

**CORNERSTONE CHARTER HIGH SCHOOL**  
(A Charter School Under Cornerstone Charter Academy,  
Inc.)  
W/L #0146

**BASIC FINANCIAL STATEMENTS, INDEPENDENT  
AUDITOR'S REPORT, AND SUPPLEMENTAL  
INFORMATION**

JUNE 30, 2025

**CORNERSTONE CHARTER HIGH SCHOOL**  
**BASIC FINANCIAL STATEMENTS AND ADDITIONAL INFORMATION**  
**JUNE 30, 2025**

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**CORNERSTONE CHARTER HIGH SCHOOL**  
(A charter school under Cornerstone Charter Academy, Inc.)  
W/L #0146

906 Waltham Avenue  
Belle Isle, FL 32809  
(407) 608-7171

**2024-2025**

**BOARD OF DIRECTORS**

Mr. William G. Brooks, PE, Chair  
Ms. Charlyne Cross, Secretary  
Ms. Alexa Dowlen, Director  
Mr. Daniel Springen, Treasurer, Director  
Mr. Robert Altemose, Director  
Mr. Ralph Armstead, Director  
Mr. Sean Roberts, Director  
Dr. Cristina Fernandez-Valle, Director  
Mayor Nick Fouraker, Ex Officio (Non-Voting)

**SCHOOL ADMINISTRATION**

Mr. Jorge Rivas, Principal

**BOARD COUNSEL**

Mr. Michael Sasso, Board Counsel



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PRINCIPAL  
ILIANA M. LARCADA, CFE  
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MEMBER  
AMERICAN INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
FLORIDA INSTITUTE OF  
CERTIFIED PUBLIC ACCOUNTANTS  
NATIONAL ASSOCIATION OF  
CERTIFIED VALUATION ANALYSTS  
COLLABORATIVE FAMILY  
LAW INSTITUTE

## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Cornerstone Charter High School  
Belle Isle, Florida

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Cornerstone Charter High School (the "School"), a charter school under Cornerstone Charter High School, as of and for the year ended June 30, 2025, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Cornerstone Charter High School, as of June 30, 2025, 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 Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standard applicable to financial audits contained in the Government Auditing Standards (GAS), 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 School, 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 School'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.

### **Auditor's 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.

### ***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 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 Matters**

As described in Note 1, the accompanying financial statements referred to above present only the financial position of Cornerstone Charter High School as of June 30, 2025, and the respective changes in financial position for the year then ended, and is not intended to be a complete presentation of Cornerstone Charter Academy, Inc. These financial statements do not purport to and do not present fairly the financial position of Cornerstone Charter Academy, Inc. as of June 30, 2025 and its changes in financial position for the year then ended in conformity with accounting principles generally accepted in the United States of America.

### **Other Reporting Required by *Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated September 26, 2025 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, and grant agreements and other matters. The purpose of that report is 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 the School's 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.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 26, 2025

**Management’s Discussion and Analysis**  
Cornerstone Charter High School  
June 30, 2025

The corporate officers of Cornerstone Charter High School (the “School”) have prepared this narrative overview and analysis of the School’s financial activities for the fiscal year ended June 30, 2025.

Because the information contained in the MD&A is intended to highlight significant transactions, events, and conditions, it should be considered in conjunction with the School’s financial statements and notes to the financial statements, as listed in the table of contents.

**FINANCIAL HIGHLIGHTS**

1. The net position of the School as of June 30, 2025 was \$1,002,536.
2. At year-end, the School had current assets on hand of \$4,318,644.
3. The School had an increase in fund balance of \$147,635 during the current fiscal year of operations.
4. The unassigned fund balance at year-end was \$3,707,870.

***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, 2025, 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 plus deferred outflows of resources and liabilities plus deferred inflows of resources. The difference 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 as soon as the underlying event resulting in the change 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 9-10 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.

Prior to the start of the School's fiscal year, the Board of the School adopts an annual budget for its general and special revenue fund. A budgetary comparison statement has been provided for the School's governmental funds to demonstrate compliance with the School's budget. The basic governmental fund financial statements can be found on pages 11-14 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 basic financial statements can be found on pages 15-25 of this report.

#### **SCHOOL LOCATION**

The School leases a facility located 906 Waltham Avenue, Belle Isle, Florida 32809.

#### **GOVERNMENT-WIDE FINANCIAL ANALYSIS**

As noted earlier, over time net position may serve as a useful indicator of a school's financial position. A summary of the School's net position as of June 30, 2025 and 2024 follows:

<b>Assets</b>	2025	2024
Cash and cash equivalents	\$ 2,590	\$ 243,451
Investments	4,270,000	3,153,588
Due from other agencies	32,121	299,104
Prepaid expenses and other current assets	13,933	31,926
Capital and right-of-use assets, net	17,927,764	18,490,909
Total Assets	\$22,246,408	\$22,218,978
<b>Liabilities and Position</b>		
Accounts payable and accrued expenses	\$ 570,041	\$ 143,273
Salaries and wages payable	144,995	114,831
Right-of-use liability	20,528,836	20,533,377
Total Liabilities	21,243,872	20,791,481
<b>Net Position:</b>		
Net investment in capital assets	(2,601,072)	(2,042,468)
Unrestricted	3,603,608	3,469,965
Total Net Position	1,002,536	1,427,497
Total Liabilities and Net Position	\$22,246,408	\$22,218,978

