



**THE DORAL ACADEMY**

**W/L #: 3030**

(A Charter School under The Doral Academy, Inc.)

Doral, Florida

Financial Statements and  
Independent Auditor's Report

June 30, 2024

## TABLE OF CONTENTS

General Information . . . . .	1	
Independent Auditors' Report. . . . .	2-4	
Management's Discussion and Analysis (Required Supplementary Information) . . . . .	5-9	
<b>Basic Financial Statements:</b>		
<i>Government-wide Financial Statements:</i>		
Statement of Net Position . . . . .	10	
Statement of Activities. . . . .	11	
<i>Fund Financial Statements:</i>		
Balance Sheet - Governmental Funds. . . . .	12	
Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position. . . . .	13	
Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds. . . . .	14	
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance of Governmental Funds to the Statement of Activities. . . . .	15	
Notes to the Basic Financial Statements . . . . .	16-29	
<b>Required Supplementary Information:</b>		
Budgetary comparison schedules. . . . .	30-31	
<b>Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> . . . . .</b>		32-33
Management Letter . . . . .	34-35	

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

W/L #: 3030

2450 NW 97<sup>th</sup> Avenue  
Doral, FL 33172

2023-2024

BOARD OF DIRECTORS

Angela Ramos, President, Chair and Director  
Rene Rovirosa, Secretary, Treasurer, and Director  
Kim Guilarte, Director  
Miranda Murillo, Director and Student Alumni Representative

SCHOOL ADMINISTRATION

Eleonora Cuesta, Principal



## INDEPENDENT AUDITORS' REPORT

To the Board of Directors of  
The Doral Academy  
Doral, Florida

### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of The Doral Academy (the "School"), a charter school under The Doral Academy, Inc. as of, and for the year ended June 30, 2024, 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 The Doral Academy as of June 30, 2024, 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 The Doral Academy 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 The Doral 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 The Doral Academy that is attributable to the transactions of the School and is not intended to be a complete presentation of The Doral Academy, Inc. These financial statements do not purport to, and do not, present fairly the financial position of The Doral Academy, Inc. as of June 30, 2024 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.

***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 to 31 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 12, 2024 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 solely to 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.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 12, 2024

**Management’s Discussion and Analysis**  
The Doral Academy  
(A Charter School under The Doral Academy, Inc.)  
June 30, 2024

The corporate officers of The Doral Academy, Inc. have prepared this narrative overview and analysis of the School’s financial activities for the fiscal year ended June 30, 2024.

**Financial Highlights**

1. The net position of the Charter School at June 30, 2024 was \$19,698,359.
2. At year-end, the School had current assets on hand of \$17,818,940.
3. The net position of the School increased by \$6,419,899 during the year.
4. The unassigned fund balance at year end was \$16,223,240.

**Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the School’s basic financial statements. The School’s financial statements for the year ended June 30, 2024 are presented in accordance with GASB Codification Section 2200. 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.

Government-Wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the School’s finances, in a manner similar to a private-sector business.

The *Statement of Net Position* presents information on all of the School’s assets, deferred outflows of resources, liabilities and deferred inflows of resources. The difference between the four is reported as *net position*. Over time increases or decreases in net position may serve as an indicator of whether the financial position of the School is improving or deteriorating.

The *Statement of Activities* presents information on how the School’s net position changed during the fiscal year. All changes in net position are reported when the underlying event occurs without regard to the timing of related cash flows. Accordingly, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 10-11 of this report.

Fund Financial Statements

A “fund” is a collection of related accounts grouped to maintain control over resources that have been segregated for specific activities, projects, or objectives. The School like other state and local governments uses fund accounting to ensure and report compliance with finance-related legal requirements.

All of the funds of the School are governmental funds. *Governmental Funds* are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. Governmental Fund financial statements, however, focus on *near-term* inflows and outflows of spendable resources, as well as on the balances of spendable resources which are available at the end of the fiscal year. Such information may be used to evaluate a government's requirements for near-term financing.

The Board of the School adopts an annual appropriated budget for its major governmental funds. A budgetary comparison statement has been provided for the major governmental funds to demonstrate compliance with the School's budget.

The basic governmental fund financial statements can be found on pages 12-15 of this report.

Notes to Financial Statements

The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 16 – 29 of this report.

**GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, net position may serve over time as a useful indicator of a charter school's financial position. In the case of the School, the net position was \$19,698,359 at the close of the fiscal year. A summary of the School's net position as of June 30, 2024 and 2023 follows:

	2024	2023
Cash	\$ 529,262	\$ 624,208
Investments	14,570,000	10,316,000
Prepaid expenses and other current assets	5,817	55,615
Due from other agencies	4,140,590	1,887,506
Due from other divisions of The Doral Academy, Inc.	200,000	200,000
Deposits receivable	42,254	42,254
Capital and right-of-use assets, net	16,612,290	17,319,481
<b>Total Assets</b>	<u>36,100,213</u>	<u>30,445,064</u>
<b>Deferred outflows of resources</b>	-	-
Accounts payable and accrued liabilities	755,470	941,858
Lease liability	15,646,384	16,224,746
<b>Total Liabilities</b>	<u>16,401,854</u>	<u>17,166,604</u>
<b>Deferred inflows of resources</b>	-	-
<b>Net Position:</b>		
Net investment in capital assets	965,906	1,094,735
Restricted	352,459	-
Unrestricted	18,379,994	12,183,725
<b>Total Net Position</b>	<u>\$ 19,698,359</u>	<u>\$ 13,278,460</u>

At the end of both fiscal years, the School is able to report positive balances in total net position.

