

**MIAMI LIGHTHOUSE  
FOR THE BLIND AND  
VISUALLY IMPAIRED, INC.**

CONSOLIDATED FINANCIAL STATEMENTS,  
SUPPLEMENTARY INFORMATION AND  
INDEPENDENT AUDITOR'S REPORT

FOR THE YEARS ENDED  
DECEMBER 31, 2025 AND 2024

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## INDEPENDENT AUDITOR'S REPORT

The Board of Directors  
Miami Lighthouse for the Blind and Visually Impaired, Inc.  
Miami, Florida

### Report on the Audit of the Financial Statements

#### *Opinion*

We have audited the accompanying consolidated financial statements of Miami Lighthouse for the Blind and Visually Impaired, Inc. (the "Lighthouse") (a nonprofit organization), which comprise the consolidated statements of financial position as of December 31, 2025 and 2024, and the related consolidated statements of activities, functional expenses, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects the financial position of the Lighthouse as of December 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinion*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Lighthouse 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 Lighthouse's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

### ***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 opinion. 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 Lighthouse'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 Lighthouse'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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of state financial assistance, as required by Chapter 10.650, *Rules of the Auditor General of the State of Florida*, is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of state financial assistance is fairly stated, in all material respects, in relation to the financial statements as a whole.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated April 16, 2026, on our consideration of the Lighthouse'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 Lighthouse'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 Lighthouse's internal control over financial reporting and compliance.

*García Santa María De Armas Trujillo, PLLC*  
CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
April 16, 2026

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**  
**DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<b>ASSETS</b>		
Cash and cash equivalents (including restricted cash of \$1,259,317 and \$305,757 and deferred revenues of \$618,862 and \$507,686 at December 31, 2025 and 2024, respectively)	\$ 7,606,616	\$ 5,575,886
Cash segregated for construction	119,125	258,413
Accounts receivable, net	1,148,581	1,049,938
Prepaid expenses and other assets	601,168	460,675
Contributions receivable, net, partially restricted	1,492,775	571,052
Beneficial interest in irrevocable trusts	355,429	262,236
Investment securities, partially restricted	40,028,052	37,622,424
Property and equipment, net	19,699,873	20,236,752
Note receivable - New Markets Tax Credit 2020	<u>5,735,700</u>	<u>5,735,700</u>
<b>TOTAL ASSETS</b>	<b><u>\$ 76,787,319</u></b>	<b><u>\$ 71,773,076</u></b>
<b>LIABILITIES AND NET ASSETS</b>		
Accounts payable and accrued expenses	\$ 1,303,008	\$ 1,073,940
Deferred revenues	618,862	507,686
Note payable	1,500,000	1,500,000
Notes payable - New Markets Tax Credit 2020, net	<u>8,425,990</u>	<u>8,400,084</u>
<b>TOTAL LIABILITIES</b>	<b>11,847,860</b>	<b>11,481,710</b>
<b>NET ASSETS</b>		
Without donor restrictions (including quasi-endowment of \$16,772,347 and \$13,374,936 at December 31, 2025 and 2024, respectively)	39,393,261	35,653,362
With donor restrictions	<u>25,546,198</u>	<u>24,638,004</u>
<b>TOTAL NET ASSETS</b>	<b><u>64,939,459</u></b>	<b><u>60,291,366</u></b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b><u>\$ 76,787,319</u></b>	<b><u>\$ 71,773,076</u></b>

The accompanying notes are an integral part of these consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATED STATEMENTS OF ACTIVITIES**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

	2025			2024		
	Without Donor Restrictions	With Donor Restrictions	Total	Without Donor Restrictions	With Donor Restrictions	Total
<b>REVENUE, GAINS AND OTHER SUPPORT:</b>						
Bequests, legacies and trust income	\$ 51,105	\$ -	\$ 51,105	\$ 25,100	\$ -	\$ 25,100
Contributions, net	3,329,655	2,000,000	5,329,655	5,158,603	3,000	5,161,603
In-kind contributions	538,708	-	538,708	545,004	-	545,004
Grant funding, including funds from Miami-Dade County	7,046,130	-	7,046,130	6,148,937	-	6,148,937
Other revenues	426,216	-	426,216	384,134	-	384,134
Other income	-	-	-	-	-	-
Special event	-	186,216	186,216	-	323,553	323,553
Net assets released from restrictions:						
Satisfaction of program restrictions and transfer of restriction	4,444,712	(4,444,712)	-	1,428,260	(1,428,260)	-
<b>TOTAL REVENUE, GAINS AND OTHER SUPPORT</b>	<b>15,836,526</b>	<b>(2,258,496)</b>	<b>13,578,030</b>	<b>13,690,038</b>	<b>(1,101,707)</b>	<b>12,588,331</b>
<b>EXPENSES:</b>						
Vision rehabilitation program	1,124,299	-	1,124,299	1,134,225	-	1,134,225
Alternative rehabilitation services	1,373,654	-	1,373,654	1,207,570	-	1,207,570
Transition services and vocational training program	1,181,625	-	1,181,625	1,153,467	-	1,153,467
Early intervention/Pre-K through 2nd grade	5,707,362	-	5,707,362	4,865,711	-	4,865,711
Heiken children's vision program	3,042,388	-	3,042,388	3,349,531	-	3,349,531
Administrative and general	1,197,605	-	1,197,605	1,171,438	-	1,171,438
Development	1,013,963	-	1,013,963	978,476	-	978,476
<b>TOTAL EXPENSES</b>	<b>14,640,896</b>	<b>-</b>	<b>14,640,896</b>	<b>13,860,418</b>	<b>-</b>	<b>13,860,418</b>
<b>CHANGES IN NET ASSETS, before investment gains (losses), net</b>	<b>1,195,630</b>	<b>(2,258,496)</b>	<b>(1,062,866)</b>	<b>(170,380)</b>	<b>(1,101,707)</b>	<b>(1,272,087)</b>
Investment gains, net	2,544,269	3,073,497	5,617,766	1,392,043	1,917,293	3,309,336
Change in beneficial interest in irrevocable trust	-	93,193	93,193	-	20,452	20,452
<b>CHANGES IN NET ASSETS</b>	<b>3,739,899</b>	<b>908,194</b>	<b>4,648,093</b>	<b>1,221,663</b>	<b>836,038</b>	<b>2,057,701</b>
<b>NET ASSETS - BEGINNING OF YEAR</b>	<b>35,653,362</b>	<b>24,638,004</b>	<b>60,291,366</b>	<b>34,431,699</b>	<b>23,801,966</b>	<b>58,233,665</b>
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 39,393,261</b>	<b>\$ 25,546,198</b>	<b>\$ 64,939,459</b>	<b>\$ 35,653,362</b>	<b>\$ 24,638,004</b>	<b>\$ 60,291,366</b>

The accompanying notes are an integral part of these consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2025**

	Program Services					Supporting Services		Total expenses
	Vision rehabilitation/ Independent living	Alternative rehabilitation services	Transition & vocational services	Early Intervention/ Pre-K through 2nd grade	Heiken children's vision services	Administrative and general	Development	
Payroll and related expenses	\$ 681,617	\$ 988,898	\$ 718,684	\$ 2,483,055	\$ 955,275	\$ 577,281	\$ 519,729	\$ 6,924,539
Program supplies	49,098	67,377	50,423	305,094	150,098	-	-	622,090
Office supplies	8,176	13,539	8,470	67,049	2,742	9,717	21,120	130,813
Occupancy	83,844	62,242	176,260	403,804	52,062	58,738	7,958	844,908
Transportation	50,457	62,345	94,467	242,199	147,237	9,008	4,392	610,105
Insurance	12,169	19,523	15,697	304,237	23,948	218,800	-	594,374
Professional fees and contract services	51,438	62,959	83,550	1,124,368	1,184,567	164,113	260,371	2,931,366
Public and community relations	11,146	37,268	(5,346)	21,589	40,502	-	180,393	285,552
Other	-	-	-	-	196,890	25,906	-	222,796
In-kind expense	154,104	31,682	19,261	78,244	255,417	-	-	538,708
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>1,102,049</b>	<b>1,345,833</b>	<b>1,161,466</b>	<b>5,029,639</b>	<b>3,008,738</b>	<b>1,063,563</b>	<b>993,963</b>	<b>13,705,251</b>
Depreciation of property and equipment	22,250	27,821	20,159	677,723	33,650	134,042	20,000	935,645
<b>TOTAL EXPENSES</b>	<b>\$ 1,124,299</b>	<b>\$ 1,373,654</b>	<b>\$ 1,181,625</b>	<b>\$ 5,707,362</b>	<b>\$ 3,042,388</b>	<b>\$ 1,197,605</b>	<b>\$ 1,013,963</b>	<b>\$ 14,640,896</b>

