DOWNTOWN DORAL CHARTER
UPPER SCHOOL, INC.

FINANCIAL STATEMENTS
AND INDEPENDENT AUDITORS' REPORTS

JUNE 30, 2026

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Independent Auditor's Report

To the Board of Directors of
Downtown Doral Charter Upper School, Inc.
Doral, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Downtown Doral Charter Upper School, Inc. (a nonprofit organization) (the "School"), a charter school and component unit of the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the School's basic financial statements as listed in the table of contents.

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

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards* ("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 GAAS and GAS 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 GAAS and GAS, 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 on pages 4-9 and 30-33 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 14, 2026, on our consideration of the School's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of 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 14, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

This section of the annual financial report of Downtown Doral Charter Upper School, Inc. (the "School") presents Management's Discussion and Analysis, which is intended to provide an overview of the School's financial position and changes in financial position for the fiscal year ended June 30, 2026.

Since the focus of the Management's Discussion and Analysis (MD&A) is on the current year activities, resulting changes and currently known facts, it should be read in conjunction with the School's financial statements, including the accompanying notes.

THE SCHOOL

The School is a multicultural, multilingual school which served approximately 1,498 students during the 2025-2026 school year. The School is located on the northwest corner of 79th Avenue and 53rd Street, Doral, Florida.

The School offers a dual language curriculum, which aims to prepare students to excel in a complex global society. Students have a choice of three language tracks: French, Portuguese or Spanish. Through language acquisition and innovative programs, our highly qualified staff fosters academic excellence in every grade level. Our students graduate fully bilingual, globally aware and uniquely equipped to excel and lead.

CONTACTING THE SCHOOL'S FINANCIAL MANAGEMENT

This financial report is designed to provide interested parties with a general overview of the School's finances and to demonstrate the School's accountability for the money it receives. Should additional information be required, please contact the School's administrative offices at 7905 NW 53rd Street, Doral, Florida 33166.

FINANCIAL HIGHLIGHTS

1. The net position of the School at June 30, 2026 was $5,355,048.
2. The School had an increase of $2,429,216 in its net position for the year ended June 30, 2026.
3. The School had current assets of $19,039,053 at June 30, 2026.
4. The School's unassigned fund balance at June 30, 2026 was $7,598,577.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the basic financial statements. The School's financial statements for the year ended June 30, 2026 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 and liabilities. The difference between the two is reported as *net position*. Over time, increases or decreases in net position may serve as an indicator of whether their financial position is improving or deteriorating.

The *Statement of Activities* presents information on how 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 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 its funds 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 major governmental funds, if applicable. The School reported three major funds: the General Fund, Debt Service Fund and Capital Projects Fund.

A budgetary comparison schedule has been provided as required supplementary information for the School's General Fund and Debt Service Fund to demonstrate compliance with the School's budget. A budgetary comparison schedule for the Capital Projects Fund is not presented as it is not required.

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

Notes to Financial Statements
The notes to the financial statements provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 16 - 29 of this report.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

	2026	2025	Amount Increase (Decrease)
Cash and cash equivalents	$ 11,948,997	$ 5,749,147	$ 6,199,850
Investments - U.S. Treasury Securities	2,679,736	6,087,830	(3,408,094)
Receivables	159,565	1,432,467	(1,272,902)
Due from the Downtown Doral Charter School Foundation	148,309	-	148,309
Prepaid expenses and other assets	128,068	215,008	(86,940)
Restricted investments - Trustee	3,974,378	3,867,275	107,103
Capital Assets	24,816,074	25,078,922	(262,848)
Total assets	$ 43,855,127	$ 42,430,649	$ 1,424,478
Salaries payable and other accrued liabilities	$ 847,110	$ 991,967	$ (144,857)
Interest payable	1,040,170	1,061,800	(21,630)
Unearned revenues	-	3,251	(3,251)
Due to Downtown Doral Charter Elementary School	22,799	17,799	5,000
Long-term liabilities	36,590,000	37,430,000	(840,000)
Total liabilities	38,500,079	39,504,817	(1,004,738)
Net position (deficit):			
Net investment in capital assets	(10,274,257)	(11,551,078)	1,276,821
Restricted	2,082,805	1,999,072	83,733
Unrestricted	13,546,500	12,477,838	1,068,662
Total net position	$ 5,355,048	$ 2,925,832	$ 2,429,216
Total liabilities and net position	$ 43,855,127	$ 42,430,649	$ 1,424,478

For the fiscal year ended June 30, 2026, cash and cash equivalents increased due to positive cash flows from operations and proceeds from matured U.S. Treasury securities that remained in cash at year end. Investments decreased primarily due to the maturity of U.S. Treasury securities during the year. Receivables decreased primarily due to the collection of referendum funding related to the 2018 Miami-Dade County millage levy that was outstanding in the prior year. Capital assets decreased as depreciation and amortization expense exceeded current-year capital additions. Long-term liabilities decreased due to scheduled bond principal payments.

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

Governmental Activities			Amount Increase
Revenues:	2026	2025	(Decrease)
State sources	$ 12,709,634	$ 12,420,155	$ 289,479
Federal sources	104,145	537,065	(432,920)
Capital outlay	2,241,911	1,652,619	589,292
Charges for services	1,107,922	838,930	268,992
Local sources and other revenue	3,175,712	5,487,342	(2,311,630)
Investment income	526,519	356,134	170,385
Total revenues	19,865,843	21,292,245	(1,426,402)
Expenses:			
Instruction	9,585,043	8,975,887	609,156
Instructional support	644,338	605,222	39,116
Professional development	10,814	14,929	(4,115)
Instruction related technology	-	-	-
Board	57,697	50,218	7,479
General administration	-	253,985	(253,985)
School administration	1,712,282	1,764,352	(52,070)
Fiscal services	480,068	138,741	341,327
Student transportation services	13,903	17,918	(4,015)
Operation and maintenance of plant	1,689,975	1,702,891	(12,916)
Administrative technology services	69,016	50,000	19,016
Community services	1,082,901	1,090,124	(7,223)
Debt trustee fees	-	5,000	(5,000)
Interest on long-term debt	2,090,590	2,123,600	(33,010)
Total expenses	17,436,627	16,792,867	643,760
Change in net position	$ 2,429,216	$ 4,499,378	$ (2,070,162)

For the year ended June 30, 2026, the overall decrease in revenues was due primarily to non-recurring Miami-Dade County millage referendum settlement funding of $2,649,361 included in local sources and final CARES act federal funding of $535,565 received in the prior year. This decrease was partially off-set by increased State and Local Capital Outlay funding and increased aftercare and student activities included in charges for services. In addition, student enrollment showed a slight increase compared to the prior year.