A summary and analysis of the School's revenues and expenses for the years ended June 30, 2024 and June 30, 2023 follows:

	<u>2024</u>	<u>2023</u>
<b>REVENUES</b>		
Program Revenues		
Federal sources	\$ 2,740,014	\$ 1,662,342
Capital grants and contributions	868,860	756,822
Charges for services	880,342	895,965
General Revenues		
State and local sources	13,887,809	9,462,356
Charges for services	1,411,232	1,289,283
Other revenue	1,153,174	340,950
<b>Total Revenues</b>	<u>\$ 20,941,431</u>	<u>\$ 14,407,718</u>
<b>EXPENSES</b>		
Instruction	\$ 7,945,515	\$ 7,206,949
Student support services	174,184	123,654
Instructional staff training	63,149	55,282
Board	61,256	57,136
General administration	40,700	-
School administration	954,500	993,382
Facilities acquisition	106,118	106,118
Fiscal services	172,900	165,000
Food services	594,573	588,638
Central services	202,280	208,060
Operation of plant	1,984,704	1,842,437
Maintenance of plant	588,171	319,059
Administrative technology services	77,605	72,029
Community services	757,959	693,986
Debt service	797,918	824,435
<b>Total Expenses</b>	<u>14,521,532</u>	<u>13,256,165</u>
Increase in Net Position	6,419,899	1,151,553
Net Position at Beginning of Year	<u>13,278,460</u>	<u>12,126,907</u>
Net Position at End of Year	<u>\$ 19,698,359</u>	<u>\$ 13,278,460</u>

Doral Academy's revenues and expenses increased by \$6,533,713 and \$1,265,367 respectively. The School had an increase in its net position of \$6,419,899 for the year.

### **School Location and Lease of Facility**

The School leases a facility located at 2450 NW 97<sup>th</sup> Avenue, Doral, Florida 33172.

### **Capital Improvement Requirements**

The School maintains a continuous capital improvements program to enhance facilities and update fixtures and equipment as required.

### **FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUND**

As noted earlier, the School uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

### **Governmental Funds**

The focus of the School's *governmental funds* is to provide information on near-term inflows, outflows, and balances of *spendable* resources. Such information is useful in assessing the School's financing requirements. In particular, the *unassigned fund balance* may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

Most of the School's operations are funded in the General Fund. The majority of the General Fund revenues are distributed to the School by the District through the Florida Education Finance Program (FEFP), which uses formulas to distribute state funds and an amount of local property taxes (i.e., required local effort) established each year by the Florida Legislature.

At the end of the fiscal year, the School's governmental general fund reported ending fund balance of \$16,911,053. The fund balance unassigned and available for spending at the School's discretion is \$16,223,240. These funds will be available for the School's future ongoing operations.

### **Capital Assets**

The School's investment in capital assets and right of use lease asset (building) as of June 30, 2024 amounts to \$16,612,290 (net of accumulated depreciation and amortization). This investment in capital assets includes right of use lease asset (building), improvements, and furniture, fixtures and equipment. As of June 30, 2024, the School had long-term liabilities of \$15,646,384 associated to its capital assets.

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.

## Governmental Fund Budget Analysis and Highlights

Prior to the start of the School’s fiscal year, the Board of the School adopted an annual budget. A budgetary comparison statement has been provided for the governmental funds to demonstrate compliance with the School’s budget.

	Governmental Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
<b>Program Revenues</b>			
Capital grants and contributions	\$ 595,318	\$ 629,410	\$ 868,860
Federal sources	3,256,361	3,592,476	3,981,948
Charges for services and other revenues	800,000	800,000	880,342
<b>General Revenues</b>			
State and local sources	10,920,174	11,811,403	12,461,080
Charges and other revenues	1,460,652	2,270,141	2,564,406
Total Revenues	\$ 17,032,505	\$ 19,103,430	\$ 20,756,636
<b>CURRENT EXPENDITURES</b>			
Instruction	\$ 8,210,986	\$ 8,041,611	\$ 7,812,790
Student support services	181,287	175,114	174,184
Instructional staff training	70,750	70,750	63,149
Board	86,175	85,931	61,256
General administration	41,976	40,700	40,700
School administration	962,446	954,731	952,011
Fiscal services	173,850	173,821	172,900
Food services	602,496	597,080	588,857
Central services	208,350	205,321	202,280
Operation of plant	1,015,596	993,998	944,743
Maintenance of plant	687,000	590,075	526,423
Administrative technology services	132,102	117,830	77,605
Community services	800,000	800,000	757,959
Total Current Expenditures	\$ 13,173,014	\$ 12,846,962	\$ 12,374,857

Most variances occurred as a result of the Budget adopted being more conservative than actual results for the year.