The accompanying notes are an integral part of these consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATED STATEMENT OF FUNCTIONAL EXPENSES**  
**FOR THE YEAR ENDED DECEMBER 31, 2024**

	Program Services					Supporting Services		Total expenses
	Vision rehabilitation/ Independent living	Alternative rehabilitation services	Transition & vocational services	Early Intervention/ Pre-K through 2nd grade	Heiken children's vision services	Administrative and general	Development	
Payroll and related expenses	\$ 539,299.0	\$ 875,242.0	\$ 690,394.0	\$ 2,378,948.0	\$ 1,033,429.0	\$ 609,052.0	\$ 541,593.0	\$ 6,667,957
Office and program supplies	46,716	57,128	70,928	275,501	199,885	10,832	19,813	680,803
Occupancy	82,277	61,478	154,420	272,362	52,186	57,644	8,044	688,411
Transportation	29,585	32,295	92,368	238,039	183,557	6,681	2,009	584,534
Insurance	10,176	16,450	12,997	271,620	21,060	167,043	-	499,346
Professional fees and contract services	40,698	41,061	69,985	550,765	1,509,329	114,279	254,132	2,580,249
Public and community relations	41,230	76,770	25,126	146,975	94,744	19,207	132,885	536,937
Other	-	-	-	6,000	148,255	51,856	-	206,111
In-kind expense	330,863	29,477	23,289	80,282	81,093	-	-	545,004
<b>TOTAL EXPENSES BEFORE DEPRECIATION</b>	<b>1,120,844</b>	<b>1,189,901</b>	<b>1,139,507</b>	<b>4,220,492</b>	<b>3,323,538</b>	<b>1,036,594</b>	<b>958,476</b>	<b>12,989,352</b>
Depreciation of property and equipment	13,381	17,669	13,960	645,219	25,993	134,844	20,000	871,066
<b>TOTAL EXPENSES</b>	<b>\$ 1,134,225</b>	<b>\$ 1,207,570</b>	<b>\$ 1,153,467</b>	<b>\$ 4,865,711</b>	<b>\$ 3,349,531</b>	<b>\$ 1,171,438</b>	<b>\$ 978,476</b>	<b>\$ 13,860,418</b>

The accompanying notes are an integral part of these consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

	<u>2025</u>	<u>2024</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Changes in net assets	\$ 4,648,093	\$ 2,057,701
Adjustments to reconcile changes in net assets to net cash (used in) provided by operating activities:		
Depreciation	935,645	871,066
Amortization of debt issuance costs	25,900	25,900
Change in beneficial interest in irrevocable trusts	(93,193)	(20,452)
Change in discount on contributions receivable	(4,128)	(28,538)
Net (gain) on investments	(4,307,833)	(3,978,857)
(Increase) decrease in assets:		
Accounts receivable, net	(98,643)	622,907
Prepaid expenses and other assets	(140,493)	(164,248)
Contributions receivable, net	(917,595)	114,808
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	229,068	466,384
Deferred revenues	111,176	(603,523)
<b>TOTAL ADJUSTMENTS</b>	<u>(4,260,096)</u>	<u>(2,694,553)</u>
<b>NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES</b>	<u>387,997</u>	<u>(636,852)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property and equipment	(398,760)	(335,489)
Proceeds from sale of investments	4,669,956	3,346,902
Purchases of investments	(2,767,751)	(2,826,833)
<b>NET CASH PROVIDED BY INVESTING ACTIVITIES</b>	<u>1,503,445</u>	<u>184,580</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	1,891,442	(452,272)
<b>CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR</b>	<u>5,834,299</u>	<u>6,286,571</u>
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 7,725,741</u>	<u>\$ 5,834,299</u>
<b>DISPLAYED AS:</b>		
Cash and cash equivalents	\$ 7,606,616	\$ 5,575,886
Cash segregated for construction	119,125	258,413
Total cash and cash equivalents	<u>\$ 7,725,741</u>	<u>\$ 5,834,299</u>

The accompanying notes are an integral part of these consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

**Nature of Organization**

Miami Lighthouse for the Blind and Visually Impaired, Inc. (the “Lighthouse”) is a nonprofit corporation established under the laws of the State of Florida. Through education, training, research and vision enhancement, the Lighthouse provides hope, confidence, and independence to people of all ages. Approximately 40% of funding is provided by government contracts. The remaining 60% of funding comes from foundations, donor contributions, corporations, and other income. The consolidated financial statements of the Lighthouse include the following entities related through common control:

*The Florida Heiken Children’s Vision Program, LLC* was organized as a Florida limited liability company on September 9, 2010, to provide eye examinations and glasses when prescribed to underserved schoolchildren throughout Florida using standards and guidelines of the American Optometric Association. The accounts of this company are included and presented along with Miami Lighthouse on the accompanying supplemental consolidating statements of financial activities and operations.

*The New Miami Lighthouse Learning Center, Inc.* (“NML”) was incorporated in 2020 as a Florida not-for-profit corporation for the purpose of acquiring, developing and leasing grounds for charitable purposes. Furthermore, NML holds assets that have been transferred from Miami Lighthouse, as required due to the structure of the 2020 New Market Tax Credit (“NMTC”) transaction. As a result of this asset transfer, NML is included in the consolidated financial statements.

In 2021, a separate limited liability company was created, *Miami Lighthouse Academy, LLC*, which is a pre-school, pre-kindergarten and early elementary school for early learners through second grade. This separate entity covers the salary and fringe benefits, including a separate 401K plan for nine Florida licensed teachers, five teacher assistants, an Occupational Therapist, and four administrators. Operating expenses and insurance are also covered under this separate entity. The accounts of this company are included and presented along with the Lighthouse on the accompanying supplemental consolidating statements of financial activities and operations.

Miami Lighthouse has been continuously accredited since 1978, having been first accredited by the National Accreditation Council for Blind and Low Vision Services (NAC). In 2017, NAC accreditation came under the executive management of the Association for Education and Rehabilitation of the Blind and Visually Impaired (AER). Accreditation is a value-added process that ensures that consumers (i.e., clients and students) are provided with services under quality-based conditions and operations. In January 2026, we received accreditation from the AER Accreditation Council in all twelve program areas continuing for five years through January 20, 2031. Additionally, our Miami Lighthouse Academy accreditations include Florida Department of Children and Families Gold Seal Quality Program and Accredited Professional Preschool Learning Environment (APPLE).

The Lighthouse has received 14 consecutive 4-star ratings, the highest rating possible, from Charity Navigator for sound fiscal management and commitment to accountability and transparency. Miami Lighthouse has also completed all four of the new Encompass Beacons with nearly perfect scores. These Beacons provide a comprehensive analysis of our performance across four key domains: accountability and finance, leadership and adaptability, impact and measurement, and culture and community. These Beacons reflect that our organization executes its mission in a fiscally responsible way while adhering to good governance and other best practices that minimize the chance of unethical activities and are testament to our tradition of sound fiscal management, transparency and responsible use of donor dollars—only eight cents of every dollar received goes to administration.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Nature of Organization (Continued)**

In 2003, the National Agenda for the Education of Children with Visual Impairments, including those with multiple disabilities, was revised and included a referral system to appropriate quality educational programs. Following the legislative call to action, the Lighthouse launched its Early Intervention Program for blind babies in 2003. This program is a home visitation program intended to support the needs of children with vision impairment from birth to five years old and their families who are mainly low income and from diverse geographic, economic, and ethnic backgrounds. The Miami Lighthouse Learning Center for Children™ (changed to Miami Lighthouse Academy, LLC in 2021) serves pre-kindergarten children ages one through four. In the 2020/21 academic year, the Academy began offering services to Kindergarten and first grade, expanded to second grade in fall 2021, and added third grade in fall 2025 to further support early childhood education.