Expenses increased primarily due to higher instruction costs resulting from increases in teacher salaries and wages and other instructional materials. The decrease in general administration and corresponding increase in fiscal services primarily resulted from the management fee paid to the School Board of Miami-Dade County being classified as general administration in the prior year and fiscal services in the current year.

FINANCIAL ANALYSIS OF THE SCHOOL'S FUNDS

The focus of the Organization'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.

At June 30, 2026, the School had a combined governmental fund balance of $16,243,974, an increase of $1,807,064 from the prior year.

Most of the Organization's operations are funded in the General Fund. The majority of the General Fund revenues are distributed 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 Organization's governmental General Fund reported ending fund balance of $14,437,267. The fund balance unassigned and available for spending at the Organization's discretion is $7,598,577. These funds will be available for the Organization's future ongoing operations.

The School's Debt Service Fund was established in connection with the issuance of the Series 2014 and Series 2017 bonds. The restricted debt service fund balance at June 30, 2026 was $1,685,507.

A summary and analysis of the General and Debt Service Funds' revenues, expenditures and changes in fund balance for the years ended 2026 and 2025 follows:

	General Fund		Debt Service Fund	
	2026	2025	2026	2025
Total Revenues	$ 16,948,510	$ 17,930,178	$ 92,914	$ 112,247
Total Expenditures	14,056,301	10,681,165	2,975,590	2,963,600
Excess (deficit) of revenues over expenditures	2,892,209	7,249,013	(2,882,676)	(2,851,353)
Other financing uses	(1,259,256)	(2,074,060)	2,975,590	2,074,060
Net change in fund balance	1,632,953	5,174,953	92,914	(777,293)
Fund balance at beginning of year	12,804,314	7,629,361	1,592,593	2,369,886
Fund balance at end of year	$ 14,437,267	$ 12,804,314	$ 1,685,507	$ 1,592,593

The significant changes in General Fund revenues and expenditures from the preceding year were generally consistent with those discussed above for governmental activities. Net other financing uses in the General Fund decreased due to lower transfers to the Debt Service Fund during the current year. The Debt Service Fund increased by approximately $93,000 during the current year, compared to a decrease of approximately $777,000 in the prior year, primarily due to the relationship between transfers received and current-year debt service payments.

The Capital Projects Fund is reported as a major fund in the current year due to an increase in capital outlay funding and related activity. The Fund was reported as a nonmajor fund in the prior year and, accordingly, separate comparative prior-year information is not presented. During the current year, the Fund recognized approximately $2.2 million of capital outlay funding, incurred approximately $526,000 of capital expenditures, and transferred approximately $1.7 million to the General Fund to fund operation of plan expenditures and current-year debt service payments.

CAPITAL IMPROVEMENT REQUIREMENT

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

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

As of June 30, 2026, the School had capital assets, net of accumulated depreciation and amortization, with a balance of $24,816,074. Additions to capital assets during the year were $525,578. More detailed information about the School's capital assets is presented in Note 3 to the financial statements.

Long-term Liabilities

At June 30, 2026, the School had $36,590,000 in long-term liabilities, which consist of the Series 2017 Bonds. More detailed information about the School’s long-term liabilities is presented in Note 5 to the financial statements.

CURRENTLY KNOWN FACTS, DECISIONS OR CONDITIONS

Enrollment for the year ended June 30, 2026, was approximately 1,498 students, and enrollment for the upcoming school year is expected to remain stable at approximately 1,500 students, consistent with prior year levels.

Management considered currently known facts, decisions, and conditions that are expected to have a significant effect on the School’s financial position or to produce significant differences from current year results of operations. Based on that evaluation, management is not aware of any such matters that require disclosure.

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF NET POSITION
JUNE 30, 2026

		Governmental Activities
ASSETS		
Cash and cash equivalents		$ 11,948,997
Investments - U.S. Treasury Securities		2,679,736
Receivables		159,565
Due from the Downtown Doral Charter School Foundation		148,309
Prepaid expenses and other assets		128,068
Restricted investments - Trustee		3,974,378
Capital Assets, net		24,816,074
Total assets		$ 43,855,127
LIABILITIES AND NET POSITION		
LIABILITIES		
Salaries payable and other accrued liabilities		$ 847,110
Interest payable		1,040,170
Due to Downtown Doral Charter Elementary School		22,799
Long-term debt:		
Due within one year:		
Bonds payable	885,000	
Due in more than one year:		
Bonds payable	35,705,000	
Total long-term debt		36,590,000
Total liabilities		38,500,079
NET POSITION		
Net investment in capital assets		(10,274,257)
Restricted		2,082,805
Unrestricted		13,546,500
Total net position		5,355,048
Total liabilities and net position		$ 43,855,127

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

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2026

		Program Revenues			Net (Expense) Revenue and Changes in Net position	
Governmental activities:	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Total
Instruction	$ 9,585,043	$ -	$ 167,554	$ -	$ (9,417,489)	$ (9,417,489)
Instructional support	644,338	-	-	-	(644,338)	(644,338)
Professional development	10,814	-	-	-	(10,814)	(10,814)
Board	57,697	-	-	-	(57,697)	(57,697)
School administration	1,712,282	-	-	-	(1,712,282)	(1,712,282)
Facilities acquisition and construction	-	-	-	2,241,911	2,241,911	2,241,911
Fiscal services	480,068	-	-	-	(480,068)	(480,068)
Student transportation services	13,903	-	-	-	(13,903)	(13,903)
Operation and maintenance of plant	1,689,975	-	-	-	(1,689,975)	(1,689,975)
Administrative technology services	69,016	-	-	-	(69,016)	(69,016)
Community services	1,082,901	1,107,922	-	-	25,021	25,021
Debt trustee fees	-	-	-	-	-	-
Interest on long-term debt	2,090,590	-	-	-	(2,090,590)	(2,090,590)
Total governmental activities	$ 17,436,627	$ 1,107,922	$ 167,554	$ 2,241,911	$ (13,919,240)	$ (13,919,240)
			General revenues:			
			State sources		$ 12,646,225.0	$ 12,646,225.0
			Local sources and other revenues		3,175,712	3,175,712
			Investment income		526,519	526,519
			Total general revenues		16,348,456	16,348,456
			Change in net position		2,429,216	2,429,216
			Net position at beginning of year		2,925,832	2,925,832
			Net position at end of year		$ 5,355,048	$ 5,355,048

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

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
BALANCE SHEET – GOVERNMENTAL FUNDS
JUNE 30, 2026

