



Doral Academy Charter Middle School
WL # 6030
(A Charter School under The Doral Academy, Inc.)

Doral, Florida

Financial Statements and
Independent Auditor's Report

June 30, 2025

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Doral Academy Charter Middle School
(A Charter School Under The Doral Academy, Inc.)

W/L #: 6030

2601 NW 112 Avenue
Doral, FL 33172

2024-2025

BOARD OF DIRECTORS

Rene Rovirosa, President, Chair and Director, effective August 20, 2024
Angela Ramos, President, Chair and Director, resigned effective August 20, 2024
Kim Guilarte, Director
Miranda Murillo, Director and Student Alumni Representative
Dr. Aileen Marty, Director

SCHOOL ADMINISTRATION

Carlos Ferralls, Principal



INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Doral Academy Charter Middle School
Doral, Florida

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Doral Academy Charter Middle School (the "School"), a charter school under The Doral Academy, Inc. 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 accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Doral Academy Charter Middle 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 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 Doral Academy Charter Middle 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 Doral Academy Charter Middle 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.

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 Doral Academy Charter Middle School 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, 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. Our opinion is not modified with respect to this matter.

Emphasis of a Matter – Change in Accounting Principle

As described in Note 12 to the financial statements, effective July 1, 2024, the School adopted new accounting guidance, GASB Statement No. 101, *Compensated Absences*. 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 32 to 33 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 15, 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, grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the School's internal control over financial reporting and compliance.



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
September 15, 2025

Management's Discussion and Analysis
Doral Academy Charter Middle School
(A Charter School Under The Doral Academy, Inc.)
June 30, 2025

The corporate officers of Doral Academy Inc. have prepared this narrative overview and analysis of the School's financial activities for the fiscal year ended June 30, 2025.

Financial Highlights

1. The net position of the School at June 30, 2025 was \$37,447,204.
2. At year-end, the School had current assets on hand of \$33,670,438.
3. The net position of the School increased by \$5,559,342 during the year.
4. The unassigned fund balance at year end was \$32,046,149.

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, deferred outflows of resources, liabilities, 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 – 31 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, assets exceeded liabilities by \$37,447,204 at the close of the fiscal year. A summary of the School's net position as of June 30, 2025 and 2024 are as follows:

	2025	(As restated) 2024
Cash	\$ 317,286	\$ 16,074
Investments	31,140,000	22,680,000
Prepaid expenses and other current assets	166,369	166,369
Deposits receivable	32,137	32,137
Due from other agencies	1,969,886	6,510,011
Due from other divisions of The Doral Academy, Inc., current	76,897	-
Due from The Doral Academy, Inc., long-term	5,514,859	3,700,000
Capital and right-of-use assets, net	18,047,112	19,615,168
Total Assets	<u>57,264,546</u>	<u>52,719,759</u>
Deferred outflows of resources	-	-
Accounts payable and accrued liabilities	12,194	163,072
Salaries and wages payable	519,524	471,647
Compensated absences	335,491	320,293
Lease liability	18,950,133	19,876,885
Total Liabilities	<u>19,817,342</u>	<u>20,831,897</u>
Deferred inflows of resources	-	-
Net Position:		
Net investment in capital assets	(903,021)	(261,717)
Restricted	926,202	791,207
Unrestricted	37,424,023	31,358,372
Total Net Position	<u>\$ 37,447,204</u>	<u>\$ 31,887,862</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, 2025 and 2024 follows:

		<i>(As restated)</i>
	<u>2025</u>	<u>2024</u>
REVENUES		
Program Revenues		
Operating grants and contributions	\$ 1,136,125	\$ 1,752,251
Capital grants and contributions	1,498,542	1,118,785
Lunch program	162,878	154,171
General Revenues		
State and local sources	13,468,333	17,246,577
Charges for services	5,133	4,687
Other revenue	1,434,726	1,647,799
Total Revenues	<u>\$ 17,705,737</u>	<u>\$ 21,924,270</u>
EXPENSES		
Instruction	\$ 4,951,411	\$ 5,238,231
Student support services	443,456	422,118
Instructional staff training	53,160	78,010
School Board	75,214	64,744
General administration	-	38,096
School administration	1,098,686	1,222,861
Facilities acquisition	57,219	99,996
Fiscal services	215,175	222,458
Food services	405,417	378,150
Central services	202,876	241,972
Pupil transportation services	-	4,952
Operation of plant	3,312,362	3,663,951
Maintenance of plant	312,303	196,471
Administrative technology services	53,000	46,940
Debt service	966,116	1,011,235
Total Expenses	<u>12,146,395</u>	<u>12,930,185</u>
Increase in Net Position	5,559,342	8,994,085
Net Position at Beginning of Year	<u>31,887,862</u>	<u>22,893,777</u>
Net Position at End of Year	<u>\$ 37,447,204</u>	<u>\$ 31,887,862</u>

During the year, Doral Academy Charter Middle School's revenues and expenses decreased by \$4,218,533 and \$783,790, respectively. The School had an increase in its net position of \$5,559,342 during the year.