In 2024, the Lighthouse launched our Comprehensive Blind Soccer Initiative. The Lighthouse has developed the first comprehensive blind soccer curriculum for young early learners, ages one to four. Our pilot project represents the first time that a comprehensive approach to teaching and learning blind soccer will be developed for children starting at age one. In collaboration with the U.S. Association for Blind Athletes (USABA), our Comprehensive Blind Soccer Initiative for Miami’s young children and youth with a vision disability, ages one to twenty-two, aims to overcome challenges for visually impaired students who could benefit by learning and participating in a team sport. Our Comprehensive Blind Soccer initiative is made possible with grant funding from The Children’s Trust, U.S. Association of Blind Athletes, and the Honda USA Foundation. The Lighthouse has the first blind soccer pitch in Miami thanks to the generosity of the Anthony R. Abraham Foundation, AJNFF Family Foundation, Dixie Landscape and SFM Services.

An important component of our services for children is our Cortical Visual Impairment (CVI) Collaborative Center. Cortical Visual Impairment is the leading cause of pediatric visual disabilities in developed countries. Approximately 30-40% of children with visual impairments have CVI. The goal of our CVI Collaborative Center is to ensure that the learning content for students with CVI is stimulating and ultimately helps the child read and progress in school to reach their individual potential. With proper intervention, children with CVI can better access their world visually. Our CVI initiative has received a \$2 million gift for a two-year interdisciplinary study that started in 2024 and concludes in 2026.

Vision rehabilitation, vocational rehabilitation and low vision services are provided to teenagers and adults from state-of-the-art instructional classrooms and computer laboratories. During 2025, over 29,000 participants, 16,000 children and 13,000 adults, participated in the Lighthouse’s programs.

When considering families, over 75,000 people were impacted by the Lighthouse program outcomes. The Lighthouse’s innovative programming removes barriers to education, jobs and critical eye care and unlocks the power of the internet and technology. The Lighthouse believes that no one’s potential should be defined by ability, age, zip code, income, race or ethnicity.

**Principles of Consolidation**

The accompanying consolidated financial statements include the accounts of Miami Lighthouse for the Blind and Visually Impaired, Inc., The Florida Heiken Children’s Vision Program, LLC, The New Miami Lighthouse Learning Center, Inc., and the Miami Lighthouse Learning Academy, LLC, collectively known as the “Lighthouse”. All significant intercompany accounts and transactions have been eliminated in the consolidated financial statements.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Subsequent Events**

The Lighthouse has evaluated subsequent events through April 16, 2026, which is the date the financial statements were available to be issued.

**Basis of Accounting and Presentation**

The accompanying financial statements are prepared on the accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America (“U.S. GAAP”) promulgated by the Financial Accounting Standards Board Accounting Standards Codification (“ASC”). Consequently, the Lighthouse’s resources are classified and reported in the accompanying financial statements as separate classes of net assets based on the existence or absence of donor-imposed restrictions as follows:

Net assets without donor restriction – include those net assets whose use is not restricted by donors, even though their use may be limited in other respects, such as by contract or by board designation. Changes in net assets arising from exchange transactions (except income and gains on assets that are restricted by donors or by law) are included in the net assets without donor restriction class.

Net assets with donor restriction – include those net assets whose use by the Lighthouse has been limited by donor-imposed stipulations that either expire by the passage of time or can be fulfilled by expending the funds for their restricted purpose. These include donor restrictions requiring the net assets be held in perpetuity or for a specified term with the investment return available for operations. See Note 7.

**Cash and Cash Equivalents**

Cash and cash equivalents include short-term, highly liquid investments with original maturities of 90 days or less.

**Accounts Receivable and Allowance for Uncollectible Accounts Receivable**

Accounts receivable are stated at their net realizable value and consist of amounts due from various government agencies for reimbursable costs incurred and accrued and other third parties. The Lighthouse maintains allowances for uncollectible accounts receivable based on management’s assessment of collectability through a charge to earnings and a credit to a valuation allowance. The allowance for uncollectible accounts totaled \$56,121 and \$122,537 as of December 31, 2025 and 2024, respectively.

**Contributions Receivable, Net**

Contributions receivable are accounted for at the present value of estimated future cash flows. During the years ended December 31, 2025 and 2024, a discount rate of 5% was used based on management’s estimate of its borrowing base during the fiscal year. The discounted future cash flows approximates fair value. See Note 4.

**Split-Interest Agreements**

The Lighthouse is the remainder beneficiary of various charitable remainder and charitable annuity trusts. Trust assets are valued at fair value using the quoted market prices of the underlying securities and discounted when appropriate. If a quoted market price is not available, fair value is determined using the net present value of future distributions the Lighthouse expects to receive over the term of the agreements.

A contribution is recorded at the time of the gift as the difference between the fair value of the assets received and the liabilities incurred in the exchange portion of the agreement for these irrevocable transfers of assets. The assets related to these trusts are separately identified in the accompanying statements of financial positions as “beneficial interest in irrevocable trusts” and are included as net assets with donor restrictions.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Investment Securities**

The Lighthouse reports its investments under an accounting standard where a not-for-profit organization is required to report investments in equity securities with readily determinable fair values and all investments in debt securities at fair value, with realized and unrealized gains and losses included in the statements of activities. The fair value of marketable securities is determined by quoted market prices. Investments measured using the net asset value per share (or its equivalent) practical expedient are not classified in the fair value hierarchy. See Note 3.

**Property and Equipment, Net**

Property and equipment are stated at cost, or if donated, at fair market value at the date of donation. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. Expenditures for property and equipment in excess of \$2,000 are capitalized.

Useful lives are as follows:

Buildings and improvements	20-39 years
Furniture and equipment	5-10 years
Automotive equipment	3 years

**Revenue and Revenue Recognition**

Contributions

The Lighthouse recognizes contributions when cash, securities or other assets; an unconditional promise to give; or a notification of a beneficial interest is received. Conditional promises to give - that is, those with a measurable performance or other barrier and a right of return - are not recognized as revenue until the conditions on which they depend have been met.

Consequently, at December 31, 2025 and 2024, conditional contributions approximating \$619,000 and \$508,000, respectively, are included as deferred revenue in the accompanying statements of financial position as they were received in advance of the Lighthouse meeting the condition(s) on which they depend for revenue recognition. The total conditional contributions at December 31, 2025 and 2024 depend on measurable performance or other barriers and a right of return.

Donor-restricted contributions are reported as increases in net assets with donor restrictions depending on the nature of the restrictions. When a restriction expires, net assets with donor restrictions are transferred to net assets without donor restrictions. The Lighthouse accounts for donor-restricted contributions, for which the restrictions are met in the same reporting period as they are received, as net assets without donor restrictions.

Grant funding

Grant funding is derived from cost-reimbursable federal, state or local government contracts and grants, which are conditioned upon certain performance requirements and/ or the incurrence of allowable qualifying expenses. Amounts received are recognized as revenue when the Lighthouse has incurred expenditures in compliance with specific contract or grant provisions. Amounts received prior to incurring qualifying expenditures are reported as refundable advances in the statement of financial position. There were no refundable advances as of December 31, 2025 and 2024.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other income

A portion of the Lighthouse’s revenue is derived from contracts with customers to transfer promised goods or services. The majority of these contracts do not contain variable consideration and contract modifications are generally minimal. Revenue is recognized as performance obligations are met. These arrangements generally consist of single performance obligations or obligations that are satisfied within one year or less. There were no significant contract receivables or liabilities related to other income as of December 31, 2025 and 2024.