At the end of the year, 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, 2025 and 2024 is as follows:

<b>REVENUES</b>	2025	2024
Program Revenues		
Capital Grants and Contributions	\$ 534,931	\$ 396,459
Federal sources	60,600	923,006
Lunch Program	159,329	113,434
General Revenues		
Local Sources (FTE and other non specific)	5,646,962	4,926,010
Other Revenues	249,515	242,625
Total Revenues	\$ 6,651,337	\$ 6,601,534
<b>EXPENSES</b>		
Instruction	\$ 3,320,191	\$ 3,589,241
Student support services	96,669	114,592
Instructional staff training	15,627	3,460
Board	12,268	9,091
General administration	-	28,017
School administration	807,347	758,696
Fiscal services	96,267	85,050
Food services	163,818	136,798
Central services	111,541	96,544
Operation of plant	1,120,636	1,311,032
Maintenance of plant	234,648	198,234
Administrative technology services	74,983	76,787
Interest	1,022,303	1,011,534
Total Expenses	\$ 7,076,298	\$ 7,419,076
Decrease in Net Position	(424,961)	(817,542)
Net Position at Beginning of Year	1,427,497	2,349,242
Prior Period Adjustment	-	(104,203)
Net Position at End of Year	\$ 1,002,536	\$ 1,427,497

The School’s revenue increased by approximately \$49,000 in the current year and expenses decreased by approximately \$343,000. While revenues from federal sources decreased significantly as a result of the expiration of COVID related programs, FTE revenues increased significantly due to an increase in student enrollment. Decrease in expenses are related to the decrease in federal grant funding.

### **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, *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 \$3,721,803. The fund balance unassigned and available for spending at the School’s discretion is \$3,707,870. These funds will be available for the School’s future operations.

**CAPITAL IMPROVEMENT REQUIREMENTS**

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

**CAPITAL AND RIGHT-OF-USE ASSETS**

The School’s investment in capital assets, as of June 30, 2025, amounts to \$217,845 (net of accumulated depreciation). This investment in capital assets includes building and improvements, furniture, fixtures, and computer equipment. The School’s investment in right-of-use assets relate to facility usage and totaled \$17,709,919 as of June 30, 2025 (net of accumulated amortization). The related right-of-use liability totaled \$20,528,836 at June 30, 2025.

**GOVERNMENTAL FUND BUDGET ANALYSIS AND HIGHLIGHTS**

Prior to the start of the School’s fiscal year, the Board of the Charter School adopted an annual budget. A budgetary comparison statement has been provided for total governmental funds (both general fund and special revenue funds) to demonstrate compliance with the School’s budget. Most variance occurred as a result of the budget adopted being more conservative than actual results for the year.

	Governmental Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
Program Revenues			
State capital outlay funding	\$ 534,931	\$ 534,931	\$ 534,931
Federal sources	48,950	66,414	60,600
Lunch program	188,000	155,600	87,843
General Revenues			
FTE nonspecific revenues	5,893,207	5,652,234	5,646,962
Charges and other revenues	116,880	251,125	321,001
Total Revenues	<u>\$ 6,781,968</u>	<u>\$ 6,660,304</u>	<u>\$ 6,651,337</u>
<b>CURRENT EXPENDITURES</b>			
Instruction	\$ 3,388,039	\$ 3,299,787	\$ 3,263,205
Student support services	368,332	99,550	95,620
Instructional staff training	27,675	16,500	15,627
Board	10,500	14,414	12,268
General administration	-	-	-
School administration	579,024	819,630	802,685
Capital outlay and right of use asset	50,000	50,000	41,491
Fiscal services	64,446	96,267	96,267
Food services	179,691	168,241	163,818
Central services	120,583	117,767	111,541
Operation of plant	1,151,888	1,098,623	564,988
Maintenance of plant	253,880	239,430	234,648
Administrative technology services	64,092	96,129	74,700
Debt service	491,913	491,913	1,026,844
Total Current Expenditures	<u>6,750,063</u>	<u>6,608,251</u>	<u>6,503,702</u>
Net Change in Fund Balance	<u>\$ 31,905</u>	<u>\$ 52,053</u>	<u>\$ 147,635</u>

**REQUESTS FOR INFORMATION** - This financial report is intended to provide a general overview of the finances of the School. Requests for additional information may be addressed to Ms. Ana Martinez at Academica Dade, LLC, 6340 Sunset Drive, Miami, Florida, 33143.