School Location and Lease of Facility

The School leases a facility located at 2601 N.W. 112th Avenue, Doral, Florida 33172. The facility abuts the neighboring Doral Academy Charter High School.

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 a fund balance of \$33,138,720. The fund balance unassigned and available for spending at the School's discretion is \$32,046,149. These funds will be available for the School's future ongoing operations.

Capital Assets

The School's investment in capital and right-of-use lease assets as of June 30, 2025 amounts to \$18,047,112 (net of accumulated depreciation and amortization). This investment in capital assets includes right-of-use lease asset (building), improvements, furniture, fixtures and equipment, computer equipment. As of June 30, 2025, the School had \$18,950,133 in long-term liabilities 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 Charter School adopted an annual budget. A budgetary comparison statement has been provided for the governmental fund to demonstrate compliance with the School's budget.

	Governmental Fund		
	Original Budget	Final Budget	Actual
REVENUES			
Program Revenues			
Capital grants and contributions	\$ 754,920	\$ 826,119	\$ 1,498,542
Federal sources	555,310	1,036,830	1,136,125
Charges for services and other revenue	9,653	142,120	162,878
General Revenues			
State and local sources	13,679,137	15,905,490	15,373,934
Charges and other revenues	-	1,330,882	1,439,859
Total Revenues	<u>\$ 14,999,020</u>	<u>\$ 19,241,441</u>	<u>\$ 19,611,338</u>
CURRENT EXPENDITURES			
Component Unit Activities			
Instruction	\$ 5,129,376	\$ 4,967,435	\$ 4,801,133
Student support services	444,828	543,113	442,011
Instructional staff training	135,820	132,264	53,160
Board	335,700	107,524	75,214
School administration	1,187,519	1,103,036	1,095,491
Fiscal services	221,350	215,175	215,175
Food services	399,064	409,817	404,692
Central services	300,250	252,096	202,876
Operation of plant	2,119,182	1,969,914	1,928,959
Maintenance of plant	609,762	333,500	311,539
Administrative technology services	65,600	56,897	53,000
Total Current Expenditures	<u>\$ 10,948,451</u>	<u>\$ 10,090,771</u>	<u>\$ 9,583,250</u>

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.

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

Statement of Net Position
June 30, 2025

	<u>Primary Government</u>
	<u>Governmental Activities</u>
<u>Assets</u>	
Current assets:	
Cash	\$ 317,286
Investments	31,140,000
Due from other agencies	1,969,886
Prepaid expenses and other current assets	166,369
Due from other divisions of The Doral Academy, Inc., current	76,897
Total current assets	<u>33,670,438</u>
Capital assets, net:	
Capital assets, depreciable	2,961,288
Less: accumulated depreciation	(2,192,484)
Right-of-use lease asset	22,262,757
Less: accumulated amortization	(4,984,449)
Total capital assets, net	<u>18,047,112</u>
Due from The Doral Academy, Inc., long-term	5,514,859
Deposits	32,137
	<u>5,546,996</u>
Total Assets	<u>57,264,546</u>
<u>Deferred Outflows of Resources</u>	<u>-</u>
<u>Liabilities</u>	
Current liabilities:	
Accounts payable and accrued expenses	12,194
Salaries and wages payable	519,524
Compensated absences, current	201,295
Lease liability, current	975,231
Total Current Liabilities	<u>1,708,244</u>
Compensated absences	134,196
Lease liability	17,974,902
Total Liabilities	<u>19,817,342</u>
<u>Deferred Inflows of Resources</u>	<u>-</u>
Net Position:	
Net investment in capital assets	(903,021)
Restricted	926,202
Unrestricted	37,424,023
Total Net Position	<u>\$ 37,447,204</u>