**Concentrations of Credit Risk**

Financial instruments, which potentially subject the Lighthouse to concentrations of credit risk, consist primarily of cash and cash equivalents maintained in financial institutions in excess of the FDIC insured limit of \$250,000. Cash and cash equivalent balances exceeding the FDIC insured limit was approximately \$7,200,000 and \$5,200,000 as of December 31, 2025 and 2024, respectively. The Lighthouse has not experienced and does not expect to incur any losses in such accounts.

**Cash Segregated for Construction**

Cash segregated for construction includes amounts segregated by the Lighthouse for the construction of the classroom expansion project in connection with the New Market Tax Credit transaction, totaling \$ - and \$82,288 at December 31, 2025 and 2024, respectively. Cash segregated for construction also includes cash to fund interest and fees associated with the 2020 New Market Tax Credit transaction, totaling \$119,125 and \$176,125 at December 31, 2025 and 2024, respectively.

**Management Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

**Income Taxes**

The Lighthouse is exempt from income tax under Section 501(c) (3) of the Internal Revenue Code and therefore, has made no provision for federal income taxes in the accompanying financial statements. In addition, the Lighthouse qualifies for the charitable contribution deduction under Section 170 (b) (1) (A) and has been classified as an organization other than a private foundation under Section 509 (a) (2).

There are no reserves held for uncertain tax positions at December 31, 2025 and 2024. Tax years that are open under the statute of limitations remain subject to examination by the IRS. The Lighthouse is generally no longer subject to U.S. Federal or State examinations by tax authorities for years before 2022.

**Functional Allocation of Expenses**

The financial statements report certain categories of expenses that are attributable to more than one program or supporting function. Therefore, these expenses require allocation on a reasonable basis that is consistently applied. The expenses that are allocated include depreciation, which are allocated on a square footage basis, as well as salaries and benefits, which are allocated on the basis of estimates of time and effort.

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NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**Recent Accounting Pronouncements**

In June 2016, the FASB issued ASU 2016-13, Financial Instruments – Credit Losses (“Topic 326”). Topic 326 requires immediate recognition of estimated credit losses expected to occur over the remaining life of financial assets, which generally results in earlier recognition of allowances for credit losses. The Lighthouse implemented Topic 326 as of January 1, 2024. The adoption of Topic 326 did not have a material impact on the Lighthouse’s financial statements.

NOTE 2 – INVESTMENT SECURITIES

Fair value of investment securities at December 31, 2025 and 2024, are summarized as follows:

	2025	2024
Equity securities	\$ 25,162,855	\$ 20,967,483
Fixed income	14,865,197	15,644,675
Real estate funds	-	1,010,266
	<u>\$ 40,028,052</u>	<u>\$ 37,622,424</u>

Short-term pooled investments are classified as cash and cash equivalents on the statement of financial position and totaled \$5,373,327 and \$3,302,875 as of December 31, 2025 and 2024, respectively.

The Lighthouse’s investment income(loss), including income earned on cash deposits, consisted of the following for the years ended December 31, 2025 and 2024:

	2025	2024
Net realized/unrealized gains/(losses)	\$ 4,307,833	\$ 1,410,689
Interest and dividends, net	1,309,933	1,898,647
	<u>\$ 5,617,766</u>	<u>\$ 3,309,336</u>

NOTE 3 – FAIR VALUE MEASUREMENTS

The FASB established a framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs of valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy are described as follows:

Level 1 Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Lighthouse has the ability to access.

Level 2 Inputs to the valuation methodology include:

- quoted prices for similar assets or liabilities in active markets;
- quoted prices for identical or similar assets or liabilities in inactive markets;
- inputs other than quoted prices that are observable for the asset or liability;
- inputs that are derived principally from or corroborated by observable market data by correlation or other means.

If the asset or liability has a specified (contractual) term, the Level 2 input must be observable for substantially the full term of the asset or liability.

Level 3 Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

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NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

Investments measured using the net asset value per share (or its equivalent) practical expedient are not classified in the fair value hierarchy. The following describes these investments:

**Assets Held at Net Asset Value (NAV)** - Valuations based on fair value using the NAV per share (or its equivalent) of such investment funds as a practical expedient for fair value. The Lighthouse has estimated the fair value of these funds by using the NAV provided by the fund's managers.

**Items Measured at Fair Value on a Recurring Basis**

The asset's or liability's fair measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs. Following is a depiction of the valuation methodologies used for assets measured at fair value. There have been no changes in the methodologies used at December 31, 2025 and 2024.

The Equity Portfolio consists of equity securities and mutual funds managed primarily through investments held by independent investment advisors with discretionary investment authority. Equity securities consist primarily of common stocks. Equity Portfolio investments are valued at the closing price reported in the active market in which the individual securities are traded. Investments in equity funds may also include investments in which fair values may be based on the NAV of the fund.

The Fixed Income Portfolio consists of investments in securities issued by the U.S. Treasury and corporate bonds through independent investment advisors. Those investments are valued at the closing price reported in the active market in which the individual securities are traded. Investments in fixed income may also include investments in which fair values may be based on the NAV of the fund.

The Real Estate Investment Fund Portfolio invests in equity securities of real estate companies and real estate related companies. These investments are valued at the closing price reported in the active market in which the individual securities are traded. Certain of these funds are traded at net asset value, which approximates fair value.

Investments held in trust are recorded based on the quoted market prices for the underlying investments, less expected payouts to other beneficiaries over the life of the trust as discounted to present value. This value is considered to approximate fair value.

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Lighthouse believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date.

There were no financial liabilities measured at fair value on a recurring or non-recurring basis at December 31, 2025 and 2024.

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NOTE 3 – FAIR VALUE MEASUREMENTS (Continued)

**Items Measured at Fair Value on a Recurring Basis (Continued)**

The following table represents the Lighthouse’s financial instruments measured at fair value on a recurring basis at December 31, 2025 for each of the fair value hierarchy levels:

Description	12/31/2025	Fair Value Measurement at December 31, 2025			Assets held at Net Asset Value (NAV) or Equivalent
		Quoted Prices in Active Market for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)	
Assets:					
Investment Securities:					
Equity	\$ 25,162,855	\$ 16,272,471			\$ 8,890,384
Fixed income	14,865,197	157,907	664,200		14,021,115
Real estate funds	-	-	-	-	
Total investment securities	\$ 40,028,052	\$ 16,430,378	\$ 664,200	\$ -	\$ 22,911,499
Beneficial interest in trust	\$ 355,429	\$ -	\$ -	\$ 355,429	\$ -
	\$ 355,429	\$ -	\$ -	\$ 355,429	\$ -

The following table represents the Lighthouse’s financial instruments measured at fair value on a recurring basis at December 31, 2024 for each of the fair value hierarchy levels:

Description	12/31/2024	Fair Value Measurement at December 31, 2023			Assets held at Net Asset Value (NAV) or Equivalent
		Quoted Prices in Active Market for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Other Unobservable Inputs (Level 3)	
Assets:					
Investment Securities:					
Equity	\$ 20,967,483	\$ 14,312,239	\$ -	\$ -	\$ 6,655,244
Fixed income	15,644,675	5,765,898	-	-	9,878,777
Real estate funds	1,010,266	-	-	-	1,010,266
Total investment securities	\$ 37,622,424	\$ 20,078,137	\$ -	\$ -	\$ 17,544,287
Beneficial interest in trust	\$ 262,236	\$ -	\$ -	\$ 262,236	\$ -
	\$ 262,236	\$ -	\$ -	\$ 262,236	\$ -

The following summarizes the changes in value of the Level 3 assets for the year ended December 31, 2025 and 2024:

	2025	2024
Beginning balance	\$ 262,236	\$ 241,784
Change in value of beneficial interest	93,193	20,452
Ending balance	<u>\$ 355,429</u>	<u>\$ 262,236</u>

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**NOTE 4 – CONTRIBUTIONS RECEIVABLE, NET**

Contributions receivable are expected to be realized as follows at December 31:

	<u>2025</u>	<u>2024</u>
2025	\$ -	\$ 199,210
2026	1,228,810	125,000
2027	125,000	125,000
2028	125,000	125,000
2029	65,967	72,917
Total	<u>1,544,777</u>	<u>647,127</u>
Less allowance and present value discount	<u>(52,002)</u>	<u>(76,075)</u>
	<u>\$ 1,492,775</u>	<u>\$ 571,052</u>

**NOTE 5 – PROPERTY AND EQUIPMENT, NET**

Property and equipment consists of the following at December 31:

	<u>2025</u>	<u>2024</u>
Land	\$ 2,785,422	\$ 2,785,422
Building and improvements	25,418,642	25,418,642
Furniture and equipment	2,765,896	2,756,174
Automotive equipment	1,500,350	1,111,305
Total	<u>32,470,310</u>	<u>32,071,543</u>
Less accumulated depreciation	<u>(12,770,437)</u>	<u>(11,834,791)</u>
	<u>\$ 19,699,873</u>	<u>\$ 20,236,752</u>

Total depreciation expense for the years ended December 31, 2025 and 2024 was \$935,645 and \$871,066, respectively.