**CORNERSTONE CHARTER HIGH SCHOOL**  
**STATEMENT OF NET POSITION**  
**JUNE 30, 2025**

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	Governmental Activities
<b>ASSETS</b>	
<b>CURRENT ASSETS</b>	
Cash and cash equivalents	\$ 2,590
Investments	4,270,000
Due from other agencies	32,121
Prepaid expenses	13,933
TOTAL CURRENT ASSETS	<u>4,318,644</u>
Capital assets, net	217,845
Right-of-use asset, net	<u>17,709,919</u>
TOTAL ASSETS	<u>\$ 22,246,408</u>
<b>LIABILITIES AND NET POSITION</b>	
<b>LIABILITIES</b>	
Accounts payable	\$ 451,846
Salaries and wages payable	144,995
TOTAL CURRENT LIABILITIES	<u>596,841</u>
Accrued compensated absences	118,195
Right of use liability - long-term portion	20,528,836
TOTAL LIABILITIES	<u>21,243,872</u>
<b>NET POSITION</b>	
Net investment in capital assets	(2,601,072)
Unrestricted	3,603,608
TOTAL NET POSITION	<u>1,002,536</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 22,246,408</u>

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

**CORNERSTONE CHARTER HIGH SCHOOL  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED JUNE 30, 2025**

<b>Functions</b>	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
<b>Governmental activities:</b>					
Instruction	\$ 3,320,191	\$ -	\$ 60,600	\$ -	\$ (3,259,591)
Student support services	96,669	-	-	-	(96,669)
Instructional staff training	15,627	-	-	-	(15,627)
Board	12,268	-	-	-	(12,268)
School administration	807,347	-	-	-	(807,347)
Fiscal services	96,267	-	-	-	(96,267)
Food services	163,818	71,486	87,843	-	(4,489)
Central services	111,541	-	-	-	(111,541)
Operation of plant	1,120,636	-	-	534,931	(585,705)
Maintenance of plant	234,648	-	-	-	(234,648)
Administrative technology services	74,983	-	-	-	(74,983)
Interest expense	1,022,303	-	-	-	(1,022,303)
<b>Total governmental activities</b>	<b>\$ 7,076,298</b>	<b>\$ 71,486</b>	<b>\$ 148,443</b>	<b>\$ 534,931</b>	<b>\$ (6,321,438)</b>
GENERAL REVENUES:					
					\$ 5,646,962
					249,515
					<u>5,896,477</u>
					(424,961)
					<u>1,427,497</u>
					<u>\$ 1,002,536</u>

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

**CORNERSTONE CHARTER HIGH SCHOOL  
BALANCE SHEET – GOVERNMENTAL FUNDS  
JUNE 30, 2025**

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	General Fund	Non-Major Governmental Funds	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash and cash equivalents	\$ 2,590	\$ -	\$ 2,590
Investments	4,270,000	-	4,270,000
Due from other agencies	-	32,121	32,121
Due from fund	32,121	-	32,121
Prepaid expenses	13,933	-	13,933
TOTAL ASSETS	<u>\$ 4,318,644</u>	<u>\$ 32,121</u>	<u>\$ 4,350,765</u>
<b>LIABILITIES</b>			
Salaries and wages payable	\$ 144,995	\$ -	\$ 144,995
Accounts payable	451,846	-	451,846
Due to fund	-	32,121	32,121
TOTAL LIABILITIES	<u>596,841</u>	<u>32,121</u>	<u>628,962</u>
<b>FUND BALANCE</b>			
Nonspendable	13,933	-	13,933
Unassigned	3,707,870	-	3,707,870
TOTAL FUND BALANCE	<u>3,721,803</u>	<u>-</u>	<u>3,721,803</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 4,318,644</u>	<u>\$ 32,121</u>	<u>\$ 4,350,765</u>

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

**CORNERSTONE CHARTER HIGH SCHOOL  
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT  
OF NET POSITION  
JUNE 30, 2025**

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Total Fund Balance - Governmental Funds \$ 3,721,803

Amounts reported for governmental activities in the statement of net position are the same.

Capital assets, net of accumulated depreciation used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.

Capital assets	691,279
Accumulated depreciation	(473,434)

Financial obligations used in governmental funds are not financial resources and, therefore, are not reported in the fund liabilities. The total obligations, both current and long-term are reported in the statement of net

Compensated absences	(118,195)
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Right-of-use assets and liabilities used in governmental activities are not financial resources and, therefore, are not reported in the fund

Right-of-use asset, net	17,709,919
Right-of-use liability	(20,528,836)

Total Net Position - Governmental Activities	\$ 1,002,536
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The accompanying notes are an integral part of this financial statement.