	General Fund	Debt Service Fund Major	Capital Projects Fund Major	Special Revenue Fund Non-major	Total Governmental Fund
ASSETS					
Cash and cash equivalents	$ 11,834,432	$ -	$ -	$ 114,565	$ 11,948,997
Investments - U.S. Treasury Securities	2,679,736	-	-	-	2,679,736
Receivables	36,432	-	83,398	39,735	159,565
Due from the Downtown Doral Charter School Foundation	148,309	-	-	-	148,309
Prepaid expenses and other assets	128,068	-	-	-	128,068
Restricted investments - Trustee	357,066	3,610,677	6,635	-	3,974,378
Due from Funds	123,133	-	-	-	123,133
Total assets	$ 15,307,176	$ 3,610,677	$ 90,033	$ 154,300	$ 19,007,886
LIABILITIES AND FUND BALANCE					
Salaries payable and other accrued liabilities	$ 847,110	$ -	$ -	$ -	$ 847,110
Bond payable	-	885,000	-	-	885,000
Interest payable	-	1,040,170	-	-	1,040,170
Due to General Fund	-	-	83,398	39,735	123,133
Due to Downtown Doral Charter Elementary School	22,799	-	-	-	22,799
Total liabilities	869,909	1,925,170	83,398	39,735	2,918,212
Fund balance:					
Nonspendable	128,068	-	-	-	128,068
Restricted	357,066	1,685,507	6,635	114,565	2,163,773
Committed	6,353,556	-	-	-	6,353,556
Unassigned	7,598,577	-	-	-	7,598,577
Total fund balance	14,437,267	1,685,507	6,635	114,565	16,243,974
Total liabilities and fund balance	$ 15,307,176	$ 3,610,677	$ 90,033	$ 154,300	$ 19,007,886

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

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET TO THE STATEMENT OF NET POSITION
JUNE 30, 2026

Total fund balance – governmental funds	$ 16,243,974
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. These assets consist of:	
Total capital assets, net	24,816,074
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental funds. Those liabilities consist of:	
Bonds payable	(35,705,000)
Total net position – governmental activities	$ 5,355,048

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

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS
FOR THE YEAR ENDED JUNE 30, 2026

	General Fund Major	Debt Service Fund Major	Capital Projects Fund Major	Special Revenue Fund Non-Major	Total Governmental Funds
REVENUES					
State sources	$ 12,646,225	$ -	$ -	$ 63,409	$ 12,709,634
Federal sources	-	-	-	104,145	104,145
Capital outlay	-	-	2,241,911		2,241,911
Charges for services	882,389	-	-	225,533	1,107,922
Local sources and other revenue	2,986,521	-	-	189,191	3,175,712
Investment income	433,375	92,914	230	-	526,519
Total revenues	16,948,510	92,914	2,242,141	582,278	19,865,843
EXPENDITURES					
Current:					
Instruction	9,139,699	-	-	167,554	9,307,253
Instructional support	644,338	-	-	-	644,338
Professional development	10,814	-	-	-	10,814
Board	57,697	-	-	-	57,697
School administration	1,201,646	-	-	-	1,201,646
Fiscal services	480,068	-	-	-	480,068
Student transportation services	13,903	-	-	-	13,903
Operation and maintenance of plant	1,689,975	-	-	-	1,689,975
Administrative technology services	69,016	-	-	-	69,016
Community services	749,145	-	-	333,756	1,082,901
Debt service					
Repayment of long-term debt	-	885,000	-	-	885,000
Interest on long-term debt	-	2,090,590	-	-	2,090,590
Capital outlay					
Facilities, construction, technology, furniture and equipment	-	-	525,578	-	525,578
Total expenditures	14,056,301	2,975,590	525,578	501,310	18,058,779
Excess (Deficiency) of revenues over (under) expenditures	2,892,209	(2,882,676)	1,716,563	80,968	1,807,064
Other financing sources:					
Transfers in	1,716,334	2,975,590	-	-	4,691,924
Transfers out	(2,975,590)	-	(1,716,334)	-	(4,691,924)
Net changes in fund balances	1,632,953	92,914	229	80,968	1,807,064
Fund balance at beginning of year	12,804,314	1,592,593	6,406	33,597	14,436,910
Fund balance at end of year	$ 14,437,267	$ 1,685,507	$ 6,635	$ 114,565	$ 16,243,974

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

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED JUNE 30, 2026

Net changes in fund balances – total governmental funds		$ 1,807,064
Amounts reported for governmental activities in the statement of activities are different because:		
Capital outlay is reported as expenditures in governmental funds. However, in the statement of activities the cost of capital assets is allocated over their estimated useful lives as depreciation and amortization.		
The amount by which depreciation and amortization exceeded capital outlay is calculated as follows:		
Capital outlays	525,578	
Depreciation and amortization	(788,426)	
		(262,848)
The issuance of long-term debt provides current financial resources of governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.		
For the year ended June 30, 2026, these consist of :		
Expenditures for principal reductions	885,000	
		885,000
Change in net position of governmental activities		$ 2,429,216

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

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

Downtown Doral Charter Upper School, Inc. (the "School") is a not-for-profit corporation organized pursuant to Chapter 617, Florida Statutes, the Florida Not For Profit Corporation Act and Section 1002.33, Florida Statutes. The School was organized in June 2016, and its general operating authority is contained in Section 1002.33, Florida Statutes. The governing body of the School is the not-for-profit corporation's Board of Directors. The School's mission is to provide its students with a comprehensive dual curriculum and bicultural/bilingual education through language acquisition and innovative programs, facilitated by a highly qualified staff promoting students' academic excellence creating future world leaders.

The School is a multicultural, multilingual school which served approximately 1,498 students during the 2025-2026 school year in grades six through twelve. The School is located on the northwest corner of 79th Avenue and 53rd Street, Doral, Florida.

In December 2017, the School entered into a Charter School Contract (the "Charter") by and between the School and the School Board of Miami-Dade County (the "School Board"). The term of the Charter was renewed and ends on June 30, 2038. During the term of the Charter, the School Board may also terminate the Charter for certain reasons described in the Charter. In the event of termination of the Charter, any property purchased by the School with public funds and any unencumbered public funds revert back to the School Board. The School is sponsored by the School Board and, for financial reporting purposes, follows generally accepted accounting principles applicable to state and local governmental entities.

The School evaluated potential component units in accordance with the criteria established by GASB. These criteria include entities for which the School is financially accountable and other organizations for which the nature and significance of their relationship with the School are such that exclusion would cause the School's financial statements to be misleading or incomplete. Based on these criteria, the School has no component units.