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

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

Statement of Activities
For the year ended June 30, 2025

	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary Government:					
Governmental activities:					
Instruction	\$ 4,951,411	\$ -	\$ 879,408	\$ -	\$ (4,072,003)
Student support services	443,456	-	-	-	(443,456)
Instructional staff training	53,160	-	51,489	-	(1,671)
School Board	75,214	-	-	-	(75,214)
School administration	1,098,686	-	-	-	(1,098,686)
Facilities acquisition	57,219	-	-	-	(57,219)
Fiscal services	215,175	-	-	-	(215,175)
Food services	405,417	162,878	199,551	-	(42,988)
Central services	202,876	-	-	-	(202,876)
Operation of plant	3,312,362	5,133	-	1,498,542	(1,808,687)
Maintenance of plant	312,303	-	5,677	-	(306,626)
Administrative technology services	53,000	-	-	-	(53,000)
Debt service	966,116	-	-	-	(966,116)
Total governmental activities	12,146,395	168,011	1,136,125	1,498,542	(9,343,717)
General revenues:					
State and local sources					13,468,333
Investment earnings					1,232,796
Other revenues					201,930
Change in net position					5,559,342
Net position, beginning, as restated					31,887,862
Net position, ending					\$ 37,447,204

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

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

Balance Sheet - Governmental Funds
June 30, 2025

	General Fund	Capital Projects Fund	Total Governmental Funds
<u>Assets</u>			
Cash	\$ 317,286	\$ -	\$ 317,286
Investments	31,140,000	-	31,140,000
Due from other agencies	1,905,602	64,284	1,969,886
Prepaid expenses and other current assets	166,369	-	166,369
Due from other divisions of The Doral Academy, Inc.	76,897	-	76,897
Due from fund	64,284	-	64,284
Total Assets	33,670,438	64,284	33,734,722
Deferred Outflows of Resources			
	-	-	-
<u>Liabilities</u>			
Salaries and wages payable	519,524	-	519,524
Accounts payable and accrued expenses	12,194	-	12,194
Due to fund	-	64,284	64,284
Total Liabilities	531,718	64,284	596,002
Deferred Inflows of Resources			
	-	-	-
<u>Fund balance</u>			
Nonspendable, not in spendable form	166,369	-	166,369
Restricted	926,202	-	926,202
Unassigned	32,046,149	-	32,046,149
	33,138,720	-	33,138,720
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 33,670,438	\$ 64,284	\$ 33,734,722

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

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

Reconciliation of the Governmental Fund Balance Sheet to the Statement of Net Position
June 30, 2025

Total Fund Balance - Governmental Funds \$ 33,138,720

Amounts reported for governmental activities in the statement of net position are different because:

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	2,961,288	
Accumulated depreciation	(2,192,484)	
Right-of-use lease asset	22,262,757	
Less: accumulated amortization	<u>(4,984,449)</u>	18,047,112

Long term receivables in governmental activities are not financial resources and therefore are not reported in the governmental funds. 5,546,996

Long term liabilities in governmental activities are not due and payable in the current period and therefore, are not reported in the governmental funds.

Compensated absences	(335,491)	
Lease liability	<u>(18,950,133)</u>	

Total Net Position - Governmental Activities \$ 37,447,204

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

Doral Academy Charter Middle School
(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, 2025

	General Fund	Special Revenue Fund	Capital Projects Fund	Total Governmental Funds
Revenues:				
State capital outlay funding	\$ -	\$ -	\$ 839,108	\$ 839,108
Local sources	4,183,888	-	659,434	4,843,322
State passed through local	11,190,046	-	-	11,190,046
Federal sources	-	1,136,125	-	1,136,125
Charges for services	5,133	162,878	-	168,011
Other revenue	1,434,726	-	-	1,434,726
Total Revenues	16,813,793	1,299,003	1,498,542	19,611,338
Expenditures:				
Current				
Instruction	4,573,452	227,681	-	4,801,133
Student support services	442,011	-	-	442,011
Instructional staff training	1,671	51,489	-	53,160
Board	75,214	-	-	75,214
School administration	1,095,491	-	-	1,095,491
Fiscal services	215,175	-	-	215,175
Food services	-	404,692	-	404,692
Central services	202,876	-	-	202,876
Operation of plant	1,928,959	-	-	1,928,959
Maintenance of plant	305,862	5,677	-	311,539
Administrative technology services	53,000	-	-	53,000
Capital Outlay:				
Other capital outlay	13,774	-	-	13,774
Debt Service:				
Redemption of Principal	-	-	926,752	926,752
Interest	-	-	966,116	966,116
Total Expenditures	8,907,485	689,539	1,892,868	11,489,892
Excess (deficit) of revenues over expenditures	7,906,308	609,464	(394,326)	8,121,446
Other financing sources (uses)				
Transfers in (out)	215,138	(609,464)	394,326	-
Advances to The Doral Academy, Inc.	(1,814,859)	-	-	(1,814,859)
Net change in fund balance	6,306,587	-	-	6,306,587
Fund Balance at beginning of year	26,832,133	-	-	26,832,133
Fund Balance at end of year	\$ 33,138,720	\$ -	\$ -	\$ 33,138,720