**CORNERSTONE CHARTER HIGH SCHOOL  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
GOVERNMENTAL FUNDS  
FOR THE YEAR ENDED JUNE 30, 2025**

	General Fund	Non-Major Governmental Funds	Special Revenue Fund	Total Governmental Funds
<b>REVENUES</b>				
State capital outlay funding	\$ -	\$ 534,931	\$ -	\$ 534,931
State passed through local	5,646,962	-	-	5,646,962
Federal sources	-	-	60,600	60,600
Lunch program	-	-	87,843	87,843
Charges and other revenue	249,515	-	71,486	321,001
<b>TOTAL REVENUES</b>	<b>\$ 5,896,477</b>	<b>\$ 534,931</b>	<b>\$ 219,929</b>	<b>\$ 6,651,337</b>
<b>EXPENDITURES</b>				
<b>Current</b>				
Instruction	\$ 3,202,605	\$ -	\$ 60,600	\$ 3,263,205
Student support services	95,620	-	-	95,620
Instructional staff training	15,627	-	-	15,627
Board	12,268	-	-	12,268
School administration	802,685	-	-	802,685
Fiscal services	96,267	-	-	96,267
Food services	4,489	-	159,329	163,818
Central services	111,541	-	-	111,541
Operation of plant	564,988	-	-	564,988
Maintenance of plant	234,648	-	-	234,648
Administrative technology services	74,700	-	-	74,700
<b>Capital Outlay:</b>				
Other capital outlay	41,491	-	-	41,491
<b>Debt service:</b>				
Principal payments	4,541	-	-	4,541
Interest expense	487,372	534,931	-	1,022,303
<b>TOTAL EXPENDITURES</b>	<b>\$ 5,748,842</b>	<b>\$ 534,931</b>	<b>\$ 219,929</b>	<b>\$ 6,503,702</b>
Excess of revenues over expenditures	147,635	-	-	147,635
Net change in fund balance	147,635	-	-	147,635
Fund balance at beginning of year	3,574,168	-	-	3,574,168
Fund balance at end of year	<b>\$ 3,721,803</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,721,803</b>

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

**CORNERSTONE CHARTER HIGH SCHOOL  
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, 2025**

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Net Change in Fund Balance - Governmental Funds \$ 147,635

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.

Capital outlays	41,491
Depreciation expense	(58,091)

In the statement of activities, the change in compensated absences is reported as an expense, however, in the governmental funds it is not included as an expenditure.

Change in liability for compensated absences	(13,992)
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Governmental funds report note payable proceeds as financing sources, while repayments of the principal are reported as expenditures. However, in the statement of activities, the note payable obligation increases liabilities and does not affect the statement of activities and repayment of principal reduces the obligation.

Repayments of principal	4,541
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In the statement of activities, amortization of the right-to-use asset is reported as an expense over the estimated life of the lease, however, in the governmental funds report it is not included as an expense.

Amortization expense	(546,545)
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Change in Net Position of Governmental Activities	\$ (424,961)
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The accompanying notes are an integral part of this financial statement.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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**NOTE 1 – ORGANIZATION AND OPERATIONS**

**Reporting Entity**

Cornerstone Charter High School (the "School"), is a charter school located in Belle Isle, Florida. The School's charter is held by Cornerstone Charter 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 Cornerstone Charter Academy, Inc., which is composed of eight members and also governs other charter schools. The board of directors has determined that no component units exists 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 Orange County, Florida (the "District"). The current charter expires on June 30, 2027 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 serves students from ninth through twelfth grades and is funded by the District. These financial statements are for the year ended June 30, 2025, when on average 608 students were enrolled in the School.

Upon inception, Cornerstone Charter Academy, Inc. entered into an Affiliate Cooperation Agreement with Somerset Academy, Inc., where both entities shall be affiliated not-for-profit corporations and where the School became a member of the Somerset Academy School District, which is accredited by the Southern Association of Colleges and Schools. As a member of such district, the School will adopt the district's best practices and implement its standards, strategies, policies and procedures. This agreement may be terminated at any time upon thirty-day written notice to the other party.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Basis of Presentation**

The School's accounting policies conform to accounting principles generally accepted in the United States as applicable to state and local governments. Based on the guidance provided in the American Institute of Certified Public Accountants Audit and Accounting Guide – Audits per State and Local Governments and provisions of Florida Statutes, the School is presented as a governmental organization for financial statement reporting purposes under standards set by the Governmental Accounting Standards Board (GASB).

**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.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**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 for the School as a whole. Any internal interfund 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 which report fees, (2) operating grants and contributions which finance annual operating activities, and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets. These revenues are subject to externally imposed restrictions to these program uses. Other revenue sources not properly included with program revenues are reported as general revenues.

*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, liabilities, equity, revenues and expenditures. Major individual governmental funds, namely, the general, special revenue and capital project funds are reported as separate columns in the fund financial statements:

General Fund – is the School’s primary operating fund. It accounts for all financial resources not accounted for and reported in another fund.

Special Revenue Fund – used to account for the proceeds of specific revenue sources that are restricted or committed to expenditure for specific purposes other than debt service and capital projects.

**Measurement Focus, Basis of Accounting and Financial Statement Presentation**

The financial statements of Cornerstone Charter High School (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 Guidelines*.

The government-wide statements report using the economic resources measurement focus and the 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. Revenues from non-exchange transactions are reported according to Governmental Accounting Standards Board (GASB) Codification Section 1600.111 and Section N50 “Accounting and Financial Reporting for Non-Exchange Transactions”. On the accrual basis, revenues from grants and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

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. The School considers revenues to be available if they are collected within 60 days of the end of the fiscal year. 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 long-term debt principal and interest which are reported as expenditures in the year due.