Basis of presentation

Based on the guidance provided in the American Institute of Certified Public Accountants Audit and Accounting Guide, State and Local Governments, and provisions of Florida Statutes, the School is presented as a governmental organization for financial statement reporting purposes under standards established by the Governmental Accounting Standards Board ("GASB").

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. Both statements report governmental activities, as the School does not report any business-type activities. These statements do not include fiduciary activities. Interfund balances and activity have been eliminated in the government-wide financial statements.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*Continued*)

Government-wide and Fund Financial Statements

Government-wide Financial Statements

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 charged for services provided by the School, including preschool and after-school care; (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. Other revenue sources not properly included with program revenues are reported as general revenues.

- *Governmental activities* – most of the School's basic services are included here.
- *Business-type activities* – in certain instances, the School may charge fees to help it cover the costs of certain services it provides. The School currently has no major business-type activities.
- *Component units* – there currently are no component units included within the reporting entity of the School.

Fund Financial Statements

Fund financial statements are provided for governmental funds. The operations of the funds are accounted for with separate sets of self-balancing accounts that comprise assets, liabilities, deferred inflows of resources, fund balances, revenues, expenditures, and other financing sources and uses.

The School reports the following governmental funds:

- General Fund – to account for all financial resources not required to be accounted for in another fund.
- Special Revenue Funds – to account for the proceeds of specific revenue sources, such as Federal grants that are restricted by law or administrative action to expenditure for specific purposes. Also accounts for funds raised and earned for various school clubs and activities.
- Capital Projects Fund – to account for the financial resources accumulated that are restricted for capital outlays.
- Debt Service Fund – to account for the financial resources accumulated for the purpose of servicing and setting aside reserves for payments related to principal and interest.

For purposes of these statements, the general fund, debt service fund and capital projects fund are considered major funds, and the special revenue fund is considered nonmajor.

Measurement Focus, Basis of accounting and Financial Statement Presentation

The financial statements of the School are prepared in accordance with accounting principles generally accepted in the United States of America. The School applies applicable standards established by GASB.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the timing of related cash flows. Revenues from nonexchange transactions are recognized in accordance with applicable GASB guidance. On the accrual basis, revenues from grants, contributions, and other nonexchange transactions are recognized in the fiscal year in which all applicable eligibility requirements have been satisfied.

Governmental fund financial statements are reported 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 current liabilities. The School considers revenues to be available if they are collected within 90 days of the end of the fiscal year.

When grant terms provide that the expenditure of resources is the primary eligibility requirement for federal, state, and other grant programs, revenue is recognized when the qualifying expenditure is incurred. Expenditures are generally recorded when the related fund liability is incurred, except for principal and interest on long-term debt, which are reported as expenditures when due.

Budgetary basis accounting

Budgets are presented on the modified accrual basis of accounting. During the fiscal year, expenditures are controlled at the object level (e.g., salaries, purchased services, and capital outlay). Any revisions to the annual budget are approved by the Board.

Use of estimates

In preparing the financial statements, Management is required to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources as of the date of the statement of net position and affect revenues and expenditures for the year presented. Actual results could differ significantly from those estimates.

Deposits 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/saving accounts.

Inventories

Inventories consist of expendable unused books and instructional materials held by the School, which are carried at cost using the first-in, first-out method using the consumption method.

Subsequent Events

The School has evaluated subsequent events and transactions for potential recognition or disclosure through September 14, 2026, which is the date the financial statements were available to be issued.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (*Continued*)

Restricted Investments – Trustee

At June 30, 2026, the School had restricted investments held in trust accounts. The restrictions are the result of the establishment of certain accounts pursuant to the Indenture of Trust agreement, with a financial institution that serves as "Trustee." As of June 30, 2026, the accounts established had been a Debt Service Reserve Fund account; a Bond Fund account to service the debt; an Operating Reserve Fund account; and certain other accounts established as detailed in the Indenture of Trust Agreement. The above Trustee accounts are accounted within the General Fund, Capital Projects Fund and Debt Service Fund under the caption "Restricted Investments – Trustee."

Due to and from Governmental Funds

From time to time, the School may have interfund activity. This activity is eliminated in the government wide financial statements.

Capital assets, depreciation and amortization

Expenditures for capital assets acquired for general School purposes are reported in the governmental fund that financed the acquisition. Capital assets reflected on the statement of net position are reported at cost, or at the acquisition value of the assets if received via a gift, and net of accumulated depreciation and amortization. For purposes of recording capital assets, the School has a capitalization threshold of $1,000. Certain bulk capital asset purchases with individual assets that are less than $1,000 may also be capitalized depending on materiality.

The School considers that capital assets are used primarily by the instructional and school administration function, and has allocated costs to each function accordingly.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, which range as follows:

	Years
Furniture, fixtures and equipment	5 – 20
Building and building improvements	20 – 50
Technology equipment	5

Income Taxes

Downtown Doral Charter Upper School, Inc. is an organization exempt from income taxation under Section 501(a) as an entity described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended. Accordingly, no provision for federal income taxes is included in the accompanying financial statements. The School has adopted guidance related to accounting for uncertainty in income taxes, which prescribes a recognition threshold and measurement attribute for financial statement recognition and measurement of a tax position that an entity takes or expects to take in a tax return. The School assesses its income tax positions, including its continuing tax status as a not-for-profit entity, and recognizes tax benefits only to the extent that the School believes it is "more likely than not" that its tax positions will be sustained upon an examination by the Internal Revenue Service or the applicable state taxing authority.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Income Taxes (Continued)

The School believes all of its tax positions, including its continuing status as a not-for-profit entity, have a greater than 50% chance of realization in the event of an IRS audit. State income taxes, which may be due in certain jurisdictions, have been evaluated following the same "more likely than not" measurement threshold. The School has not accrued any interest and or penalties related to income taxes. The School is subject to audits by taxing jurisdictions; however, there are currently no audits for any tax periods in progress.

Revenue

Revenues for current operations are received primarily from the School Board of Miami-Dade County, Florida pursuant to the funding provisions included in the School's charter. As such, the School's revenue stream is largely dependent upon the general state of the economy and the amounts allotted to the Florida Department of Education ("FDOE") by the state legislature. In accordance with the funding provisions of the charter and Section 1002.33, Florida Statutes, the School reports the number of full-time equivalent students and related data to the School Board. Under the provisions of Florida Statutes, the School Board reports the number of full-time equivalent students and related data to the FDOE for funding through the Florida Education Finance Program ("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. The School Board receives a 2% administrative fee from the School, which is reflected as fiscal service expense/expenditure in the accompanying statement of activities and statement of revenues, expenditures and changes in fund balances – governmental funds. This administrative fee is calculated on the FEFP revenue up to 250 students and was approximately $39,700 during the year ended June 30, 2026. Revenues received from the School Board of Miami-Dade County, Florida are recognized when considered earned, which is generally in the month when the moneys are received.