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

Doral Academy Charter Middle School
(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, 2025

Net Change in Fund Balance - Governmental Funds \$ 6,306,587

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives as depreciation and amortization expense. This is the amount by which of capital outlays differed from losses on disposals, depreciation and amortization expense.

Capital assets	13,774	
Depreciation and amortization expense	<u>(1,581,831)</u>	(1,568,057)

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. Prior year revenues recorded this year at the fund level. (1,905,601)

Issuance of long term receivables represents a financial expenditure to governmental funds, but increases long-term assets in the statement of net position. Increase in long term receivables is an expenditure in the governmental funds, but a decrease or collections of such receivables reduces long-term assets in the statement of net position. This is the amount by which advances differed from collections in long term receivables the in the current period. 1,814,859

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.

Compensated absences	(15,198)	
Principal payments on long-term liabilities	<u>926,752</u>	<u>911,554</u>

Change in Net Position of Governmental Activities \$ 5,559,342

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

Note 1 – Summary of Significant Accounting Policies

Doral Academy Charter Middle School (the "School"), is a charter school sponsored by the School Board of Miami-Dade County, Florida (the "District"). The School's 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 governs other charter schools. The board has determined 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, 2028 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 sixth through eighth grades. These financial statements are for the year ended June 30, 2025, when on average 1,359 students were enrolled during the school year.

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. 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 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.

Note 1 – Summary of Significant Accounting Policies (continued)

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 specific to capital outlay. In addition, revenues not classified as program revenues are shown as general revenues, which include Florida Education Finance Program (FEFP) revenues and other state and local sources.

Fund Financial Statements

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

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

Capital Projects Fund – accounts for state and local capital 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.

Note 1 – 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. Florida Education Finance Program (FEFP) revenues are recognized when received. A one-year availability period is used for revenue recognition for all other governmental fund revenues. Charges for services and fees are recognized when cash is collected as amounts are not measurable. When grant terms provide that the expenditure of funds is the prime factor for determining eligibility for federal, state, and other grant funds, revenue is recognized at the time the expenditure is made.

Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt and compensated absences, which are reported as expenditures when due. General capital asset acquisitions are reported as expenditures in governmental funds.

Budgets and Budgetary Accounting

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

Cash and Investments

Cash 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.

Due from Other Governments 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. No allowance for uncollectible accounts is deemed necessary.

Note 1 – Summary of Significant Accounting Policies (continued)

Inter-fund Transfers

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

Prepaid Expenses and Other Assets

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

Capital Assets

The School's property, plant and equipment with useful lives of more than one year are stated at historical cost and comprehensively reported in the statement of net 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.

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

Right-of-use assets (building)	15-27 Years
Improvements	10-27 Years
Furniture, Fixtures and Equipment	5 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 operations will be received primarily from 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).

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. In addition, the School may receive a portion of the local capital improvement tax 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)

Compensated Absences

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

The School grants a specific number of personal time off. Full time teachers and 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. Non-exempt and office salaried employees are not eligible to "cash out" unused personal time off days.

The compensated absences liability includes an accrual for the cash out days and personal time off for services already rendered.

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.

Net Position and Fund Balance Classifications

Government-wide financial statements

Equity is classified as net position and displayed in three (3) components:

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

Note 1 – Summary of Significant Accounting Policies (continued)

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

Fund financial statements

Under GASB Codification Section 1800.142, Fund Balance Reporting and Governmental Fund Type Definitions. This Statement 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. The restricted fund balance pertains to the School's unspent local 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 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. There are no assigned fund balances at year end.
- e) Unassigned - portion of the fund balance that has not been restricted, committed or assigned for a specific purpose. This is the residual classification for the School's general fund.

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

New Accounting Standard Adopted

Effective July 1, 2024, the School adopted Governmental Accounting Standards Board (GASB) Statement No. 101, *Compensated Absences*. The objective of this statement is to better meet the information needs of financial statement users by updating the recognition and measurement guidance for compensated absences. This is achieved by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures. This statement was applied retroactively. See Note 12.