**Budgetary Basis 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 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 has adopted GASB Codification Section 3100 Fair Value Measurement and Application (see Note 4).

Due from Other Governmental or Agencies

Amounts due to the School by other governments or agencies are for grants or programs under which the services have been provided by the School.

Inter-fund Transfers

Inter-fund receivables/payables (“due from/to”) are short-term balances that represent reimbursements between funds for payments made by one fund on behalf of another fund.

Capital Assets, Depreciation and Amortization

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 disposed, the cost and applicable accumulated depreciation are removed from the respective accounts, and the resulting gain or loss is recorded in operations.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Capital Assets, Depreciation and Amortization (Continued)

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

Improvements	10-20 Years
Furniture, Equipment and Software	5 Years
Textbooks	3 Years

Compensated Absences

The School provides full-time employees with paid personal leave each academic year. Unused leave may be carried forward subject to limits established by employee group. Teachers and instructional employees may roll over unused days and, if certain conditions are met, cash out a limited number of days each year at a reduced rate. Non-exempt and office employees may carry forward unused days up to a maximum cap but are not eligible for cash out. No payment is made for unused days upon termination of employment.

In accordance with GASB Statement No. 101, *Compensated Absences*, the School recognizes a liability for leave when:

1. The leave is attributable to services already rendered by employees;
2. The leave accumulates and can be carried forward to future reporting periods;
3. It is more likely than not that the leave will be used for time off, paid in cash, or settled through other non-cash means.

The liability for compensated absences is measured using employees' pay rates in effect at the financial statement date. In the government-wide financial statements, compensated absences are reported as liabilities and expensed as incurred. In the governmental fund financial statements, the liability is recognized only for amounts that have matured as of year-end.

The School also provides certain leave for specific personal matters such as family death and jury duty. Because the use of such days is contingent upon events outside the control of both the employer and the employee, no accrual is recorded for such leave.

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.

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 improvement ad valorem tax revenues levied by the District.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Revenue Sources (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.

Long-Term Debt

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.

Net Position and Fund Balance Classifications

*Government-wide Fund Net Assets*

Government-wide fund net assets are divided into three components:

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

*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 list below:

- 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, prepaid expenses, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed, or assigned).
- 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. There are no restricted fund balances at year end.
- 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. At June 30, 2025, there is no committed fund balance.
- Assigned – fund balance classification are 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. At June 30, 2025, there is no assigned fund balance.
- 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.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Order of Fund Balance Spending Policy

The School's policy is to apply expenditures against nonspendable fund balance, restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance at the end of the fiscal year. First, nonspendable fund balances are determined. Then, restricted fund balances for specific purposes are determined (not including nonspendable amounts). Any remaining fund balance amounts for the non-general funds are to be classified as restricted fund balance. It is possible for the non-general funds to be classified as restricted fund balance. It is possible for the non-general funds to have negative unassigned fund balance when nonspendable amounts plus the amount of restricted fund balances for specific purposes exceed the positive fund balance for non-general fund.

Income Taxes

Cornerstone Charter 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. Additionally, no uncertain tax positions have been made requiring disclosure in the related notes to financial statements. The School's income tax returns for the past three years are subject to examination by tax authorities and may change upon examination.

Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles 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.

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 26, 2025, which is the date the financial statements were available to be issued.

Adopted Accounting Pronouncements

Implementation of GASB Statement No. 101, Compensated Absences: In June 2022, the Governmental Accounting Standards Board issued Statement No. 101, Compensated Absences (GASB 101). This Statement establishes a single model for recognizing and measuring compensated absences. The provisions of GASB 101 are effective for reporting periods beginning after December 15, 2023. The School implemented GASB 101 for the fiscal year ended June 30, 2025. Refer to Notes 9 and 10 for the related disclosures and financial statement effects.

Implementation of GASB Statement No. 102, Certain Risk Disclosures: In December 2023, the Governmental Accounting Standards Board issued Statement No. 102, Certain Risk Disclosures (GASB 102). This Statement requires disclosure of risks from concentrations and constraints that could significantly affect a government's ability to provide services or meet obligations as they come due. The provisions of GASB 102 are effective for reporting periods beginning after June 15, 2024. The School implemented GASB 102 for the fiscal year ended June 30, 2025. The implementation of the standard had no impact on the School's financial position, fund balance or changes in financial position and fund balance. See Note 11 for applicable disclosures.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 3 – CAPITAL AND RIGHT-OF-USE ASSETS**

The following schedule provides a summary of changes in capital assets, acquired substantially with public funds, for the period ended June 30, 2025:

	Balance 7/1/2024	Additions	Retirements	Balance 6/30/2025
Capital assets, depreciable:				
Building and improvements	\$ 360,345	\$ -	\$ (33,224)	\$ 327,121
Furniture and equipment	387,411	38,749	(108,417)	317,743
Computer equipment	43,673	2,742	-	46,415
Total Capital Assets	<u>\$ 791,429</u>	<u>\$ 41,491</u>	<u>\$ (141,641)</u>	<u>\$ 691,279</u>
Less Accumulated Depreciation:				
Building and improvements	\$ (313,697)	\$ (10,010)	\$ 33,224	\$ (290,483)
Furniture and equipment	(217,828)	(41,936)	108,417	(151,347)
Computer equipment	(25,459)	(6,145)	-	(31,604)
Total Accumulated Depreciation	<u>(556,984)</u>	<u>(58,091)</u>	<u>141,641</u>	<u>(473,434)</u>
Capital Assets, net	<u>\$ 234,445</u>	<u>\$ (16,600)</u>	<u>\$ -</u>	<u>\$ 217,845</u>

For the fiscal year ended June 30, 2025, depreciation expense was \$58,091 of which \$49,268 was allocated to instruction and \$8,823 was allocated to operation of plant.