The School may receive awards for the enhancement of various educational programs. This assistance is generally received based on applications submitted to and approved by various granting agencies. For 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.

The School also receives revenue related to charges for after school care programs. Revenues related to such charges for services are recognized when considered earned, which is also generally in the month when the fees are collected.

Net Position and Fund Balance Classifications

Government-wide financial statements

Net position is displayed in three components:

1. **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.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position and Fund Balance Classifications (Continued)

Government-wide financial statements

1. **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. At June 30, 2026, the School had restricted net position pertaining to 1) bond covenants of and 2) school internal funds related to various class and student activities.
2. **Unrestricted net position** – all other net position that do not meet the definition of "restricted" or "net investment in capital assets."

Fund Financial Statements

Generally accepted accounting principles define the different types of fund balances that a governmental entity must use for financial reporting purposes. Fund balance amounts are to be properly reported within one of the fund balance categories listed below:

1. **Nonspendable** – fund balance associated with inventories, prepaid expenses, long-term loans, and notes receivable, and property held for sale (unless the proceeds are restricted committed or assigned). All nonspendable fund balances at year end relate to prepaid assets not in spendable form.
2. **Restricted** – fund balance associated with amounts that can be spent only for the specific purpose stipulated by constitution, external resource providers, or through enabling legislation. At June 30, 2026, the School had restricted fund balances related to the same restrictions mentioned above for restricted net position.
3. **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, 2026, the School had funds committed for future capital outlays and operating reserves. Committed funds can only be uncommitted by formal action of the School's Board of Directors. The Board of Directors is considered to be the highest level of authority for the School.
4. **Assigned** – fund balance classification that is intended to be used by the School's management for specific purposes but do not meet the criteria to be classified as restricted or committed.
5. **Unassigned** – fund balance classification that is the residual classification for the School's general fund and includes all spendable amounts not contained in the other classifications.

Fund balance spending policy

The School's adopted spending policy is to spend from restricted fund balance first, followed by committed, assigned, and then the unassigned fund balance. Most funds were designated for one purpose at the time of their creation. Therefore, expenditures made out of the fund will be allocated to the applicable fund balance classifications in the order of the aforementioned spending policy. If expenditures are incurred that meet the purpose of more than one fund, they will be allocated to restricted fund balance first and then follow the order above. Funds can only be committed by formal action of the School's Board of Directors. There are no minimum fund balance requirements for any of the School's funds.

NOTE 1 – ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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 expense or expenditure until then. The School has no items that meet this criterion. 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 revenue until then. The School has no items that meet this criterion.

Adopted Accounting pronouncements

Implementation of GASB Statement No. 103

During the current fiscal year, the School implemented Governmental Accounting Standards Board (GASB) Statement No. 103, Financial Reporting Model Improvements. The objective of this Statement is to improve key components of the financial reporting model to enhance the effectiveness of financial reporting in providing information that is essential for decision-making and assessing accountability. The implementation of GASB Statement No. 103, Financial Reporting Model Improvements resulted in changes to the presentation and related disclosures of the School's financial statements, as applicable, including requirements related to management's discussion and analysis, budgetary comparison information, and the presentation and classification of certain financial statement items.

Implementation of GASB Statement No. 104

The School evaluated and implemented the requirements of GASB Statement No. 104, Disclosure of Certain Capital Assets for the year ended June 30, 2026. The implementation of both statements did not have a material effect on the School's beginning net position or fund balance.

Compensated Absences

The School grants full-time teachers up to 10 days of paid time off (PTO) each academic year. Four days are earned over the summer and one day is earned per month of employment up to six months. Teachers hired after the first reporting day earn one PTO day per month of employment, up to a maximum of 10 days. PTO does not carry forward to future academic years and is not payable upon termination. Teachers who do not use all PTO days are eligible for an attendance bonus following the end of the fiscal year. Bonus amounts range from $50 for one unused day to a maximum of $500 for ten unused days. The School accrues these amounts at June 30 based on actual unused days for the year. In accordance with GASB Statement No. 101, *Compensated Absences*, a liability is recognized when leave is attributable to past service, accumulates, and is more likely than not to be used or paid. Because the School's PTO does not carry forward and is not otherwise payable, no liability is recorded for unused days beyond the attendance bonus.

The School also provides certain leave for specific personal matters (such as family death or jury duty). These are contingent on events outside the control of both the employee and employer, so no accrual is recorded for such leave.

NOTE 2 – CASH, CASH EQUIVALENTS, INVESTMENTS AND RESTRICTED INVESTMENTS – TRUSTEE

Deposits – Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of a financial institution failure, the School may not recover its deposits. The School maintains deposits with financial institutions that are insured by the Federal Deposit Insurance Corporation (FDIC) up to applicable limits. At times, the School's deposits may exceed federally insured limits. The School has not formally adopted a policy regarding custodial credit risk for deposits. Management believes the stability and financial strength of the financial institutions used by the School reduces its exposure to custodial credit risk.

Cash and Cash Equivalents Held in Investment Account

At June 30, 2026, cash and cash equivalents included approximately $3.7 million of cash held in an investment account.

Restricted Cash and Cash Equivalents

In connection with the issuance of the bond debt described in Note 6, the School maintains restricted cash and cash equivalents with a trustee pursuant to the Indenture of Trust. At June 30, 2026, these amounts were invested in a government money market fund and are restricted for purposes specified under the Indenture.

Investments

Fair Value Measurement

At June 30, 2026, the School's investments consisted of U.S. Treasury Notes with a fair value of $2,679,736. The investments are measured at fair value in accordance with GASB Statement No. 72. The U.S. Treasury Notes were valued using quoted market prices and are classified as Level 1 investments in the fair value hierarchy.

Interest Rate and Credit Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. At June 30, 2026, the School's U.S. Treasury Notes had maturities of August 31, 2026 and July 15, 2027. Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. At June 30, 2026, the School's investments consisted of obligations of the U.S. Treasury. The School has not formally adopted policies regarding interest rate or credit risk. However, management believes its investment in U.S. Treasury obligations limits the School's exposure to these risks.