Note 1 – Summary of Significant Accounting Policies (continued)

New Accounting Standard Adopted (continued)

Effective July 1, 2024, the School adopted Governmental Accounting Standards Board (GASB) Statement No. 102, *Certain Risk Disclosures*. The objective of this statement is to provide financial statement users with essential information about risks related to a government's vulnerabilities due to certain concentrations or constraints. The adoption of this statement did not have a material impact on the School's financial statements. This statement was applied prospectively.

Pronouncements Issued But Not Yet Effective

The GASB issued GASB Statement No. 103, *Financial Reporting Model Improvements*. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

The GASB issued Statement No. 104, *Disclosure of Certain Capital Assets*. The requirements of this Statement are effective for reporting periods beginning after June 15, 2025.

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.

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 15, 2025, 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, 2025, bank balances in potential excess of FDIC coverage were approximately \$5,000.

Doral Academy Charter Middle School
 (A charter school under The Doral Academy, Inc.)
 Notes to Financial Statements
 June 30, 2025

Note 2 – Cash and Investments (continued)

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, 2025, the School had \$31,140,000 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, 2025, maturities of the fund’s portfolio holdings are approximately 67% 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, 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 3 –Due from Other Agencies

The following is due from other agencies as of June 30, 2025:

Funding Source	Fund	
Due from Miami-Dade County Public Schools, referendum	General Fund	\$ 1,905,602
Capital Outlay	Capital Projects Fund	<u>64,284</u>
Total Due from Other Agencies, current		<u><u>\$ 1,969,886</u></u>

Doral Academy Charter Middle School
(A charter school under The Doral Academy, Inc.)
Notes to Financial Statements
June 30, 2025

Note 4 – Capital Assets

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

	Balance 07/01/24	Additions	Retirements / Reclassification	Balance 06/30/25
Capital Assets:				
Leasehold improvements	\$ 2,253,615	\$ -	\$ (184,627)	\$ 2,068,988
Furniture, fixtures and equipment	905,264	13,774	(26,738)	892,300
Total Capital Assets	<u>3,158,879</u>	<u>13,774</u>	<u>(211,365)</u>	<u>2,961,288</u>
Less Accumulated Depreciation:				
Leasehold improvements	(1,688,533)	(186,700)	184,627	(1,690,606)
Furniture, fixtures and equipment	(379,597)	(149,019)	26,738	(501,878)
Total Accumulated Depreciation	<u>(2,068,130)</u>	<u>(335,719)</u>	<u>211,365</u>	<u>(2,192,484)</u>
Total Capital Assets, being depreciated, net	<u>\$ 1,090,749</u>	<u>\$ (321,945)</u>	<u>\$ -</u>	<u>\$ 768,804</u>
Lease Assets:				
Right of use lease asset (building)	\$ 22,262,757	\$ -	\$ -	\$ 22,262,757
Less accumulated amortization:	<u>(3,738,337)</u>	<u>(1,246,112)</u>	<u>-</u>	<u>(4,984,449)</u>
Total Lease Assets being amortized, net	<u>18,524,420</u>	<u>(1,246,112)</u>	<u>-</u>	<u>17,278,308</u>
Governmental Activities Capital Assets, net	<u>\$ 19,615,169</u>	<u>\$ (1,568,057)</u>	<u>\$ -</u>	<u>\$ 18,047,112</u>

For the fiscal year ended June 30, 2025, depreciation and amortization expense is allocated in the Statement of Activities by function as follows:

	Depreciation	Amortization
Instruction	\$ 140,116	\$ -
Facilities acquisition and Construction	57,219	-
Operation of plant	136,895	1,246,112
Maintenance of plant	764	-
Food services	725	-
Total Depreciation and Amortization Expense	<u>\$ 335,719</u>	<u>\$ 1,246,112</u>

Doral Academy Charter Middle School
(A charter school under The Doral Academy, Inc.)
Notes to Financial Statements
June 30, 2025

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, financial reporting and virtual education services. The agreement between the School and the education service provider calls for a fee on a per student basis.

The agreement is with Doral Academy, Inc., through June 30, 2028, and unless terminated by the board will shall have the option to renew for an additional five year term. During the year ended June 30, 2025, the School incurred \$645,525 in fees.

Note 6 –Transactions with other divisions of Doral Academy, Inc.

Charter Schools under The Doral Academy, Inc.

