that the leave will be used or paid.

Note 11 – Compensated Absences (continued)

Changes in compensated absence liabilities during the year are as follows:

	Beginning Balance 7/1/2025	Increases *	Decreases	Ending Balance 6/30/2026	Due within one year
Compensated absences	$ 204,476	$ 20,608	$ -	$ 225,084	$ 100,241
	$ 204,476	$ 20,608	$ -	$ 225,084	$ 100,241

* The change in compensated absences is presented as a net change.

REQUIRED SUPPLEMENTARY INFORMATION

Mater Brighton Lakes Academy
Mater Academy Central Inc
(A charter school under Mater Academy Central Inc)

Statement of Revenues, Expenditures, and Changes in Fund Balance - General Fund
For the year ended June 30, 2026

	General Fund			Variance	
	Original Budget	Final Budget	Actual	Original to Final	Final to Actual
REVENUES					
State Passed Through Local	$ 10,627,742	$ 10,661,776	$ 10,668,746	$ 34,034	$ 6,970
Other Revenue & Charges for Services	1,275,621	1,280,087	1,282,498	4,466	2,411
Total Revenues	11,903,363	11,941,863	11,951,244	38,500	9,381
EXPENDITURES					
Current:					
Instruction	5,134,965	5,290,997	5,285,760	156,032	(5,237)
Student Support Services	259,862	258,791	249,600	(1,071)	(9,191)
Instructional Staff Training	33,029	31,062	28,021	(1,967)	(3,041)
Board	112,775	112,276	108,897	(499)	(3,379)
School Administration	1,718,980	1,714,074	1,712,158	(4,906)	(1,916)
Fiscal Services	224,042	206,150	206,150	(17,892)	-
Central Services	255,042	240,150	236,306	(14,892)	(3,844)
Student Transportation Services	21,760	14,727	12,632	(7,033)	(2,095)
Operation of Plant	1,785,551	1,758,678	1,736,114	(26,873)	(22,564)
Maintenance of plant	470,476	435,000	429,176	(35,476)	(5,824)
Administrative Technology Services	86,932	85,768	81,879	(1,164)	(3,889)
Total Current Expenditures	10,103,414	10,147,673	10,086,693	44,259	(60,980)
Excess (deficit) of Revenues Over Current Expenditures	1,799,949	1,794,190	1,864,551	(5,759)	70,361
Capital Outlay:					
Other Capital Outlay	635,000	635,000	632,031	-	(2,969)
Debt Service:					
Interest Expense	664,128	664,128	664,128	-	-
Total Capital Outlay & Debt Service Expenditures	1,299,128	1,299,128	1,296,159	-	(2,969)
Total Expenditures	11,402,542	11,446,801	11,382,852	44,259	(63,949)
Excess (deficit) of Revenues Over Expenditures	500,821	495,062	568,392	(5,759)	73,330
Other financing sources (uses):					
Transfers in (out)	35,272	(116,000)	(115,214)	(151,272)	786
Net change in fund balance	536,093	379,062	453,178	(157,031)	74,116
Fund Balance at beginning of year	1,826,918	1,826,918	1,826,918	-	-
Fund Balance at end of year	$ 2,363,011	$ 2,205,980	$ 2,280,096	$ (157,031)	$ 74,116

See accompanying notes to budgetary comparison schedules

Mater Brighton Lakes Academy
(A charter school under Mater Academy Central Inc)

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the year ended June 30, 2026