NOTE 3 – CAPITAL ASSETS

The following table reflects the activity for the year ended June 30, 2026, related to the School's capital assets:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Building and building improvements	$ 23,021,195	$ 107,450	$ -	$ 23,128,645
Furniture, equipment and vehicles	3,367,142	418,128	-	3,785,270
Land	3,800,000	-	-	3,800,000
Total capital assets	30,188,337	525,578	-	30,713,915
Less accumulated depreciation				
Building and building improvements	(2,732,767)	(510,636)	-	(3,243,403)
Furniture, equipment and vehicles	(2,376,648)	(277,790)	-	(2,654,438)
Total accumulated depreciation	(5,109,415)	(788,426)	-	(5,897,841)
Total capital assets, net	$ 25,078,922	$ (262,848)	$ -	$ 24,816,074

For the year ended June 30, 2026, depreciation and amortization expense for capital assets was charged to functional categories as follows:

Instruction	$ 277,790
School administration	510,636
	$ 788,426

NOTE 4 – AGREEMENTS AND TRANSACTIONS WITH THE SCHOOL BOARD AND OTHER RELATED ENTITIES

School Board

The School entered into a Management Agreement, with the School Board that provides operational, management and administrative services to the School. The School Board coordinates the management and administrative duties required to operate the School. The School Board reports to the School's Board of Directors and advises it of the systems established for administrative duties. The School Board's services include, but are not limited to, staffing recommendations, human resource coordination, regulatory compliance, corporate records maintenance, and the bookkeeping, budgeting, cash management and financial reporting required by the Board of Directors. The Management Agreement provides that the School shall pay the School Board a management fee, which is derived based on the number of students attending. The term of the Management Agreement shall be, in effect, the same as those for the term of the Charter unless earlier terminated. Management fees incurred under the management agreement for the year ended June 30, 2026, totaled approximately $257,000. The amount owed at June 30, 2026 was approximately $64,000 and is included in other accrued liabilities.

NOTE 4 – AGREEMENTS AND TRANSACTIONS WITH THE SCHOOL BOARD AND OTHER RELATED ENTITIES (Continued)

Downtown Doral Charter Elementary School, Inc.

At June 30, 2026, the School owed $22,799 to Downtown Doral Charter Elementary School, Inc. ("DDCES"), for certain expenditures the School paid on DDCES's behalf. The School and DDCES are affiliated entities since they are overseen by the same Head of School, managed by the School Board, and have certain board members in common.

Transactions with Downtown Doral Charter Schools Foundation, Inc.

The School receives support from Downtown Doral Charter Schools Foundation, Inc. (the "Foundation"), a separate not-for-profit organization that is not consolidated in these financial statements. The Foundation provides financial support to the School and conducts certain fundraising activities for the benefit of the School, including student club and activity fundraisers. The Chair of the School's Board of Directors also serves on the Foundation's Board of Directors.

During the year ended June 30, 2026, the School recognized approximately $337,500 in support from the Foundation. At June 30, 2026, $148,309 related to the 2025-2026 year was due from the Foundation and was subsequently received in July 2026.

Lease with the Foundation

The School, together with DDCES, has an arrangement with the Foundation for residential property owned by the Foundation and used for the Head of School's housing and School-related events. As a condition of employment, the Head of School is required to reside at the property in order to be near the School. The arrangement does not require base or fixed rent payments. However, the School and DDCES may be responsible for certain property-related costs, including real estate taxes, insurance and association fees.

During the year ended June 30, 2026, the School did not incur expenses associated with the property. Because the arrangement does not require base or fixed rent payments, no right-to-use asset or corresponding lease liability was recorded under GASB Statement No. 87.

NOTE 5 – LONG-TERM DEBT

Series 2017 Bonds

In December 2017, the Florida Development Finance Corporation Educational Facilities Revenue Bonds, Series 2017C, in the aggregate principal amount of $38,990,000 (the "Series 2017C Bonds"), and the Florida Development Finance Corporation Taxable Educational Facilities Revenue Bonds, Series 2017D, in the aggregate principal amount of $255,000 (the "Series 2017D Bonds" and together with the Series 2017C Bonds, the "Series 2017 Bonds") were issued. The proceeds of the Series 2017 Bonds were loaned by the Florida Development Finance Corporation (the "Issuer") to the School, and were used by the School (i) to acquire, construct, and equip certain charter school facility (the "Facility") (ii) to fund a Debt Service Reserve Fund for the Series 2017 Bonds, (iii) to fund capitalized interest with respect to the Series 2017 Bonds, and (iv) to pay the costs of issuance of the Series 2017 Bonds. The Bonds were issued pursuant to a certain Indenture of Trust dated as of December 1, 2017, by and between the Issuer and Wells Fargo Bank, National Association, as trustee (the "Trustee").

Series 2017 Bonds

The following describes the maturity dates and the interest rates on the Series 2017 Bonds:

Final Maturity Date	Series 2017C Bonds Principal Amount	Interest Rate
July 1, 2027	$ 4,215,000	5.15%
July 1, 2037	$ 12,695,000	5.65%
July 1, 2047	$ 22,080,000	5.75%

Final Maturity Date	Series 2017D Bonds (Taxable) Principal Amount	Interest Rate
July 1, 2020	$ 255,000	7.25%

In connection with the Project, the School entered into a Loan Agreement (the "2017 Loan Agreement"), dated as of December 1, 2017, pursuant to which the issuer loaned the proceeds of the Series 2017 Bonds to the School. The School's payment of principal and interest will be used to pay principal of and interest on the Series 2017 Bonds. In order to secure the payment of the Series 2017 Bonds, the Issuer assigned all of its rights and interest in the 2017 Loan Agreement to the "Trustee" pursuant to an assignment contained in the Indenture of Trust. The obligations of the School under the 2017 Loan Agreement will be secured by (i) a mortgage interest in the Facilities (ii) an assignment of and security interest in certain School revenues, and (iii) a security interest in all other assets of the Borrower related to the Project, excluding property prohibited by law from being pledged as security because it has been purchased or refinanced with federal or state grant funds.

NOTE 5 – LONG-TERM DEBT (Continued)

Financial Covenants

Beginning with the fiscal year ending June 30, 2021, the School is required to maintain a minimum debt service coverage ratio (DSCR), as defined in the 2017 Loan Agreement, of 1.00. The DSCR increases to 1.05 for the fiscal year ending June 30, 2022, and 1.10 for the fiscal year ending June 30, 2023, and each fiscal year thereafter. Compliance with the DSCR is to be tested at the end of each fiscal year. Beginning with the fiscal year ending June 30, 2020 through June 30, 2022, the School is required by the 2017 Loan Agreement to have available cash on hand, as defined thereon, of 35 days at the end of the fiscal year. The number of days increases to 40 days for the year ending June 30, 2023, and 45 days for the year ending June 30, 2024, and each fiscal year end thereafter. For the year ended June 30, 2026, the School complied with the financial covenants.