**NOTE 6 – BENEFICIAL INTEREST IN IRREVOCABLE TRUSTS**

Prior to January 1, 2004, the Lighthouse became aware that it was named in an irrevocable trust as a 50% remainder beneficiary. The trust was set up to pay income from the trust to its lifetime beneficiaries until they pass away. Upon death of the lifetime beneficiaries, the Lighthouse will receive the remaining principal and accumulated interest remaining in the trusts. The trust holds investments including fixed income and equities. At December 31, 2025 and 2024, the Lighthouse's beneficial interest in this irrevocable trust totaled \$355,429 and \$262,236, respectively.

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**NOTE 7 – NET ASSETS WITH DONOR RESTRICTIONS**

Net assets with donor restrictions consist of assets which have been restricted by the donor either as to the purpose or the passage of time. They also include net assets that are restricted to investment in perpetuity, the income of which is expendable to support the Lighthouse’s programs.

Net assets with donor restrictions consist of the following at December 31:

<u>Description</u>	<u>2025</u>	<u>2024</u>
Donor restricted endowment funds		
- Children's Fund (original gift \$1,126,290)	\$ 2,014,320	\$ 1,812,356
Donor restricted Cortical Vision Impairment (CVI)	588,186	1,767,255
Donor restricted investment fund restricted to the Lighthouse Learning Center for Children	22,192,348	20,299,315
Time restricted pledge	395,915	496,842
Beneficial interest in irrevocable trusts	355,429	262,236
	<u>\$ 25,546,198</u>	<u>\$ 24,638,004</u>
Permanently restricted as to purpose Heiken endowment fund	\$ 1,022,698	\$ 1,022,698
	103,592	103,592
	<u>\$ 1,126,290</u>	<u>\$ 1,126,290</u>

Net assets with donor restrictions are held as follows at December 31:

Cash and short term investments (included in cash & cash equivalents)	\$ 1,259,317	\$ 305,757
Contributions receivable, net	984,101	496,842
Investments	22,947,351	23,573,169
Beneficial interest in irrevocable trusts	355,429	262,236
	<u>\$ 25,546,198</u>	<u>\$ 24,638,004</u>

**NOTE 8 – ENDOWMENTS**

The Lighthouse’s endowment consists of individual funds established for a variety of purposes. Its endowment includes both donor-restricted endowment funds and funds designated by the Board of Directors to function as endowments. Although these board-designated funds are included in net assets without donor restrictions, management and the Board of Directors segregated these funds so that the principal is designated not to be expended without Board of Director approval. As required by accounting principles generally accepted in the United States of America, net assets associated with endowment funds, including funds designated by the Board of Directors to function as endowments, are classified and reported based on the existence or absence of donor-imposed restrictions.

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NOTE 8 – ENDOWMENTS (Continued)

**Interpretation of Relevant Law**

The State of Florida enacted the Florida Uniform Prudent Management of Institutional Funds Act (“FUPMIFA”) effective July 1, 2012, the provisions of which apply to endowment funds existing on or established after that date. The Lighthouse has interpreted the FUPMIFA as requiring the preservation of the fair value of the original gift as of the gift date of the donor-restricted endowment funds absent explicit donor stipulations to the contrary.

As a result of this interpretation, when reviewing its donor-restricted endowment funds, the Lighthouse considers the value of a fund to be deficient if the fair value of the fund is less than the sum of (a) the original value of initial and subsequent gift amounts donated to the fund and (b) any accumulations to the fund that are required to be maintained in perpetuity in accordance with the direction of the applicable donor gift instrument. The Lighthouse has a policy to not spend from deficient endowments unless directed otherwise by the donor.

In accordance with the FUPMIFA, the Lighthouse considers the following factors in making a determination to appropriate or accumulate donor-restricted endowment funds:

- (1) The duration and preservation of the fund
- (2) The purposes of the Lighthouse and the donor-restricted endowment fund
- (3) General economic conditions
- (4) The possible effect of inflation and deflation
- (5) The expected total return from income and the appreciation of investments
- (6) Other resources of the Lighthouse
- (7) The investment policies of the Lighthouse

For the years ended December 31, 2025 and 2024, the Lighthouse has elected not to add appreciation for cost of living or other spending policies to its endowments that are donor restricted in perpetuity for inflation and other economic conditions.

**Summary of Endowment Assets:**

Endowment assets are invested as follows at December 31:

<u>Description</u>	<u>2025</u>	<u>2024</u>
Equity securities	\$ 24,425,184	\$ 20,330,533
Fixed income	14,423,215	15,207,113
Real estate funds	-	982,052
Cash and short term investments (included in cash & cash equivalents)	2,130,616	734,165
	<u>\$ 40,979,015</u>	<u>\$ 37,253,863</u>

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NOTE 8 – ENDOWMENTS (Continued)

Summary of Endowment Assets at December 31, 2025:

	Without donor restrictions	Accumulated gains (losses) and other	With donor restrictions		Total funds
			Endowment corpus restricted in perpetuity	Total with donor restrictions	
Donor-restricted endowment funds - Children's Fund	\$ -	\$ 888,030	\$ 1,126,290	\$ 2,014,320	\$ 2,014,320
Donor-restricted endowment funds - Lighthouse Learning Center	-	22,192,348	-	22,192,348	22,192,348
Board-designated endowment funds - Sustainability	10,971,780	-	-	-	10,971,780
Board-designated endowment funds - Operations	5,800,567	-	-	-	5,800,567
Total endowment net assets	<u>\$ 16,772,347</u>	<u>\$ 23,080,378</u>	<u>\$ 1,126,290</u>	<u>\$ 24,206,668</u>	<u>\$ 40,979,015</u>

Summary of Endowment Assets at December 31, 2024:

	Without donor restrictions	Accumulated gains (losses) and other	With donor restrictions		Total funds
			Endowment corpus restricted in perpetuity	Total with donor restrictions	
Donor-restricted endowment funds - Children's Fund	\$ -	\$ 686,066	\$ 1,126,290	\$ 1,812,356	\$ 1,812,356
Donor-restricted endowment funds - Cortical Vision Impairment	-	1,767,256	-	1,767,256	1,767,256
Donor-restricted endowment funds - Lighthouse Learning Center	-	20,299,315	-	20,299,315	20,299,315
Board-designated endowment funds - Sustainability	7,062,604	-	-	-	7,062,604
Board-designated endowment funds - Operations	6,312,332	-	-	-	6,312,332
Total endowment net assets	<u>\$ 13,374,936</u>	<u>\$ 22,752,637</u>	<u>\$ 1,126,290</u>	<u>\$ 23,878,927</u>	<u>\$ 37,253,863</u>

Changes in endowment net assets as of December 31, 2025:

	Without donor restrictions	Accumulated gains (losses) and other	Endowment corpus restricted in perpetuity	Total with donor restrictions	Total funds
Endowment net assets, beginning	\$ 13,374,936	\$ 22,752,637	\$ 1,126,290	\$ 23,878,927	\$ 37,253,863
Investment change	2,019,663	3,073,497	-	3,073,497	5,093,160
Contributions	2,577,748	-	-	-	2,577,748
Disbursements	(1,200,000)	(2,745,756)	-	(2,745,756)	(3,945,756)
Total endowment net assets	<u>\$ 16,772,347</u>	<u>\$ 23,080,378</u>	<u>\$ 1,126,290</u>	<u>\$ 24,206,668</u>	<u>\$ 40,979,015</u>

Changes in endowment net assets as of December 31, 2024:

	Without donor restrictions	Accumulated gains (losses) and other	Endowment corpus restricted in perpetuity	Total with donor restrictions	Total funds
Endowment net assets, beginning	\$ 11,894,291	\$ 21,832,344	\$ 1,126,290	\$ 22,958,634	\$ 34,852,925
Investment change, net of fees	790,264	1,917,293	-	1,917,293	2,707,557
Contributions	1,890,381	3,000	-	3,000	1,893,381
Disbursements	(1,200,000)	(1,000,000)	-	(1,000,000)	(2,200,000)
Total endowment net assets	<u>\$ 13,374,936</u>	<u>\$ 22,752,637</u>	<u>\$ 1,126,290</u>	<u>\$ 23,878,927</u>	<u>\$ 37,253,863</u>

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
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NOTE 8 – ENDOWMENTS (Continued)

**Funds with Deficiencies**

From time to time, the fair value of assets associated with individual donor restricted endowment funds may fall below the level that the donor or FUPMIFA requires the Lighthouse to retain as a fund of perpetual duration. In accordance with generally accepted accounting principles in the United States of America, there were no deficiencies of this nature as of December 31, 2025 and 2024, respectively.

**Return Objectives and Risk Parameters**

The Lighthouse has adopted investment and spending policies for endowment assets that attempt to provide a predictable stream of funding to programs supported by its endowment while seeking to maintain the purchasing power of the endowment assets. Endowment assets include those assets of donor-restricted funds that the Lighthouse must hold in perpetuity or for a donor-specified period(s) as well as board-designated funds. Under this policy, as approved by the Board of Directors, the endowment assets are invested in a manner that is intended to produce results that exceed the price and yield results of the S&P 500 index while assuming a moderate level of investment risk. The Lighthouse expects its endowment funds, over time, to provide a rate of return of in excess of the original gift amount restricted in perpetuity. Actual returns in any given year may vary.

**Strategies Employed for Achieving Objectives**

To satisfy its long-term rate-of-return objectives, the Lighthouse relies on a total return strategy in which investment returns are achieved through both capital appreciation (realized and unrealized) and current yield (interest and dividends). The Lighthouse targets a diversified asset allocation that places a greater emphasis on equity-based investments to achieve its long-term return objectives within prudent risk constraints.

**Spending Policy and How the Investment Objectives Relate to Spending Policy**

The Lighthouse has a policy of appropriating distributions each year up to 5 percent of its endowment fund's average fair value, while maintaining donor restricted endowment funds at the level they are required to be maintained. Any distributions in excess of 5 percent require two-thirds vote approval from the Board of Directors as part of the budget process. In establishing this policy, the Lighthouse considered the long-term expected return on its endowment. Accordingly, over the long term, the Lighthouse expects the current spending policy to allow its endowment to grow.

NOTE 9 – LINE OF CREDIT ARRANGEMENT

In December 2019, the Lighthouse entered into a loan agreement with a financial institution in connection with their application for funding under the New Market Tax Credit Program. The agreement is a variable rate non-disclosable revolving line of credit for \$9,000,000, which matured in February 2022. This line of credit was not renewed. There was no outstanding balance as of December 31, 2025 and 2024. There was no interest expense for the year ended December 31, 2025 and 2024. Refer to Note 13 for additional information relating to the New Market Tax Credit.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 10 – NOTES PAYABLE

**Investment Bond**

In May 2021, the Lighthouse issued a long-term unsecured investment bond to a financial institution in the amount of \$1,500,000. These funds were used to purchase property on the Southeast corner of the campus, expand the playground for the Academy, and bring the overall building project in compliance with Miami 21 Code. The Lighthouse will pay interest on the investment at an annual rate of 0.5% until the investment is paid in full. The entire investment amount will be paid in full on May 26, 2026, the maturity date. The Lighthouse may redeem the investment at any time upon 30 days written notice to the financial institution at the price of the investment amount plus accrued interest. Under the terms of the agreement, the investment does not represent any equity or like interest in the Lighthouse or any interest convertible to such and does not carry with it any voting like rights. The amount outstanding as of December 31, 2025 and 2024 totaled \$1,500,000 and is included as notes payable in the accompanying consolidated statement of financial position.

NOTE 11 – GRANT FUNDING

The Lighthouse receives funding from the U.S. Department of Education passed through the State of Florida Division of Blind Services to provide rehabilitative services to visually impaired individuals. Funding is based on a budgeted formula. The contract under which funds are received may be terminated upon a 30-day written notice by either party and is subject to funds being available to the grantor.

The Lighthouse participates in a number of government-assisted grant programs which are subject to financial and compliance audits by the granting agency. The financial statements do not include any adjustments for disallowed costs which may result from audits performed by the granting agencies. Management believes that no material liability will result from any such audits.

NOTE 12 – COMMITMENTS

**Employment Agreement**

During the year ended December 31, 2008, the Lighthouse entered into an employment agreement with its Chief Executive Officer. The agreement is in effect through May 31, 2028. This agreement includes an agreed-upon salary package. The contract includes a 60-day cancellation clause, which requires the Lighthouse to fulfill the contract in the event of termination.

NOTE 13 – NEW MARKET TAX CREDIT TRANSACTION

On November 6, 2020, the Miami Lighthouse for the Blind and Visually Impaired, Inc. (“Lighthouse”) and The New Miami Lighthouse Learning Center (“NML”) entered into a New Market Tax Credit transaction (the “NMTC 2020 Transaction”) with The Northern Trust Company (“TNT”) and its affiliate TNT-ML NMTC Fund, LLC (“TNT-ML”), and ENMP 86 LP (“ENMP”) and its affiliate ESIC New Markets Partners Limited Partnership. The purpose of the transaction is to provide supplemental financing for the ongoing construction project of the classroom expansion of the Miami Lighthouse Learning Center for Children™, which in 2021 is referred to as Miami Lighthouse Academy.

The NMTC 2020 Transaction is composed of several sub-transactions, as described below:

*Line of Credit:* In connection with the NMTC 2020 Transaction, the Lighthouse obtained a revolving line of credit for \$9,000,000 from TNT, secured by two of the Lighthouse’s unrestricted deposit accounts with financial institutions. There were no amounts outstanding as of December 31, 2025 and 2024. See Note 9.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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NOTE 13 – NEW MARKET TAX CREDIT TRANSACTION (Continued)

*Leverage Loan:* Under the NMTC 2020 Transaction, the Lighthouse loaned \$5,735,700 (“Leverage Loan”) to TNT-ML, an affiliate of TNT. The proceeds of this Leverage Loan were used by TNT-ML towards making a Qualified Equity Investment into ENMP, another sub-component of the NMTC 2020 Transaction. The Leverage Loan bears an interest rate of 1.512%, matures December 31, 2047, and is secured by certain assets in favor of the leverage lender. The Leverage Loan is recorded in the Lighthouse’s consolidated statement of financial position as Note Receivable – New Market Tax Credit 2020. During the years ended December 31, 2025 and 2024, the Lighthouse recorded \$86,724 and \$86,724 respectively of interest income under this loan, included in other revenues in the Lighthouse’s consolidated statement of activities.