	Special Revenue Funds			Variance	
	Original Budget	Final Budget	Actual	Original to Final	Final to Actual
REVENUES					
Federal Sources	$ 1,377,675	$1,385,632	$1,389,712	$ 7,957	$ 4,080
Charges for Services	446,900	449,870	453,347	2,970	3,477
Total Revenues	1,824,575	1,835,502	1,843,059	10,927	7,557
EXPENDITURES					
Current:					
Instruction	358,875	358,694	357,570	(181)	(1,124)
Instructional Staff Training	41,000	40,938	40,938	(62)	-
School Administration	2,500	2,500	2,463	-	(37)
Food Services	866,428	864,783	863,993	(1,645)	(790)
Operation of Plant	3,500	3,500	3,364	-	(136)
Community Services	452,000	452,000	450,593	-	(1,407)
Total Current Expenditures	1,724,303	1,722,415	1,718,921	(1,888)	(3,494)
Excess (Deficit) of Revenues Over Current Expenditures	100,272	113,087	124,138	12,815	11,051
Capital Outlay					
Other Capital Outlay	65,000	65,000	64,731	-	(269)
Total Capital Outlay	65,000	65,000	64,731	-	(269)
Total Expenditures	1,789,303	1,787,415	1,783,652	(1,888)	(3,763)
Excess (Deficit) of Revenues Over Expenditures	35,272	48,087	59,407	12,815	11,320
Other financing sources (uses)					
Transfers in (out)	(35,272)	116,000	115,214	151,272	(786)
Net change in fund balance	-	164,087	174,621	164,087	10,534
Fund Balance at beginning of year	25,657	25,657	25,657	-	-
Fund Balance at end of year	$ 25,657	$ 189,744	$ 200,278	$ 164,087	$ 10,534

See accompanying notes to budgetary comparison schedules

Note 1 – Budgets and Budgetary Accounting

An annual budget is adopted on the modified accrual basis of accounting, consistent with generally accepted accounting principles. The original budget and any subsequent amendments are approved by the Board of Directors.

Note 2 – Variances

No significant variances.

HLB GRAVIER, LLP
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

To the Board of Directors of
Mater Brighton Lakes Academy
Kissimmee, Florida

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Mater Brighton Lakes Academy (the "School"), as of, and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the School's basic financial statements and have issued our report thereon dated September 20, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the School's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the School's internal control. Accordingly, we do not express an opinion on the effectiveness of the School's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the School's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the School's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We issued a separate management letter dated September 20, 2026 pursuant to Chapter 10.850, Rules of the Auditor General.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the School's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
September 20, 2026

HLB GRAVIER, LLP
CERTIFIED PUBLIC ACCOUNTANTS

MANAGEMENT LETTER

To the Board of Directors of
Mater Brighton Lakes Academy
Kissimmee, Florida

Report on the Financial Statements

We have audited the financial statements of Mater Brighton Lakes Academy, Kissimmee, Florida, as of and for the fiscal year ended June 30, 2026 and have issued our report thereon dated September 20, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and Chapter 10.850, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*. Disclosures in those reports and schedules, which are dated September 20, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.854(1)(e)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no findings or recommendations made in the preceding audit report.

Official Title

Section 10.854.(1)(e)5., Rules of the Auditor General, requires the name or official title of the entity and the school code assigned by the Florida Department of Education be disclosed in this management letter. The official title and the school code assigned by the Florida Department of Education of the entity is Mater Brighton Lakes Academy, 0163.

Financial Condition and Management

Section 10.854(1)(e)2. And 10.855(11), Rules of the Auditor General, require us to apply appropriate procedures and communicate whether or not Mater Brighton Lakes Academy has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Mater Brighton Lakes Academy did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.854(1)(e)6.a and 10.855(12), Rules of the Auditor General, we applied financial condition assessment procedures for Mater Brighton Lakes Academy. It is management's responsibility to monitor Mater Brighton Lakes Academy financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.854(1)(e)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have such recommendations.

Transparency

Sections 10.854(1)(e)7 and 10.855(13), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether Mater Brighton Lakes Academy maintains on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that Mater Brighton Lakes Academy maintained on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes.

Additional Matters

Section 10.854(1)(e)4., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, fraud, waste, or abuse, that has occurred, or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not have such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and Florida House of Representatives, the Florida Auditor General, School District of Osceola County, Federal and other granting agencies, the Board of Directors, and applicable management and is not intended to be and should not be used by anyone other than these specified parties.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
September 20, 2026