Debt Service Reserve Fund

The Indenture of Trust agreement requires the School to maintain a Debt Service Reserve Fund with the Trustee. At June 30, 2026, the amount held in the Debt Service Reserve Fund was $1,499,669. The amount required to be held in the Debt Service Reserve Fund is established pursuant to a certain formula described in the Indenture of Trust agreement, as amended and supplemented by a Series 2017 Supplemental Indenture of Trust, dated December 1, 2017, by and between the Issuer and the Trustee. This amount is included with restricted investments - trustee at June 30, 2026.

The following is a schedule of long-term debt activity during the year ended June 30, 2026:

Balance – beginning of year	$ 37,430,000
Reductions:	
Bond principal payments	(840,000)
Balance – end of year	$ 36,590,000
Amount due within one year	$ 885,000

The following table lists the combined principal and interest due until maturity of the long-term debt for each of the subsequent five fiscal years and in five-year increments thereafter:

Year Ending June 30,	Total Principal	Total Interest
2027	$ 885,000	$ 2,034,763
2028	930,000	1,986,868
2029	980,000	1,931,498
2030	1,035,000	1,873,020
2031	1,090,000	1,811,435
2032 - 2036	6,465,000	8,001,475
2037 - 2041	8,510,000	5,830,909
2042 - 2046	11,240,000	2,932,788
2047 - 2048	5,455,000	161,288
Total	$ 36,590,000	$ 26,564,044

NOTE 5 – LONG-TERM DEBT (Continued)

The debt service payments for the Series 2017 bonds on the above table are due January 1st and July 1st of each year. As such, the July payment is the first payment for the fiscal year, which ends on June 30. Pursuant to the requirements of the Indenture of Trust, the School is required to make monthly transfers from the General Fund to the Debt Service Fund in order to accumulate funds for the payment of debt service on the Bonds. In the current year, the School transferred funds totaling $2,975,590 from the general fund into the debt service fund for debt service payments.

NOTE 6 – STATE AND PROGRAM REVENUES

The following is a schedule of state revenue, not associated with programs, for the year ended June 30, 2026:

State Sources:	
District School Board of Miami-Dade County, Florida:	
General:	
Florida Education Finance Program	$ 9,687,523
Class size reduction	1,394,414
Educational Enrichment Allocation	487,208
ESE Guaranteed Allocation	130,622
SAFE Schools	177,955
Safety & Security of School Buildings	22,447
School Speed Zone	20,351
FL School Recognition Funds	125,626
Additional add-ons and adjustments	600,079
Total General	$ 12,646,225

The following is a schedule of program revenues, including charges for services, which offset expenses reported on the statement of activities for the year ended June 30, 2026:

Program Revenues:	
State Sources:	
Charter School Capital Outlay	$ 1,000,564
Local Capital Improvement	1,241,347
Three-Cueing Transition Funding	63,409
Total State Sources	$ 2,305,320
Federal Sources:	
Title IV	104,145
Total	$ 104,145
Charges for Services:	
Student Course, Athletic and Activity fees	$ 1,107,922

These program revenues offset the given functions as they are directly connected with those respective functions.

NOTE 7 – INTERFUND TRANSFERS AND BALANCES

The School transfers resources among funds to subsidize the operations of such funds for their established purpose. The general fund will regularly transfer funds to the debt service fund for debt service expenditures. During the year ended June 30, 2026, the general fund transferred $2,975,590 to the debt service fund. In addition, the capital projects fund may transfer funds to the general fund to assist with capital expenditures, including repayment of debt related to capital projects.

At end of year, the capital projects fund and the special revenue funds owe the general fund for incurred capital outlay and grant expenditures. The following is a schedule of interfund balances due to and from the General Fund and Capital Projects and Special Revenue Funds as of June 30, 2026:

	General Fund	Capital Projects Fund	Special Revenue Fund	Total
Due from (to) for capital outlay receivable	$ 83,398	$ (83,398)	$ -	$ -
Due from (to) for grant receivables	39,735	-	(39,735)	-
Total	$ 123,133	$ (83,398)	$ (39,735)	$ -

NOTE 8 – DEFINED CONTRIBUTION PLAN

The School's employees are eligible to participate in a 401(k) Profit Sharing Plan ("the Plan"), which is made available by the School's payroll provider. The Plan is considered a Defined Contribution Plan and is available to employees that meet certain eligibility criteria. During the year ended June 30, 2026, the School contributed to the Plan approximately $147,049. The name of the 401(k) Plan is Regis HR Group 401(k).

NOTE 9 – CERTAIN RISK DISCLOSURES

The School receives a majority of its funding from the School Board under the Florida Education Finance Program (FEFP), which is based in part on a computation of the number of full-time equivalent (FTE) students attending 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 from time to time may participate in a number of federal, state and local grants which are subject to financial and compliance audits. It is the opinion of Management that the amount of revenue, if any, which may be remitted back to the state due to errors in the FTE student data or the amount of grant expenditures, which may be disallowed by federal or state grantor agencies, would not be material to the financial position of the School.

In the normal course of conducting its operations, the School occasionally becomes party to various legal actions and proceedings. In the opinion of Management, the ultimate resolution of such legal matters or losses incurred as a result thereof will not be material to the financial position of the School.

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 historically not exceeded insurance coverage. In addition, for the year ended June 30, 2026, there were no reductions in insurance coverage from those in the prior year.

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE – GENERAL FUND
FOR THE YEAR ENDED JUNE 30, 2026

	General Fund				
	Budgeted Amounts		Variance with Original Budget- over (under)	GAAP	Variance with Final Budget- over (under)
	Original	Final	Actual Amounts	Actual	Actual Amounts
REVENUES					
State sources	$ 14,233,213	$ 14,233,213	$ -	$ 12,646,225	$ (1,586,988)
Charges for services	1,005,875	1,005,875	-	882,389	(123,486)
Local sources and other revenue	1,487,500	1,487,500	-	2,986,521	1,499,021
Investment income	400,000	400,000	-	433,375	33,375
Total revenues	17,126,588	17,126,588	-	16,948,510	(178,078)
EXPENDITURES					
Current:					
Instruction	10,714,234	10,714,234	-	9,139,699	1,574,535
Instructional support	608,925	608,925	-	644,338	(35,413)
Professional development	-	-	-	10,814	(10,814)
Board	90,660	90,660	-	57,697	32,963
School administration	1,264,629	1,264,629	-	1,201,646	62,983
Fiscal services	430,046	430,046	-	480,068	(50,022)
Student transportation services	60,000	60,000	-	13,903	46,097
Operation and maintenance of plant	1,603,676	1,603,676	-	1,689,975	(86,299)
Administrative technology services	57,500	57,500	-	69,016	(11,516)
Community services	-	-	-	749,145	(749,145)
Debt service	-	-	-	-	-
Capital outlay	45,000	45,000	-	-	45,000
Total expenditures	14,874,670	14,874,670	-	14,056,301	818,369
Excess (Deficiency) of revenues over (under) expenditures	2,251,918	2,251,918	-	2,892,209	640,291
Other financing sources:					
Transfer out, net	(947,787)	(947,787)	-	(1,259,256)	(311,469)
Net changes in fund balance	$ 1,304,131	$ 1,304,131	$ -	$ 1,632,953	$ 328,822

See report of independent auditors and notes to budgetary comparison schedule.