### 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 Dade, LLC, 6340 Sunset Drive, Miami, Florida 33143.

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

Statement of Net Position  
June 30, 2024

	<u>Primary Government</u> <u>Governmental</u> <u>Activities</u>
<b><u>Assets</u></b>	
Current assets:	
Cash	\$ 529,262
Investments	14,570,000
Due from other agencies, net	2,713,861
Prepaid expenses and other current assets	5,817
Total current assets	<u>17,818,940</u>
Capital assets, net:	
Capital assets, depreciable	4,991,721
Less: accumulated depreciation	(2,902,562)
Right-of-use lease asset	17,262,922
Less: accumulated amortization	(2,739,791)
Total capital assets, net	<u>16,612,290</u>
Due from other agencies, net, long-term	1,426,729
Due from other divisions of The Doral Academy, Inc.	200,000
Deposits	42,254
Total Assets	<u>36,100,213</u>
<b><u>Deferred Outflows of Resources</u></b>	<u>-</u>
<b><u>Liabilities</u></b>	
Current liabilities:	
Salaries and wages payable	551,016
Accounts payable and accrued liabilities	204,454
Lease liability, current	607,799
Total current liabilities	<u>1,363,269</u>
Lease liability	15,038,585
Total liabilities	<u>16,401,854</u>
<b><u>Deferred Inflows of Resources</u></b>	<u>-</u>
<b>Net Position:</b>	
Net investment in capital assets	965,906
Restricted	352,459
Unrestricted	18,379,994
Total Net Position	<u>\$ 19,698,359</u>

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

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

Statement of Activities  
For the year ended June 30, 2024

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
<b>Primary Government:</b>					
<b>Governmental activities:</b>					
Instruction	\$ 7,945,515	\$ 1,411,232	\$ 1,874,649	\$ -	\$ (4,659,634)
Student support services	174,184	-	174,184	-	-
Instructional staff training	63,149	-	53,044	-	(10,105)
Board	61,256	-	-	-	(61,256)
General administration	40,700	-	-	-	(40,700)
School administration	954,500	-	41,107	-	(913,393)
Facilities acquisition	106,118	-	-	-	(106,118)
Fiscal services	172,900	-	-	-	(172,900)
Food services	594,573	172,674	258,919	-	(162,980)
Central services	202,280	-	-	-	(202,280)
Operation of plant	1,984,704	-	296,204	868,860	(819,640)
Maintenance of plant	588,171	-	-	-	(588,171)
Administrative technology services	77,605	-	41,907	-	(35,698)
Community services	757,959	707,668	-	-	(50,291)
Debt service	797,918	-	-	-	(797,918)
<b>Total governmental activities</b>	<b>14,521,532</b>	<b>2,291,574</b>	<b>2,740,014</b>	<b>868,860</b>	<b>(8,621,084)</b>
General revenues:					
State and local sources					13,887,809
Investment earnings					1,081,286
Other revenues					71,888
Change in net position					6,419,899
Net position, beginning					13,278,460
Net position, ending					\$ 19,698,359

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

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

Balance Sheet - Governmental Funds  
June 30, 2024

	General Fund	Special Revenue Fund	Capital Project Funds	Total Governmental Funds
<b><u>Assets</u></b>				
Cash	\$ 376,845	\$ 152,417	\$ -	\$ 529,262
Investments	14,570,000	-	-	14,570,000
Prepaid expenses and other current assets	5,817	-	-	5,817
Due from other agencies, net	1,358,790	1,306,746	48,325	2,713,861
Due from fund	1,355,071	-	-	1,355,071
Total Assets	17,666,523	1,459,163	48,325	19,174,011
<b>Deferred Outflows of Resources</b>				
	-	-	-	-
<b><u>Liabilities</u></b>				
Salaries and wages payable	551,016	-	-	551,016
Accounts payable and accrued expenses	204,454	-	-	204,454
Due to fund	-	1,306,746	48,325	1,355,071
Total Liabilities	755,470	1,306,746	48,325	2,110,541
<b>Deferred Inflows of Resources</b>				
	-	-	-	-
<b><u>Fund Balance</u></b>				
Nonspendable, not in spendable form	5,817	-	-	5,817
Restricted	352,459	-	-	352,459
Assigned	330,254	152,417	-	482,671
Unassigned	16,222,523	-	-	16,222,523
	16,911,053	152,417	-	17,063,470
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 17,666,523	\$ 1,459,163	\$ 48,325	\$ 19,174,011

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

THE DORAL ACADEMY

(A charter school under The Doral Academy, Inc.)

Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position  
June 30, 2024

---

Total Fund Balance - Governmental Funds \$ 17,063,470

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	4,991,721	
Less: accumulated depreciation	(2,902,562)	
Right-of-use lease asset	17,262,922	
Less: accumulated amortization	<u>(2,739,791)</u>	16,612,290

Receivables in governmental activities that are not considered available to pay current liabilities are not current financial resources and therefore are not reported in the governmental funds. 1,426,729

Long term liabilities in governmental activities are not due and payable in the current period and therefore, are not reported in the governmental funds. (15,646,384)

Deposits receivable are considered long term and are not financial resources and therefore are not reported in the governmental funds. 42,254

Long term receivable from other charter school in governmental activities are not financial resources and therefore are not reported in the governmental funds. 200,000

Total Net Position - Governmental Activities \$ 19,698,359

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

THE DORAL ACADEMY

(A charter school under The Doral Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance - Governmental Funds

For the year ended June 30, 2024

	General Fund	Special Revenue Fund	Capital Project Funds	Total Governmental Funds
Revenues:				
State passed through local	\$ 9,466,381	\$ -	\$ -	\$ 9,466,381
State capital outlay funding	-	-	648,303	648,303
Local sources	2,994,699	-	220,557	3,215,256
Federal sources	-	3,981,948	-	3,981,948
Charges for services and other revenues	1,411,232	880,342	-	2,291,574
Other revenues	1,153,174	-	-	1,153,174
<b>Total Revenues</b>	<b>15,025,486</b>	<b>4,862,290</b>	<b>868,860</b>	<b>20,756,636</b>
Expenditures:				
Current				
Instruction	6,672,942	1,139,848	-	7,812,790
Student support services	-	174,184	-	174,184
Instructional staff training	10,105	53,044	-	63,149
Board	61,256	-	-	61,256
General administration	40,700	-	-	40,700
School administration	910,904	41,107	-	952,011
Food services	-	588,857	-	588,857
Fiscal services	172,900	-	-	172,900
Central services	202,280	-	-	202,280
Operation of plant	648,539	296,204	-	944,743
Maintenance of plant	526,423	-	-	526,423
Administrative technology services	35,698	41,907	-	77,605
Community Services	-	757,959	-	757,959
Capital Outlay:				
Other capital outlay	537,701	103,864	-	641,565
Debt Service:				
Redemption of Principal	-	-	578,362	578,362
Interest	-	-	797,918	797,918
<b>Total Expenditures</b>	<b>9,819,448</b>	<b>3,196,974</b>	<b>1,376,280</b>	<b>14,392,702</b>
Excess (deficit) of revenues over expenditures	5,206,038	1,665,316	(507,420)	6,363,934
Other financing sources (uses)				
Transfers in (out)	1,208,187	(1,715,607)	507,420	-
Net change in fund balance	6,414,225	(50,291)	-	6,363,934
Fund Balance at beginning of year	10,496,828	202,708	-	10,699,536
Fund Balance at end of year	\$ 16,911,053	\$ 152,417	\$ -	\$ 17,063,470

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

THE DORAL ACADEMY  
(A charter school under The Doral Academy, 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, 2024

---

Net Change in Fund Balance - Governmental Funds \$ 6,363,934

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 expense. This is the amount by which capital outlays differed depreciation and amortization expense and disposals.

Capital outlay	641,565	
Depreciation and amortization expense	<u>(1,348,756)</u>	(707,191)

Revenues are recognized using the full accrual basis of accounting in the government-wide statements. However, revenues are recognized when they are measurable and available in the governmental funds. These revenues did not meet the recognition criteria during the current year and, therefore, were not reported in the governmental funds.	1,426,729
--	-----------

Prior year revenues recognized this year at the fund level.	(1,241,935)
---	-------------

Increase in long term liabilities is revenue in the governmental funds, but a decrease or repayment of such payables reduces liabilities in the statement of net position.

Principal payments on long-term liabilities	<u>578,362</u>
---	----------------

Change in Net Position of Governmental Activities	<u>\$ 6,419,899</u>
---	---------------------

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

## **Note 1 – Summary of Significant Accounting Policies**

### Reporting Entity

The Doral Academy (the "School"), is a charter school sponsored by the School Board of Miami-Dade County, Florida (the "District"). The Schools charter is held by The Doral Academy, 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 The Doral Academy, Inc., which is composed of four members and also govern other charter schools. The board 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 Board of Miami-Dade County, Florida. The current charter expires on June 30, 2034 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 Doral, Florida for students from kindergarten through fifth grade. These financial statements are for the year ended June 30, 2024, when on average 1,092 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 also 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.

Program revenues include: (1) charges for services, such as food service and student activity fees; (2) operating grants such as the National School Lunch Program, Federal grants, and other state allocations; and (3) capital grants and contributions 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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

*Fund Financial Statements*

Fund financial statements are provided for governmental fund. 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, and COVID-19 emergency relief funding 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 Funds* – accounts for state and other local capital funds 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. 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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

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 long-term debt principal and interest which are reported as expenditures in the year due.

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, Cash Equivalents and Investments

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.

The School has not adopted a formal deposit and investment policy that limits the School's allowable deposits or investments and address specific types of risk; however the School 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 investment 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.