*Qualified Low-Income Community Investment (“QLICI Loan”):* Under the NMTC 2020 Transaction, NML obtained a QLICI Loan from ENMP for \$8,685,000, secured by two separate notes for \$5,735,700 and \$2,949,300, both bearing an interest rate of 1.0% and maturing in December 31, 2054. Proceeds of this loan are to be used to fund an expense and interest reserve account, reimburse certain expenses incurred by the Lighthouse in connection with the construction and establish a construction deposit account to be disbursed to NML in order to finance NML’s construction of the expansion of the Miami Lighthouse Learning Center for Children™. The QLICI Loan of \$8,685,000 is recorded in the Lighthouse's consolidated statements of financial position at December 31, 2025 and 2024 as Notes payable - New Market Tax Credits 2020, net of unamortized loan costs of \$259,010 and \$284,916 respectively. During the fiscal years ended December 31, 2025 and 2024, the Lighthouse recorded \$86,850 and \$86,724 respectively, of interest expense under this loan, which is included in administrative and general expenses in the Lighthouse’s consolidated statement of activities.

*Reimbursement and Contribution Agreement:* In the fiscal year ended December 31, 2020, NML paid \$45,425 to the Lighthouse in exchange for ownership of the Miami Lighthouse Learning Center for Children™. In previous years and through the date of the Reimbursement and Contribution Agreement (November 6, 2020), the Lighthouse’s previously incurred costs for the construction were \$1,671,723, with the differential of \$1,626,298 recorded as a contribution from the Lighthouse to NML and included as a contribution to affiliate in the consolidating statement of activities of Lighthouse and NML during the year ended December 31, 2020, and was eliminated in consolidation. Therefore, no gain or loss on this transaction occurred at the consolidated level.

*Lease Agreement:* By virtue of the Reimbursement and Contribution Agreement, NML became the landlord of the Lighthouse, which will continue to operate its programs at the campus that is being expanded. The Lease Agreement sets forth rent payments from Lighthouse to NML beginning December 1, 2020. Rent payments started accruing on that date, and will become payable each at the following rates: \$10,000 on December 1, 2020, \$33,000 on December 1, 2021, \$102,000 per year from January 1, 2022 through December 31, 2026, \$112,000 per year from January 1, 2027 through December 31, 2027, and \$446,000 per year from January 1, 2028 through December 31, 2045. All rental activity is eliminated in consolidation and is therefore not reflected at the consolidated financial statement level.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

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**NOTE 13 – NEW MARKET TAX CREDIT TRANSACTION (Continued)**

*Put/Call Option Agreements, Call Option Agreements, and put option provisions embedded in Leverage Loans documents (the "Put/Call Options")*: The NMTC 2020 Transaction legal documents include Put/Call Options between the Lighthouse and owners of TNT-ML and ENMP. If these Put/Call Options are exercised at the 7th year anniversary of the NMTC 2020 Transaction, leverage lender can become the controlling owner of certain other parties to the deal. At this point the leverage lender would gain control of all outstanding loans payable and receivable under the NMTC 2020 Transaction, there would be no residual amounts due to or from any external third parties and the Lighthouse would record a net gain associated with the dissolution of the leverage loans receivable and the QLICI loans payable after unamortized loan costs. These Put/Calls do not represent embedded derivatives and, accordingly, they have not been accounted for as derivative instruments in the Lighthouse's consolidated financial statements.

**NOTE 14 – CONTRIBUTIONS NON-FINANCIAL ASSETS**

During the years ended December 31, 2025 and 2024, contributed non-financial assets recognized within the statement of activities included:

	2025	2024
Services	\$ 178,604	\$ 193,358
Goods	360,104	351,646
	<u>\$ 538,708</u>	<u>\$ 545,004</u>

**Goods**

The Lighthouse receives donations of goods such as clothing, personal hygiene, and other supplies to serve clients under various programs. The Lighthouse recognizes these donations as in-kind contribution revenue along with a corresponding expense at an amount approximating fair value at the time of the donation. The goods are valued at the market value of the goods at the time of donation.

**Services**

The Lighthouse receives in-kind contributions of time and pro bono services from members of the community and volunteers related to professional services, program operations, special events, and fund-raising campaigns. Donated services are recognized as contributions if the services (a) create or enhance non-financial assets or (b) require specialized skills, are performed by people with those skills, and would otherwise be purchased by the Lighthouse. The Lighthouse recognizes in-kind contribution revenue and a corresponding expense in an amount approximating the estimated fair value at the time of the donation.

**NOTE 15 – RISKS AND UNCERTAINTIES**

**Litigation**

The Lighthouse may be party to legal proceedings and claims that arise in the ordinary course of business. In the opinion of management, the ultimate outcome of the claims and litigation, if any, will not have a material adverse effect on the Lighthouse's financial position.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**NOTES TO CONSOLIDATED FINANCIAL STATEMENTS**  
**FOR THE YEARS ENDED DECEMBER 31, 2025 AND 2024**

**NOTE 16 – FUNDING FROM DIVISION OF BLIND SERVICES**

The Organization receives funding from the State of Florida, Department of Education, Division of Blind Services (DBS) under contractual arrangements to provide program services. Amounts received under these arrangements are included in grant funding in the accompanying statement of activities for all periods presented. The Organization operates as a contractor under these agreements and is not considered a subrecipient of federal or state financial assistance. In prior periods, certain amounts related to these agreements had been included as federal or state expenditures for purposes of Single Audit reporting. Based on management’s evaluation of the nature of these arrangements in the current year, such amounts are not subject to Single Audit requirements.

These agreements remain subject to the terms and conditions established by DBS, including programmatic and compliance requirements specific to each contract.

For the year ended June 30, 2025, funding from DBS consisted of the following:

<u>Program</u>	<u>Contract Number</u>	<u>Amount</u>
State of Florida, Department of Education, Division of Blind Services		
Vocational Rehabilitation	25-577	\$ 1,043,702
Blind Babies Program	25-508, 26-508	611,629
Transition Services	25-543	388,800
Independent Living, Older Blind	25-529, 26-529	385,976
Social Group Activities Program	23-583	150,000
Independent Living, Adult	25-576, 26-576	121,450
		<u>\$ 2,701,557</u>

**NOTE 17 – LIQUIDITY AND AVAILABILITY OF FINANCIAL ASSETS**

The Lighthouse monitors its liquidity so that it is able to meet its operating needs while maximizing the investment of its excess operating cash. The Lighthouse has the following financial assets that could be made readily available within one year of December 31, 2025 and 2024 to fund expenses without limitations, such as donor-imposed or contractual restrictions, or internal designations:

	<u>2025</u>	<u>2024</u>
Cash and cash equivalents	\$ 7,725,741	\$ 5,834,299
Accounts and interest receivable	1,148,581	1,049,938
Investment securities	40,028,052	37,622,424
	<u>48,902,374</u>	<u>44,506,661</u>
Less those unavailable for general expenditure within one year due to:		
Donor restricted endowment funds	(24,206,668)	(23,878,927)
Board designated endowment funds	(16,772,347)	(13,374,936)
Board designated cash for NMTC and construction	(119,125)	(258,413)
Deferred revenue - conditional contributions	(618,862)	(507,686)
	<u>(42,717,002)</u>	<u>(48,019,962)</u>
Financial assets available to meet cash needs for general expenditures within one year	<u>\$ 7,185,372</u>	<u>\$ 6,486,699</u>

SUPPLEMENTARY INFORMATION

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.  
SCHEDULE OF STATE FINANCIAL ASSISTANCE  
FOR THE YEAR ENDED DECEMBER 31, 2025**

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<u>Grantor/Program Title</u>	<u>CSFA Number</u>	<u>Grant Award Number</u>	<u>Expenditure</u>
<b>STATE FINANCIAL ASSISTANCE</b>			
<b>Florida Department of Education</b>			
Voluntary Pre-Kindergarten Education Program:			
Passed-through Early Learning Coalition of Miami-DadeMonroe	48.108	VPK	<u>\$ 38,380</u>
<b>Florida Department of Health</b>			
Community Health Promotion - Contracted Services			
Community Health Promotion - Contracted Services (Heiken)	64.157	COHGP	<u>1,250,000</u>
<b>TOTAL STATE FINANCIAL ASSISTANCE</b>			<b><u>\$ 1,288,380</u></b>

See accompanying notes to the schedule of expenditures of state financial assistance.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.  
NOTES TO SCHEDULE OF EXPENDITURES OF STATE FINANCIAL ASSISTANCE  
FOR THE YEAR ENDED DECEMBER 31, 2025**

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**NOTE A – BASIS OF PRESENTATION**

The Schedule of Expenditures of State Financial Assistance (the “Schedule”) represents all of the State awards to the Lighthouse during the year ended December 31, 2025.