Changes in right-of-use assets, related to the School facility were as follows for the period ended June 30, 2025:

	Balance July 1, 2024	Additions	Retirements	Balance June 30, 2025
Right-of-use Asset	\$ 19,337,494	\$ -	\$ -	\$ 19,337,494
Total Right of Use Assets	<u>19,337,494</u>	<u>-</u>	<u>-</u>	<u>19,337,494</u>
Less Accumulated Amortization:				
Right-of-use Asset	(1,081,030)	(546,545)	-	(1,627,575)
Total Accumulated Amortization	<u>(1,081,030)</u>	<u>(546,545)</u>	<u>-</u>	<u>(1,627,575)</u>
Right-of-use asset, net	<u>\$ 18,256,464</u>	<u>\$ (546,545)</u>	<u>\$ -</u>	<u>\$ 17,709,919</u>

Amortization expense for the year ended June 30, 2025 totaled \$546,545 and was allocated to the operation of plant.

**NOTE 4 – CASH, CASH EQUIVALENTS AND INVESTMENTS**

Deposits

The School maintains its cash and cash equivalents in one financial institution. As of June 30, 2025, the School's deposits consisted of cash balances of \$2,310. Deposits at FDIC-insured institutions are insured up to \$250,000 per depositor, per financial institution. The School is a charter school under Cornerstone Charter Academy, Inc., which also operates various other charter schools. All bank accounts are opened under the account ownership of Cornerstone Charter Academy, Inc., therefore, bank balances at times may potentially be in excess of FDIC coverage. As of June 30, 2025, bank balances in potential excess of FDIC coverage totaled \$2,310.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 4 – CASH, CASH EQUIVALENTS AND INVESTMENTS (continued)

Credit Risk (continued)

At June 30, 2025, the School has the following recurring fair value measurements:

- Government money market mutual fund of \$4,270,000 valued using Level 2 inputs.

The government 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.

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, 2025, 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 5 – EDUCATION SERVICE AND SUPPORT PROVIDER

Academica Dade, 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 Cornerstone Charter Academy, Inc. for a period of five years, through June 30, 2029, and unless terminated by the board shall be renewed along with any renewals to the charter agreement. During the year ended June 30, 2025, the School incurred \$288,800 in fees.

Academica Dade, LLC is located at 6340 Sunset Drive, Miami, Florida 33143.

During 2025, the School incurred approximately \$15,274 in virtual fees paid to Academica International Studies and Academica Virtual Education, affiliates of the education service and support provider.

NOTE 6 – TRANSACTIONS WITH OTHER DIVISIONS OF CORNERSTONE CHARTER ACADEMY, INC.

During 2025, the School shared its facility with Cornerstone Charter School (another charter school under Cornerstone Charter Academy, Inc.). Through the board, management allocates a proportionate share of leases, salaries, lunch receipts, food and supplies, and other expenses based on student enrollment and usage of facilities and staff to this School. Revenues and expenses related to the lunch program have been allocated based on FTE equivalent for purposes of presentation in the financial statements. In addition, the School's student activities account is recorded in the books of Cornerstone Charter School.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

**NOTE 7 – COMMITMENTS AND CONTINGENCIES**

On October 19, 2021, Cornerstone Charter Academy, Inc. entered into a lease agreement with the City of Belle Isle, Florida for the School’s facility, which is shared with Cornerstone Charter Academy (a charter school under Cornerstone Charter Academy, Inc.). The lease commencement date is October 19, 2021 and terminates on July 31, 2059. Under this agreement, the annual minimum rent payment is \$450,000.

All of the School’s interest in the facilities, building, fixture, equipment and revenues are pledged to secure payment of the bond. The maximum amount the School may be required to pay as a guarantor is \$52,000,000 (original bond issue) plus any accrued interest.

In addition, on January 2024, Cornerstone Charter Academy, Inc. extended the lease with Pine Castle Methodist Church, Inc. for premises located at 942 Fairlane Avenue and 1106 E Wallace Street in Orlando, Florida. The lease will increase monthly rent amounts to \$60,000 on the first of the month beginning July 1, 2024 with increases of a minimum 2% annually through July 2059.

Rent expense for 2024 was allocated based on enrollment for both schools and was approximately 35% to the School and 65% to the Cornerstone Charter Academy. Rent payments pertaining to the lease during 2024 totaled \$1,004,624 by the School.