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 position 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 measure 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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

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

Right-of-use asset (building)	11-19 Years
Improvements	9 - 20 Years
Furniture, Fixtures, and Equipment	5 Years
Motor vehicles	7 Years

Inter-fund Transfers

Interfund 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, net of an allowance for uncollectible accounts.

Compensated Absences

The School grants a specific number of personal time off. Full time instructional employees are eligible to one day per month to up to ten days of active work during the ten-month period (a “benefit year”). 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. There is an opportunity to “cash out” unused days for personal time off however, the 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 always 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.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial 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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

In addition to liabilities, the statement of financial 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.

Long-Term Debt and Liabilities

In the government-wide financial statements, long-term debt and other long-term liabilities 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 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 receives a portion of the local operating millage revenues levied by the District (Secure our Future Referendum).

In addition, the School receives 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 and are to be used for lease of school facilities. In addition, the School may receive a portion of the local capital improvements revenues levied by the District.

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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

Net Position and Fund Balance Classification

*Government-wide financial statements*

Equity is classified as net position and displayed in three components:

- a) Net investment in capital assets - consists of capital assets net of accumulated depreciation 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 does not meet the definition of "restricted" or "net investment in capital assets".

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 in spendable form or legally or contractually required to be maintained intact. Consists of fund balance associated with inventories and prepaid expenses.
- b) Restricted - fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation. Restricted funds at year end are for unspent local operating referendum funds.
- 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. As of June 30, 2024 there was \$330,254 in cash assigned to the pre-kindergarten program and \$152,417 in assigned cash for the School's internal accounts.
- 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.

**Note 1 – Summary of Significant Accounting Policies (continued)**

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.

Income Taxes

The Doral Academy, Inc. qualifies as a tax-exempt organization under 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 and disclosure of contingent assets and liabilities at the date of the financial statements and reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

New Accounting Standard Adopted

In fiscal year 2024, the School adopted a new statement of financial accounting standard issued by Governmental Accounting Standards Board: GASB Statement No. 100, *Accounting Changes and Error Corrections*. This adoption had no material effect on the School's financial statements as of June 30, 2024.

Pronouncements Issued But Not Yet Effective

GASB has issued GASB Statement No. 101, *Compensating Absences*. This Statement provides guidance on the accounting and financial reporting for certain types of compensated absences including parental leave, military leave, and injury duty leave. The School is currently evaluating the effect that implementation of the new standard will have on its financial statements. The requirements of this Statement are effective for reporting periods beginning after December 15, 2023.

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 12, 2024, 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 Doral Academy, Inc., which also operates various other charter schools. All bank accounts are opened under the account ownership of Doral Academy, Inc., therefore, bank balances at times may potentially be in excess of FDIC coverage. As of June 30, 2024, bank balances in potential excess of FDIC coverage was approximately \$541,000.

### 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, 2024, the School had \$14,680,000 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, 2024, maturities of the fund's portfolio holdings are approximately 86% 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. At June 30, 2024, 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.

THE DORAL ACADEMY  
(A Charter School under The Doral Academy, Inc.)  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2024

**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, 2024:

	Balance 07/01/23	Additions	Deletions / Reclassification	Balance 06/30/24
<b>Capital Assets, depreciable:</b>				
Improvements	\$ 3,470,328	\$ 308,508	\$ -	\$ 3,778,836
Furniture, fixtures and equipment	1,153,156	333,057	(273,328)	1,212,885
Total Capital Assets	<u>\$ 4,623,484</u>	<u>\$ 641,565</u>	<u>\$ (273,328)</u>	<u>\$ 4,991,721</u>
Less Accumulated Depreciation:				
Improvements	\$ (2,104,838)	\$ (185,480)	\$ -	\$ (2,290,318)
Furniture, fixtures and equipment	(650,878)	(234,694)	273,328	(612,244)
Total Accum. Deprec.	<u>\$ (2,755,716)</u>	<u>\$ (420,174)</u>	<u>\$ 273,328</u>	<u>\$ (2,902,562)</u>
Total Capital Assets, being depreciated, net	\$ 1,867,768	\$ 221,391	\$ -	\$ 2,089,159
<b>Lease Assets:</b>				
Right of use lease asset (building)	\$ 17,262,922	\$ -	\$ -	\$ 17,262,922
Less accumulated amortization:	(1,811,209)	(928,582)	-	(2,739,791)
Total Lease Assets being amortized, net	<u>15,451,713</u>	<u>(928,582)</u>	<u>-</u>	<u>14,523,131</u>
<b>Governmental Activities Capital Assets, net</b>	<u>\$ 17,319,481</u>	<u>\$ (707,191)</u>	<u>\$ -</u>	<u>\$ 16,612,290</u>

For the fiscal year ended June 30, 2024, depreciation and amortization expense is allocated in the Statement of Activities by function as follows:

	Depreciation	Amortization
Facilities acquisition	\$ 106,117	\$ -
Instruction	132,725	-
Operation of plant	111,379	928,582
Maintenance of plant	61,748	-
Food services	5,716	-
School administration	2,489	-
Total Depreciation and Amortization Expense	<u>\$ 420,174</u>	<u>\$ 928,582</u>

THE DORAL ACADEMY  
(A Charter School under The Doral Academy, Inc.)  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2024

---

**Note 4 – Due from Other Agencies**

The following is Due from Other Agencies as of June 30, 2024:

Funding Source	Fund	
Due from Miami-Dade County Public Schools, referendum	General Fund	\$ 1,358,790
ESSER III	Special Revenue Fund	1,255,870
Title IV	Special Revenue Fund	50,875
Capital Outlay	Capital Projects Fund	48,325
Total Due from District, current		\$ 2,713,861
Due from Miami-Dade County Public Schools, referendum, long-term portion		1,426,729
Total Due from Other Agencies		\$ 4,140,590

**Note 5 – Education Service and Support Provider**

Academica Dade, LLC (“Academica”), an educational 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 services. The agreement between the School and the education service provider calls for a per student fee.

The agreement is with The Doral Academy, Inc., through June 30, 2028, and unless terminated by the board shall be renewed for an additional term of five years. During the year ended June 30, 2024, the School incurred \$518,700 in fees related to this agreement, including fees for the School’s pre-kindergarten program of approximately \$65,000.

**Note 6 – Transactions with other Divisions of The Doral Academy, Inc.**

During 2024, the School shared its campus and lunch program with Just Arts and Management Charter Middle School (“JAM”), a charter school under The Doral Academy, Inc.). Management allocates a proportionate share of leases, salaries, lunch receipts, food and supplies, and other expenses to each school individually based on student enrollment. In addition, the School holds the student activities fund of JAM. As of June 30, 2024, the School received approximately \$79,000 from JAM for the allocation of rent expense and usage fee for facilities.

The School’s lunch program is shared with various schools under The Doral Academy, Inc. Revenues and expenses related to such program have been allocated based on FTE equivalent for purposes of presentation in the financial statements. The School received Federal lunch funds for itself and JAM. The lunch funds are received by the School and transferred to JAM.

THE DORAL ACADEMY  
(A Charter School under The Doral Academy, Inc.)  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2024

**Note 6 – Transactions with other Divisions of The Doral Academy, Inc. (continued)**

The School has made a long-term, non-interest bearing advances to the corporate account of Doral Academy Inc. for working capital purposes. The following schedule provides a summary of changes in long-term advances for the year ended June 30, 2024:

	Balance 07/01/23	Increases	Decreases	Balance 06/30/24
Doral Academy, Inc. - Corporate account	\$ 200,000	\$ -	\$ -	\$ 200,000
Total Long Term Receivables	<u>\$ 200,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 200,000</u>

The Doral Academy, Inc. charges all its affiliated schools an assessment for shared corporate costs and accreditation expenses. The Doral Academy paid The Doral Academy, Inc. \$163,725 in connection with these charges during the year.

The School operates a pre-kindergarten program through Leap Services, LLC. The pre-kindergarten program revenues and expenses are recorded in the statement of activities as instructional charges for services and instructional expenses, respectively. The fund financial statement balance sheet presents the cash available for pre-kindergarten expenditures as assigned. In addition, the School entered into a Non-Exclusive Usage Agreement with Leap Services, LLC whereby the after-care program pays the School a monthly usage fee of \$1,500 and the summer camp program pays \$24,000. In addition, the pre-kindergarten program reimbursed the School \$40,000 in usage fees and shared personnel during the School year.

**Note 7 – Interfund Transfers**

Interfund transfers in governmental funds as of June 30, 2024, consist of the following:

	General Fund	Special Revenue Fund	Capital Projects Fund
Transfers:			
To fund capital projects deficit	\$ (507,420)	\$ -	\$ 507,420
To fund lunch program expenditures	(157,264)	157,264	-
To fund expenditures for which revenues were not available	1,872,871	(1,872,871)	-
Total Transfers, net	<u>\$ 1,208,187</u>	<u>\$ (1,715,607)</u>	<u>\$ 507,420</u>
Due to General Fund from Capital Projects Fund for capital outlay	\$ 48,325	\$ -	\$ (48,325)
Due to General Fund from Special Revenue Fund for Federal Funds	1,306,746	(1,306,746)	-
Total Due from/(Due to)	<u>\$ 1,355,071</u>	<u>\$ (1,306,746)</u>	<u>\$ (48,325)</u>

THE DORAL ACADEMY  
(A Charter School under The Doral Academy, Inc.)  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2024

---

**Note 8 – Long-Term Liabilities**

The School entered into a lease agreement, as amended, with Carlos Albizu University for its 73,085 square feet building including all ancillary facilities, outdoor areas and other improvements. The rent for the additional space will be calculated at \$20.00 per square foot. The lease continues through July 31, 2040, including three additional five-year terms.