The School’s facility and lunch program is shared with Doral Academy of Technology, Doral Performing Arts and Entertainment Academy and Doral Academy High School (charter schools 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 and usage of facilities and staff to these schools. As of June 30, 2025, there is \$76,897 due from Doral Academy of Technology for shared expenses.

In addition during 2025, the School was charged by Doral Academy High School for the use of shared facilities. Total usage fees paid totaled approximately \$75,000.

The following schedule provides a summary of changes in long-term advance receivables for the year ended June 30, 2025:

	Balance 06/30/24	Additions	Collections	Balance 06/30/25
The Doral Academy, Inc.	\$ 3,700,000	\$ 1,814,859	\$ -	\$ 5,514,859
Total Long Term Receivable	<u>\$ 3,700,000</u>	<u>\$ 1,814,859</u>	<u>\$ -</u>	<u>\$ 5,514,859</u>

The Doral Academy, Inc.

The Doral Academy, Inc. charges all its affiliated schools an assessment for shared corporate costs and accreditation expenses. The School paid The Doral Academy, Inc. \$203,776 in connection with these charges during the year.

Doral Academy Charter Middle School
(A charter school under The Doral Academy, Inc.)
Notes to Financial Statements
June 30, 2025

Note 7 – Long-Term Liabilities

Usage Fee Agreement – Doral Hall

On January 4, 2018, Miami-Dade County Industrial Development Authority issued tax-exempt revenue bonds), of \$22,045,000, on behalf of The Doral Academy, Inc. (the Organization), to be secured by a first mortgage on the land owned by the Organization as well as revenues of Doral Academy Charter Middle School, Doral Academy Charter High School, Doral Performing Arts & Entertainment Academy, and Doral Academy of Technology (the “Four Schools”). The proceeds of the bond issue have been used to fund the acquisition, design, construction, installation and equipping of a 91,000 square foot, six story building known as the Doral Hall Educational Facility (“Doral Hall”), fund a debt service reserve fund, and pay costs of the bond issuance.

Through a Usage Fee Agreement approved by the Board of Directors of the Organization, all Capital and Operating costs as defined herein will be due on a monthly basis commencing on the first day of the first full calendar month following the date on which the Organization receives a temporary certificate of occupancy for Doral Hall. All costs of the required annual debt service of Doral Hall, together with an annual administrative fee of 5% of the sum of the Capital and Operating Costs each year, shall be shared among the Four Schools in proportion to their relative annual student enrollments. The annual Usage fee in relation to this agreement is approximately \$1,508,000 allocated among the Four Schools.

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

All of the School's revenues (except for revenues restricted or assigned for specific programs) are pledged, under this bond issuance, up to the outstanding balance as of June 30, 2025 of \$19,370,000.

Lease Agreement – School Development II, LLC

The School entered into a lease and security agreement, as amended, with School Development II, LLC (the “Landlord”, an affiliate of the School’s education service provider – Note 5) for its 65,164 square feet building including all ancillary facilities, outdoor areas and other improvements. Fixed annual payments under the amended agreement are based on a rate of \$23.83 per square footage of the building, which amount to approximately \$1,553,000 adjusted annually based on the Consumer Price Index (CPI) plus additional property costs including repairs, maintenance and insurance. The agreement continues through June 30, 2036 with an option to renew for two additional five year terms.

At the time of the initial measurement, based on the annual usage fee, the allocation used for implementation of the right-of-use asset and liability of Doral Hall was approximately 36% for the School, 10% for Doral Performing Arts, 47% for Doral Academy Charter High School and 7% for Doral Academy of Technology.

Doral Academy Charter Middle School
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Notes to Financial Statements
June 30, 2025

Note 7 – Long-Term Liabilities (continued)

The allocation used for School Development II, LLC was approximately 83% for the School and 17% for Doral Academy of Technology. There was no interest rate specified in the original lease or usage agreements. The School has used an average effective interest for comparable borrowings during fiscal year 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 these assets and the lease liabilities.

For the year ended June 30, 2025, interest expense totaled \$966,116, as it relates to its agreements. For 2025, variable and other payments of \$302,074 in connection with the lease agreement not previously included in the measurement of the lease liability were recorded in rent expense based on enrollment and usage of facility.