On July 1, 2021, the School implemented GASB Statement No. 87 *Leases*, and as a result recorded a lease right of use asset and liability in these financial statements for the facility lease, based on the current student count and allocation. The School used an interest rate of 5% based on the average incremental borrowing rate of the Organization to discount the annual lease payments and recognize the intangible right to use this asset and the lease liability as of July 1, 2021. The School’s portion of interest expense was \$1,022,303 and the amortization of the right-to-use asset was \$546,545 for the year ended June 30, 2025.

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

Fiscal Year End	Principal	Interest	Total	
2026	\$ -	\$ 1,021,970	\$ 1,021,970	
2027	-	1,021,429	1,021,429	
2028	-	1,014,729	1,014,729	
2029	-	1,002,346	1,002,346	
2030-2034	953,669	4,795,233	5,748,902	(Total for 5 Year Period)
2035-2039	2,109,017	4,338,933	6,447,950	(Total for 5 Year Period)
2040-2044	2,795,082	3,720,213	6,515,295	(Total for 5 Year Period)
2045-2049	3,811,678	2,890,328	6,702,006	(Total for 5 Year Period)
2050-2054	5,056,942	1,785,013	6,841,955	(Total for 5 Year Period)
2055-2060	5,802,448	437,584	6,240,032	(Total for 6 Year Period)
	<u>\$ 20,528,836</u>	<u>\$ 22,027,778</u>	<u>\$ 42,556,614</u>	

Changes in long-term right-of-use liability during the year are as follows:

	Balance July 1, 2024	Additions	Retirements	Balance June 30, 2025
Right-of-use Liability	\$ 20,533,377	\$ -	\$ (4,541)	\$ 20,528,836
Total right-of-use liability	<u>\$ 20,533,377</u>	<u>\$ -</u>	<u>\$ (4,541)</u>	<u>\$ 20,528,836</u>

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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**NOTE 8 – 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 \$55,490 for the year ended June 30, 2025. The School does not exercise any control or fiduciary responsibility over the Plans’ assets, which are administered by Voya Financial.

**NOTE 9 – COMPENSATED ABSENCES**

Activity in compensated absences for the year ended June 30, 2025 was as follows:

	Balance July 1, 2024	Net Change	Balance June 30, 2025
Accrued Compensated Absences	\$ 104,203	\$ 13,992	\$ 118,195
Total Accrued Compensated Absences	<u>\$ 104,203</u>	<u>\$ 13,992</u>	<u>\$ 118,195</u>

All compensated absences are considered long-term liabilities for government-wide reporting purposes. No liability is reported in the governmental fund financial statements.

**NOTE 10 – PRIOR PERIOD ADJUSTMENT**

As a result of implementing GASB Statement No. 101, *Compensated Absences*, the School recognized a liability of \$104,203 as of July 1, 2024. Beginning net position in the government-wide financial statements, which was previously reported as \$1,531,700, was reduced by this amount. Accordingly, beginning net position, as adjusted, is \$1,427,497. There was no impact on the governmental fund financial statements.

**NOTE 11 – CERTAIN RISKS AND CONTINGENCIES**

The School receives the majority of its operating revenue from per-pupil funding provided by the District under the Florida Education Finance Program (FEFP), based on the number of full-time equivalent (FTE) students enrolled. Changes in enrollment levels or modifications to the State of Florida’s funding formula or allocation procedures could affect the School’s ability to provide educational services or meet financial obligations. The accuracy of FTE data submitted by the School is subject to audit by the state and, if found to be in error, could result in refunds to the state or reductions in future funding. The School also receives grant funds from various federal, state, and local agencies. The grant programs are subject to audit by agents of the granting authorities, the purpose of which is to ensure compliance with conditions precedent to the granting of funds. Any liability for reimbursement that may arise as a result of these audits is not reflected in these financial statements.

Pursuant to the Charter School contract, the District withholds an administrative fee of 5% or 2% of qualifying revenues. For the year ended June 30, 2025, administrative fees withheld by the District totaled \$42,815.

The School leases its educational facilities under long-term agreements, including a facility lease with the City of Belle Isle and a separate lease with Pine Castle Methodist Church, Inc. Relocation to another suitable facility within the School’s geographic service area could be difficult in the event of nonrenewal or termination of the leases. In connection with these agreements, certain assets and revenues are pledged to secure repayment of bonds issued on behalf of the Organization.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTES TO THE FINANCIAL STATEMENTS  
JUNE 30, 2025**

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NOTE 11 – CERTAIN RISKS AND CONTINGENCIES (Continued)

The School is exposed to various risks of loss related to torts, thefts of, damage to and destruction of assets, errors, omissions, and natural disasters for which the School carries commercial insurance. Settlement amounts have not exceeded insurance coverage in the past, and there were no reductions in coverage from those in the prior year. The School does not participate in a public entity risk pool and has had no settlements that exceeded coverage.

The School also maintains a co-employment arrangement with ADP TotalSource Group, Inc., a Professional Employer Organization (PEO), which serves as the employer of record for payroll and human resource administration. Certain human resource-related risks are transferred to the PEO; however, the School may remain subject to risks such as employment practices claims, administrative error, or related penalties.