Effective August 2022, the School entered into a 4th Lease Amendment Agreement with Carlos Albizu University for four additional classrooms of approximately 2,100 square feet (“CAU Annex”). Annual minimum rent for the CAU Annex commencing on August 1, 2022 through July 31, 2032 is \$67,200 a year and is included in the existing right-of-use lease asset and liability.

The lease right of use asset and liability were allocated between School and Just Arts Management based on enrollment and usage of facility. The allocation used was approximately 20% for JAM and 80% for the School and there was no interest rate specified in the original lease agreement. The School used an average effective interest for several borrowings during fiscal years 2021 and 2022. 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 the year ended June 30, 2024, interest expense totaled \$797,918, as it relates to its lease agreements. For 2024, there were variable payments of \$8,663 related to the lease agreement.

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

Year	Principal	Interest	Total	
2025	\$ 607,799	\$ 768,481	\$ 1,376,280	
2026	679,493	736,463	1,415,956	
2027	714,257	701,699	1,415,956	
2028	750,800	665,156	1,415,956	
2029	789,212	626,743	1,415,955	
2030-2034	4,667,297	2,472,905	7,140,202	Total for a five year period
2035-2040	7,437,526	1,192,003	8,629,529	Total for a six year period
	<u>\$ 15,646,384</u>	<u>\$ 7,163,450</u>	<u>\$ 22,809,834</u>	

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

	Balance 07/01/23	Additions	Retirements / Payments	Balance 06/30/24
Lease liability	\$ 16,224,746	\$ -	\$ (578,362)	\$ 15,646,384
	<u>\$ 16,224,746</u>	<u>\$ -</u>	<u>\$ (578,362)</u>	<u>\$ 15,646,384</u>

### **Note 9 – Contingencies and Concentrations**

The School receives substantially all of its funding from the State through the District under the Florida Education Finance Program (FEFP), which 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 participates in a number of federal, state and local grants which are subject to financial and compliance audits.

It is the opinion of management that the amount of revenue, 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 2% of the qualifying revenues of the School. For the year ended June 30, 2024, administrative fees withheld by the School District totaled \$40,700.

### **Note 10 – 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 11 – 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 matches 100% of the employee’s contribution up to 4% of the employee’s compensation. The School contributed to the Plan \$129,136 for the year ended June 30, 2024. The School does not exercise any control or fiduciary responsibility over the Plans’ assets, which are administered by Voya Financial.

THE DORAL ACADEMY  
(A Charter School under The Doral Academy, Inc.)  
NOTES TO FINANCIAL STATEMENTS  
June 30, 2024

---

**Note 12 – Referendum**

On November 6, 2018, and November 8, 2022, the voters of Miami-Dade approved and renewed, respectively, the Secure Our Future Referendum to raise/maintain teacher compensation and improve school safety and security. The Miami-Dade County School District shares a portion with charter schools. The District entered into a settlement agreement with the School for the referendum funds not received for the 2019-2020; 2020-2021 and 2021-2022 school years. The District agreed to pay these funds totaling \$2,785,519 (including interest) to the School in two installments in August 2024 and July 2025.

The following is the referendum funds allocated and expended as of and for the years ended June 30, 2023 and 2024:

	2022-2023
Funds Allocation	\$ 1,016,663
Less: Actual Expenditures	(582,471)
Rollover revenues as of June 30, 2023	<u>\$ 434,192</u>
2022-2023 Funds Re-Allocated from charter holder based on actual expenditures	155,228
Less: Actual Expenditures	<u>(589,420)</u>
Restricted 2022-2023 Referendum as of June 30, 2024	-
	2023-2024
Actual Allocation	\$ 1,593,098
Less: 2023-2024 Contingency	(79,655)
2023-2024 Referendum Funds Recognized, net of contingency	\$ 1,513,443
Less: Actual Expenditures	(1,160,984)
Restricted 2023-2024 Referendum as of June 30, 2024	<u>\$ 352,459</u>

The following are referendum revenues were recognized by the School as of June 30, 2024:

Total Referendum Revenue Recognized:	
2022-2023 Referendum Funds	\$ 589,420
2023-2024 Referendum Funds, net of contingency	1,513,443
2018 Referendum Settlement Agreement, excluding interest of \$466,954	<u>2,318,565</u>
Total per Government-Wide Statement of Activities	<u>4,421,428</u>
Less: Due from Miami-Dade County Public Schools, referendum, long-term portion	<u>(1,426,729)</u>
Total per Statement of Revenues, Exp. and Changes in Fund Balance - Governmental Funds	<u>\$ 2,994,699</u>

REQUIRED SUPPLEMENTARY INFORMATION

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the year ended June 30, 2024