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

Year	Principal	Interest	Total
2026	\$ 975,231	\$ 918,677	\$ 1,893,908
2027	1,023,772	868,813	1,892,585
2028	1,076,343	816,431	1,892,774
2029	1,131,121	761,370	1,892,491
2030	1,190,152	703,473	1,893,625
2031-2035	6,926,113	2,539,457	9,465,570 (total for five year period)
2036-2040	2,921,440	1,141,561	4,063,001 (total for five year period)
2041-2045	2,061,581	650,475	2,712,056 (total for five year period)
2046-2048	1,510,966	119,347	1,630,313 (total for three year period)
	<u>\$ 18,816,719</u>	<u>\$ 8,519,604</u>	<u>\$ 27,336,323</u>

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

	Balance 06/30/24	Additions	Repayments	Balance 06/30/25
Lease liability - School Development II, LLC	\$12,165,221	\$ -	\$ (759,145)	\$11,406,076
Lease liability - Doral Hall	7,578,250	-	(167,607)	7,410,643
Total ROU Lease Liabilities	19,743,471	-	(926,752)	18,816,719
Lease liability - deferred CPI adjustment	133,414	-	-	133,414
Total Long Term Liabilities:	<u>\$19,876,885</u>	<u>\$ -</u>	<u>\$ (926,752)</u>	<u>\$18,950,133</u>

Note 8 – Commitments, Contingencies and Concentrations

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

Pursuant to the Charter School contract with the School District, the District withholds an administrative fee of 2% of the qualifying revenues of the School. For the year ended June 30, 2025, administrative fees withheld by the School District totaled \$38,778.

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 current renewal is set to expire on June 30, 2027. For the year ended June 30, 2025, the School's total referendum revenues were approximately \$2,278,000 or 13% of total revenues.

Note 9 – Risk Management

The School is exposed to various risks of loss related to torts, thefts of, damage to and destruction of assets, errors and omissions 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 agreement, 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.

Doral Academy Charter Middle School
(A charter school under The Doral Academy, Inc.)
Notes to Financial Statements
June 30, 2025

Note 10 – Interfund Transfers

Interfund transfers in governmental funds as of June 30, 2025 consist of the following:

	General Fund	Special Revenue Fund	Capital Projects Fund
To fund lease liabilities payments from the general fund	\$ (394,326)	\$ -	\$ 394,326
To fund federal expenditures for which revenues were not available	609,464	(609,464)	-
Total Transfers, net	<u>\$ 215,138</u>	<u>\$ (609,464)</u>	<u>\$ 394,326</u>
Due to General Fund from Capital Projects Fund for capital outlay	\$ 64,284	\$ -	\$ (64,284)
Total Due from/(Due to)	<u>\$ 64,284</u>	<u>\$ -</u>	<u>\$ (64,284)</u>

Note 11 – Defined Contribution Retirement Plan

The School’s personnel, who 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 approved a match of 100% of the employee’s contribution up to 4% of the employee’s compensation. The School contributed to the Plan \$121,519 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 12 – Restatements of Beginning Balances and Compensated Absences

For the year ended June 30, 2025, the School implemented GASB Statement No. 101, *Compensated Absences*. Compensated absences payable consists of leave benefits, paid time off, that employees earned based on services already rendered. Compensated absences are recognized as a liability when the leave accumulates, is attributable to past service, and it is more likely than not that the leave will be used or paid.

For the implementation, the beginning net position has been restated, as follows:

	Fiscal Year June 30, 2024 Original	GASB Statement No. 101	Fiscal Year June 30, 2024 (Restated)
Net position (deficit), beginning	\$ 22,893,777		\$ 22,893,777
Change in net position	9,314,378	(320,293)	8,994,085
Net position (deficit), ending	<u>\$ 32,208,155</u>		<u>\$ 31,887,862</u>

Doral Academy Charter Middle School
(A charter school under The Doral Academy, Inc.)
Notes to Financial Statements
June 30, 2025

Note 12 – Restatements of Beginning Balances and Compensated Absences (continued)

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

	<u>07/01/24</u>	<u>Increases *</u>	<u>Decreases</u>	<u>06/30/25</u>	Amounts Due within One Year
Compensated absences	\$ 320,293	\$ 15,198	\$ -	\$ 335,491	\$201,295
	<u>\$ 320,293</u>	<u>\$ 15,198</u>	<u>\$ -</u>	<u>\$ 335,491</u>	<u>\$201,295</u>

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

REQUIRED SUPPLEMENTARY INFORMATION

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

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the year ended June 30, 2025