REQUIRED SUPPLEMENTAL INFORMATION

**CORNERSTONE CHARTER HIGH SCHOOL  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET  
TO ACTUAL – GENERAL FUND  
FOR THE YEAR ENDED JUNE 30, 2025**

	General Fund		
	Original Budget	Final Budget	Actual
<b>REVENUES</b>			
State passed through local	\$ 5,893,207	\$ 5,652,234	\$ 5,646,962
Charges and other revenue	116,880	251,125	249,515
<b>TOTAL REVENUES</b>	<b>\$ 6,010,087</b>	<b>\$ 5,903,359</b>	<b>\$ 5,896,477</b>
<b>EXPENDITURES</b>			
Current:			
Instruction	\$ 3,323,039	\$ 3,238,273	\$ 3,202,605
Student support services	368,332	99,550	95,620
Instructional staff training	27,675	16,500	15,627
Board	10,500	14,414	12,268
School administration	579,024	819,630	802,685
Fiscal services	64,446	96,267	96,267
Food services	7,741	7,741	4,489
Central services	120,583	117,767	111,541
Operation of plant	629,502	580,595	564,988
Maintenance of plant	253,880	239,430	234,648
Administrative technology services	64,092	96,129	74,700
Other capital outlay	50,000	50,000	41,491
Principal payments	4,541	4,541	4,541
Interest expense	487,372	487,372	487,372
<b>Total Expenditures</b>	<b>5,990,727</b>	<b>5,868,209</b>	<b>5,748,842</b>
<b>Net change in fund balance</b>	<b>\$ 19,360</b>	<b>\$ 35,150</b>	<b>\$ 147,635</b>

See accompanying note to the required supplemental information.

**CORNERSTONE CHARTER HIGH SCHOOL  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE BUDGET  
TO ACTUAL – SPECIAL REVENUE FUND  
FOR THE YEAR ENDED JUNE 30, 2025**

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	Special Revenue Fund		
	Original Budget	Final Budget	Actual
REVENUES			
Federal sources	\$ 48,950	\$ 66,414	\$ 60,600
Lunch program fees	188,000	155,600	159,329
TOTAL REVENUES	<u>\$ 236,950</u>	<u>\$ 222,014</u>	<u>\$ 219,929</u>
EXPENDITURES			
Current:			
Instruction	\$ 65,000	\$ 61,514	\$ 60,600
Food services	171,950	160,500	159,329
Total Current Expenditures	<u>236,950</u>	<u>222,014</u>	<u>219,929</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying note to the required supplemental information.

**CORNERSTONE CHARTER HIGH SCHOOL  
NOTE TO REQUIRED SUPPLEMENTAL INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2025**

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NOTE A – BUDGETARY INFORMATION

Budgetary basis of accounting

The School's annual budget is adopted for the entire operations at the combined governmental level and may be amended by the Board. The budget presented for the year ended June 30, 2025, has been amended according to Board procedures. During the fiscal year, expenditures were controlled at the fund level.

Although budgets are adopted for the entire operation, budgetary comparisons have been presented for the general and special revenue funds for which a legally adopted budget exists.

Budgets are presented on the modified accrual basis of accounting. During the fiscal year, expenditures were controlled at the object level (e.g., salaries, purchased services, and capital outlay).



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NATIONAL ASSOCIATION OF  
CERTIFIED VALUATION ANALYSTS  
COLLABORATIVE FAMILY  
LAW INSTITUTE

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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*

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To the Board of Directors of  
Cornerstone Charter High School  
Belle Isle, 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, each major fund, and the aggregate remaining fund information of Cornerstone Charter High School (the "School"), as of and for the year ended June 30, 2025, 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 26, 2025.

### **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) to determine the 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 entity'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 may exist that have not been identified.

### **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 determination of financial statement amounts. 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*.

### **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.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 26, 2025



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## MANAGEMENT LETTER

Board of Directors of  
Cornerstone Charter High School  
Belle Isle, Florida

### Report on the Financial Statements

We have audited the financial statements of Cornerstone Charter High School (the “School”) as of and for the fiscal year ended June 30, 2025, and have issued our report thereon dated September 26, 2025.

### 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 Auditor's 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 that report, which is dated September 26, 2025, 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 annual 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 of the entity and the school code assigned by the Florida Department of Education of the entity is Cornerstone Charter High School and W/L #0146.

## **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 School 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 the School 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 School. It is management's responsibility to monitor the School'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. The financial condition assessment procedures applied in connection with our audit, has lead us to believe that the School's overall financial condition as of June 30, 2025 is not deteriorating.

Section 10.854(1)(e)3., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any 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 the School maintains on its website the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the School maintained on its website 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 have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but warrants the attention of those charged with governance. In connection with our audit, we did not note any 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 the Florida House of Representatives, the Florida Auditor General, School Board of Orange 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.

*García Santa María De Armas Trujillo, PLLC*

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
September 26, 2025