DOWNTOWN DORAL CHARTER UPPER SCHOOL, INC.
A CHARTER SCHOOL SPONSORED BY THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE – DEBT SERVICE FUND
FOR THE YEAR ENDED JUNE 30, 2026

	Debt Service Fund				
	Budgeted Amounts		Variance with Original Budget- over (under)	GAAP	Variance with Final Budget- over (under)
	Original	Final	Actual Amounts	Actual	Actual Amounts
REVENUES					
Investment income	$ -	$ -	$ -	$ 92,914	$ 92,914
Total revenues	-	-	-	92,914	92,914
EXPENDITURES					
Current:					
Debt service	2,022,545	2,022,545	-	2,975,590	(953,045)
Total expenditures	2,022,545	2,022,545	-	2,975,590	(953,045)
Excess (Deficiency) of revenues over (under) expenditures	(2,022,545)	(2,022,545)	-	(2,882,676)	(860,131)
Other financing sources:					
Transfers in	947,787	947,787	-	2,975,590	2,027,803
Net changes in fund balance	$ (1,074,758)	$ (1,074,758)	$ -	$ 92,914	$ 1,167,672

See report of independent auditors and notes to budgetary comparison schedule.

NOTE A – BUDGETARY INFORMATION

The School's annual budget is adopted for all operations at the combined governmental fund level and may be amended by the Board of Directors. The budget presented for the year ended June 30, 2026, has been amended according to Board procedures. Budgets are presented on the modified accrual basis of accounting consistent with generally accepted accounting principles. During the fiscal year, expenditures were controlled at the object level (e.g., salaries, purchased services and capital outlay). Capital outlay expenditures are budgeted within the applicable functional categories rather than as a separate capital outlay function. Budgetary comparison schedules are presented for the General Fund and Debt Service Fund. The Capital Projects Fund is also a major governmental fund for the year ended June 30, 2026; however, a budgetary comparison schedule is not presented for the Capital Projects Fund.

NOTE B – ACTUAL BUDGET RESULTS - GENERAL FUND

	General Fund over (under)
BUDGETARY REVENUES - GENERAL FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
State sources - Referendum funding was budgeted under State sources, while actual amounts were reported as local sources. In addition, referendum funding was budgeted based on prior-year amounts, while current-year funding was significantly lower than anticipated.	$ (1,586,988)
Local sources and other revenue - Referendum funding was budgeted under State sources, while actual amounts were reported as local sources. In addition, current-year referendum funding was significantly lower than the amount anticipated in the budget.	$ 1,499,021
BUDGETARY EXPENDITURES - GENERAL FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
Instruction - Expenditures were lower than budgeted primarily due to certain positions and anticipated staffing increases included in the budget that did not occur. In addition, certain expenditures budgeted as instruction were reported as community services for financial reporting purposes.	$ 1,574,535
Community services - Expenditures were higher than budgeted primarily due to certain expenditures being budgeted as instruction but reported as community services for financial reporting purposes.	$ (749,145)
BUDGETARY TRANSFERS - GENERAL FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
Transfers out - Transfers to the Debt Service Fund were higher than budgeted based on the amounts required to fund current-year debt service payments.	$ (311,469)

NOTE C – ACTUAL BUDGET RESULTS – DEBT SERVICE FUND

	Debt Service Fund over (under)
BUDGETARY REVENUES - DEBT SERVICE FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
There were no significant changes between the final budget and actual amounts.	N/A
BUDGETARY EXPENDITURES - DEBT SERVICE FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
Debt service - Principal repayments were not included in the budget amount.	$ (953,045)
BUDGETARY TRANSFERS - DEBT SERVICE FUND	
Differences - original budget to final budget	
There were no significant changes between the original and final budget amounts.	N/A
Differences - final budget to actual	
Transfers in - Transfers were higher than budgeted due to higher amounts required to fund current-year debt service payments.	$ 2,027,803

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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*

To the Board of Directors of
Downtown Doral Charter Upper School, Inc.
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 (*Government Auditing Standards*), the financial statements of the governmental activities, and each major fund of Downtown Doral Charter Upper School, Inc. (the "School"), a charter school sponsored by the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the School's basic financial statements, and have issued our report thereon dated September 14, 2026.

Report on Internal Control over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

García Santa María De Armas Trujillo, PLLC

CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida
September 14, 2026

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Management Letter

To the Board of Directors of
Downtown Doral Charter Upper School, Inc.
Doral, Florida

Report on the Financial Statements
We have audited the financial statements of Downtown Doral Charter Upper School, Inc. (the "School") (a nonprofit organization), and a charter school sponsored by the School Board of Miami-Dade County, Florida, as of and for the year ended June 30, 2026, and have issued our report thereon dated September 14, 2026.

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

Other Reporting Requirements
We have issued our Independent 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 are dated, September 14, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.854(1)(e)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. No findings or recommendations were 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 is Downtown Doral Charter Upper School, Inc., and the school code assigned by the Florida Department of Education is 13-7044.

Financial Condition and Management
Section 10.854(1)(e)2. and 10.855(11), Rules of the Auditor General, require us to apply appropriate procedures and communicate whether or not 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. We performed the financial condition assessment procedures for the year ended June 30, 2026, which included calculation and analysis of certain financial indicators we considered relevant to the School. No deteriorating financial condition was noted as a result of this assessment.

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 Web site the information specified in Section 1002.33(9)(p), Florida Statutes. In connection with our audit, we determined that the 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 us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred, or are likely to have occurred, that has 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, Federal and other granting agencies, the Board of Directors, applicable management, and the School Board of Miami-Dade County, Florida 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 14, 2026