	General Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
State passed through local	\$ 8,659,748	\$ 9,275,656	\$ 9,466,381
Local sources	2,042,126	2,317,447	2,994,699
Charges for services	545,002	1,184,508	1,411,232
Other revenue	915,650	1,085,633	1,153,174
Total Revenues	<u>12,162,526</u>	<u>13,863,244</u>	<u>15,025,486</u>
<b>EXPENDITURES</b>			
Current:			
Instruction	6,880,825	6,735,235	6,672,942
Instructional staff training	15,000	15,000	10,105
Board	86,175	85,931	61,256
General administration	41,976	40,700	40,700
School administration	913,814	912,509	910,904
Fiscal services	173,850	173,821	172,900
Central services	208,350	205,321	202,280
Operation of plant	715,596	693,998	648,539
Maintenance of plant	687,000	590,075	526,423
Administrative technology services	86,602	72,330	35,698
Total Current Expenditures	<u>9,809,188</u>	<u>9,524,920</u>	<u>9,281,747</u>
Excess of Revenues Over Current Expenditures	<u>2,353,338</u>	<u>4,338,324</u>	<u>5,743,739</u>
Capital Outlay	<u>538,250</u>	<u>538,250</u>	<u>537,701</u>
Total Expenditures	<u>10,347,438</u>	<u>10,063,170</u>	<u>9,819,448</u>
Excess of Revenues Over Expenditures	1,815,088	3,800,074	5,206,038
Other financing sources (uses):			
Transfers in (out)	<u>25,823</u>	<u>437,814</u>	<u>1,208,187</u>
Net change in fund balance	1,840,911	4,237,888	6,414,225
Fund Balance at beginning of year	<u>10,496,828</u>	<u>10,496,828</u>	<u>10,496,828</u>
Fund Balance at end of year	<u>\$ 12,337,739</u>	<u>\$ 14,734,716</u>	<u>\$ 16,911,053</u>

Notes to Budgetary Comparison Schedule

An annual budget is adopted on the modified accrual basis of accounting, consistent with generally accepted accounting principles. Amendments to the budget can only be made with the approval of the Board of Directors.

THE DORAL ACADEMY  
(A charter school under The Doral Academy, Inc.)

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For the year ended June 30, 2024

	Special Revenue Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
Federal sources	\$ 3,256,361	\$ 3,592,476	\$ 3,981,948
Charges for services and other revenues	800,000	800,000	880,342
Total Revenues	4,056,361	4,392,476	4,862,290
<b>EXPENDITURES</b>			
Current:			
Instruction	1,330,161	1,306,376	1,139,848
Student support services	181,287	175,114	174,184
Instructional staff training	55,750	55,750	53,044
School administration	48,632	42,222	41,107
Food services	602,496	597,080	588,857
Operation of Plant	300,000	300,000	296,204
Administrative technology services	45,500	45,500	41,907
Community services	800,000	800,000	757,959
Total Current Expenditures	3,363,826	3,322,042	3,093,110
Excess (Deficit) of Revenues Over Current Expenditures	692,535	1,070,434	1,769,180
Debt Service:			
Capital Outlay	104,050	104,050	103,864
Total Capital Outlay and Debt Service Expenditures	104,050	104,050	103,864
Total Expenditures	3,467,876	3,426,092	3,196,974
Excess (Deficit) of Revenues Over Expenditures	588,485	966,384	1,665,316
Other financing sources (uses)			
Transfers in (out)	(588,485)	(966,384)	(1,715,607)
Net change in fund balance	-	-	(50,291)
Fund Balance at beginning of year	202,708	202,708	202,708
Fund Balance at end of year	\$ 202,708	\$ 202,708	\$ 152,417

Notes to Budgetary Comparison Schedule

An annual budget is adopted on the modified accrual basis of accounting, consistent with generally accepted accounting principles. Amendments to the budget can only be made with the approval of the Board of Directors.



INDEPENDENT AUDITOR'S 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*

---

Board of Directors of  
The Doral Academy  
Doral, Florida

We have audited, in accordance with the 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 The Doral Academy (the "School") as of, and for the year ended June 30, 2024, 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 12, 2024.

**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 opinions 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 a 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 pursuant to Chapter 10.850, Rules of the Auditor General dated September 12, 2024.

### **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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 12, 2024



## MANAGEMENT LETTER

To the Board of Directors of  
The Doral Academy  
Doral, Florida

### **Report on the Financial Statements**

We have audited the financial statements of The Doral Academy, Doral, Florida, as of and for the year ended June 30, 2024 and have issued our report thereon dated September 12, 2024.

### **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 12, 2024, 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 and recommendations made in the preceding financial 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 school code assigned by the Florida Department of education of the entity is The Doral Academy, 3030.

**Financial Condition and Management**

Sections 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 The Doral Academy has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identify the specific condition(s) met. In connection with our audit, we determined that The Doral 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 The Doral Academy. It is management’s responsibility to monitor The Doral Academy’s 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 communicate any recommendation to improve financial management. In connection with our audit, we did not have any recommendations.

**Transparency**

Sections 10.854(1)(e)7 and 10.855(13), Rules of the Auditor General, require us to report the results of our determination as to whether The Doral 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 The Doral 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 us to communicate noncompliance with provisions of contracts or grant agreements, or 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 do not have any such recommendations.

**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 Board of Miami-Dade County, Federal and other granting agencies, the Board of Directors, and applicable management, is not intended to be and should not be used by anyone other than these specified parties.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 12, 2024