	General Fund		
	Original Budget	Final Budget	Actual
REVENUES			
State passed through local	\$ 11,093,732	\$ 11,128,691	\$ 11,190,046
Local sources	2,026,205	4,124,069	4,183,888
Other revenue	-	1,330,882	1,439,859
Total Revenues	<u>13,119,937</u>	<u>16,583,642</u>	<u>16,813,793</u>
EXPENDITURES			
Current:			
Instruction	5,077,723	4,725,315	4,573,452
Student support services	444,828	543,113	442,011
Instructional staff training	72,910	71,132	1,671
Board	335,700	107,524	75,214
School administration	1,187,519	1,103,036	1,095,491
Fiscal services	221,350	215,175	215,175
Central services	300,250	252,096	202,876
Operation of plant	2,119,182	1,969,914	1,928,959
Maintenance of plant	603,262	327,000	305,862
Administrative technology services	65,600	56,897	53,000
Total Current Expenditures	<u>10,428,324</u>	<u>9,371,202</u>	<u>8,893,711</u>
Excess of Revenues Over Current Expenditures	<u>2,691,613</u>	<u>7,212,440</u>	<u>7,920,082</u>
Capital Outlay			
Other Capital Outlay	<u>15,750</u>	<u>15,750</u>	<u>13,774</u>
Total Capital Outlay and Debt Service Expenditures	<u>15,750</u>	<u>15,750</u>	<u>13,774</u>
Total Expenditures	<u>10,444,074</u>	<u>9,386,952</u>	<u>8,907,485</u>
Excess of Revenues Over Expenditures	2,675,863	7,196,690	7,906,308
Other financing sources (uses):			
Transfers in (out)	(651,740)	45,362	215,138
Advances to other divisions of Doral Academy, Inc.	-	(1,814,859)	(1,814,859)
Net change in fund balance	2,024,123	5,427,193	6,306,587
Fund Balance at beginning of year	<u>26,832,133</u>	<u>26,832,133</u>	<u>26,832,133</u>
Fund Balance at end of year	<u>\$ 28,856,256</u>	<u>\$ 32,259,326</u>	<u>\$ 33,138,720</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.

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

Statement of Revenues, Expenditures, and Changes in Fund Balance
For the year ended June 30, 2025

	Special Revenue Fund		
	Original Budget	Final Budget	Actual
REVENUES			
Federal sources	\$ 555,310	\$ 1,036,830	\$ 1,136,125
Charges for services	9,653	142,120	162,878
Total Revenues	<u>564,963</u>	<u>1,178,950</u>	<u>1,299,003</u>
EXPENDITURES			
Current:			
Instruction	51,653	242,120	227,681
Instructional staff training	62,910	61,132	51,489
Food services	399,064	409,817	404,692
Maintenance of Plant	6,500	6,500	5,677
Total Current Expenditures	<u>520,127</u>	<u>719,569</u>	<u>689,539</u>
Excess (Deficit) of Revenues Over Current Expenditures	<u>44,836</u>	<u>459,381</u>	<u>609,464</u>
Total Expenditures	<u>520,127</u>	<u>719,569</u>	<u>689,539</u>
Excess (Deficit) of Revenues Over Expenditures	44,836	459,381	609,464
Other financing sources (uses)			
Transfers in (out)	<u>(44,836)</u>	<u>(459,381)</u>	<u>(609,464)</u>
Net change in fund balance	-	-	-
Fund Balance at beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance at end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</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.



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
Doral Academy Charter Middle School
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 Doral Academy Charter Middle 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 15, 2025.

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 have not been 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 Auditor General dated September 15, 2025.

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 15, 2025



MANAGEMENT LETTER

Board of Directors of
Doral Academy Charter Middle School
Doral, Florida

Report on the Financial Statements

We have audited the financial statements of Doral Academy Charter Middle School, Doral, Florida, as of and for the fiscal year ended June 30, 2025 and have issued our report thereon dated September 15, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; 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 15, 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 or 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 the school code assigned by the Florida Department of Education of the entity is Doral Academy Charter Middle School, 6030.

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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 Doral Academy Charter Middle School 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 Doral Academy Charter Middle 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 Doral Academy Charter Middle School. It is management's responsibility to monitor Doral Academy Charter Middle 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.

Section 10.854(1)(e)3., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. In connection with our audit, we did not have any 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 Doral Academy Charter Middle School maintains on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that Doral Academy Charter Middle School maintained on its Web site the information specified in Section 1002.33(9)(p), Florida Statutes.

Additional Matters

Section 10.854(1)(e)4., Rules of the Auditor General, requires that we address noncompliance with provisions of contracts or grant agreements, 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 did not have such findings.

Purpose of this Letter

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



CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
September 15, 2025