The information in the schedules are presented in accordance with the requirements of Chapter 10.650, *Rules of the Auditor General of the State of Florida*. Because the Schedule presents only a selected portion of the operation of the Lighthouse, it is not intended to and does not present the financial position, changes in net assets, or cash flows of the Lighthouse.

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

- (1) Expenditures reported on the Schedule are reported on the accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Chapter 10.650, *Rules of the Auditor General of the State of Florida*, wherein certain types of expenditures are not allowable or are limited as to reimbursement.



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CERTIFIED VALUATION ANALYSTS  
COLLABORATIVE FAMILY  
LAW INSTITUTE

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

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To Board of Directors  
Miami Lighthouse for the Blind  
and Visually Impaired, Inc.  
Miami, 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 consolidated financial statements of Miami Lighthouse for the Blind and Visually Impaired, Inc. (the "Lighthouse") (a nonprofit organization), which comprise the consolidated statement of financial position as of December 31, 2025, and the related consolidated statements of activities, functional expenses, and cash flows for the year then ended, and the related notes to the financial statements, and have issued our report thereon dated April 16, 2026.

### **Report on Internal Control Over Financial Reporting**

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

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

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

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Lighthouse'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 organization'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 organization'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  
April 16, 2026



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INDEPENDENT AUDITOR’S REPORT ON COMPLIANCE  
FOR EACH MAJOR STATE PROJECT AND ON  
INTERNAL CONTROL OVER COMPLIANCE REQUIRED  
BY CHAPTER 10.650 RULES OF THE AUDITOR GENERAL

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The Board of Directors  
Miami Lighthouse for the Blind  
and Visually Impaired, Inc.  
Miami, Florida

**Report on Compliance for Each Major State Project**

***Opinion on Each Major State Project***

We have audited Miami Lighthouse for the Blind and Visually Impaired, Inc.’s (the “Lighthouse”) compliance with the types of compliance requirements identified as subjected to audit in the *Department of Financial Services’ State Projects Compliance Supplement*, that could have a direct and material effect on each of the Lighthouse’s major state projects for the year ended December 31, 2025. The Lighthouse’s major state projects are identified in the summary of auditor’s results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Lighthouse complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major state projects for the year ended December 31, 2025.

***Basis for Opinion on Each Major State Project***

We conducted our audit of compliance 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; the audit requirements of Chapter 10.650, *Rules of the Auditor General of the State of Florida*. Our responsibilities under those standards and Chapter 10.650 are further described in the Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Lighthouse and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major state project. Our audit does not provide a legal determination of the Lighthouse's compliance with the compliance requirements referred to above.

### ***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Lighthouse's state projects.

### ***Auditor's Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Lighthouse's compliance based on our audit. 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, *Government Auditing Standards* and Chapter 10.650 will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Lighthouse's compliance with the requirements of each major state project as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards* and Chapter 10.650, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, 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 Lighthouse's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Lighthouse's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with Chapter 10.650, but not for the purpose of expressing an opinion on the effectiveness of the Lighthouse's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

## Report on Internal Control Over Compliance

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

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Chapter 10.650. Accordingly, this report is not suitable for any other purpose.

*García Santa María De Armas Trujillo, PLLC*  
CERTIFIED PUBLIC ACCOUNTANTS

Coral Gables, Florida  
April 16, 2026

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.  
 SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
 STATE FINANCIAL ASSISTANCE PROJECTS  
 FOR THE YEAR ENDED DECEMBER 31, 2025**

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**SECTION I - SUMMARY OF AUDITOR'S RESULTS**

***Financial Statements***

Type of auditor's report issued: *Unmodified*

Internal control over financial reporting:

- Material weakness(es) identified?  yes  no
- Significant deficiency(ies) identified?  yes  none reported

Noncompliance material to financial statements noted?  
 yes  no

***State Financial Assistance***

Type of auditor's report issued on compliance for major projects: *Unmodified*

Internal control over major projects:

- Material weakness(es) identified?  yes  no
- Significant deficiency(ies) identified?  yes  none reported

Any audit findings disclosed that are required to be reported in accordance with Chapter 10.650 "Rules of the Auditor General?"  
 yes  no

Identification of major projects:

State Project	CSFA Number	Expenditures
Community Health Promotion - Contracted Services (Heiken)	64.157	\$ 1,250,000

Dollar threshold used to distinguish between type A and type B projects. \$ 750,000

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
STATE FINANCIAL ASSISTANCE PROJECTS  
FOR THE YEAR ENDED DECEMBER 31, 2025**

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**SECTION II – FINANCIAL STATEMENT FINDINGS**

None

**SECTION III – FINDINGS AND QUESTIONED COSTS –STATE FINANCIAL ASSISTANCE PROJECTS**

None

**SECTION IV – OTHER ISSUES**

1. A separate management letter was issued dated April 16, 2026.
2. A Summary Schedule of Prior Audit Findings is not required because there were no prior audit findings related to the financial statements for the year ended December 31, 2025.
3. A Corrective Action Plan is not required because there were no findings required to be reported under the Florida Single Audit Act.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATING STATEMENT OF FINANCIAL POSITION**  
**DECEMBER 31, 2025**

	Miami Lighthouse for the Blind and Visually Impaired, Inc.	The New Miami Lighthouse Learning Center, Inc.	Inter-company Eliminations	Consolidated Total
<b>ASSETS</b>				
Cash and cash equivalents (including restricted cash held in investment money funds of \$1,259,317 and deferred revenues of \$618,862)	\$ 7,606,616	\$ -	\$ -	\$ 7,606,616
Cash segregated for construction	-	119,125	-	119,125
Accounts receivable, net	1,148,581	-	-	1,148,581
Prepaid expenses and other assets	601,168	-	-	601,168
Contributions receivable, net	1,492,775	-	-	1,492,775
Due from related entities	2,871,275	-	(2,871,275)	-
Beneficial interest in irrevocable trusts	355,429	-	-	355,429
Investment securities, partially restricted	40,028,052	-	-	40,028,052
Property and equipment, net	11,175,717	8,524,156	-	19,699,873
Note receivable - New Markets Tax Credit 2020	5,735,700	-	-	5,735,700
<b>TOTAL ASSETS</b>	<b>\$ 71,015,313</b>	<b>\$ 8,643,281</b>	<b>\$ (2,871,275)</b>	<b>\$ 76,787,319</b>
<b>LIABILITIES</b>				
Accounts payable and accrued expenses	\$ 1,303,008	\$ -	\$ -	\$ 1,303,008
Deferred revenues	618,862	-	-	618,862
Loan payable	1,500,000	-	-	1,500,000
Due to related entities	-	2,871,275	(2,871,275)	-
Notes payable - New Markets Tax Credit 2020, net	-	8,425,990	-	8,425,990
<b>TOTAL LIABILITIES</b>	<b>3,421,870</b>	<b>11,297,265</b>	<b>(2,871,275)</b>	<b>11,847,860</b>
<b>NET ASSETS</b>				
Without donor restrictions (including quasi endowment of \$16,772,347)	42,047,245	(2,653,984)	-	39,393,261
With donor restrictions	25,546,198	-	-	25,546,198
<b>TOTAL NET ASSETS, CONSOLIDATING ENTITY</b>	<b>67,593,443</b>	<b>(2,653,984)</b>	<b>-</b>	<b>64,939,459</b>
<b>TOTAL LIABILITIES AND NET ASSETS</b>	<b>\$ 71,015,313</b>	<b>\$ 8,643,281</b>	<b>\$ (2,871,275)</b>	<b>\$ 76,787,319</b>

Refer to Independent Auditor's report.

**MIAMI LIGHTHOUSE FOR THE BLIND AND VISUALLY IMPAIRED, INC.**  
**CONSOLIDATING STATEMENT OF ACTIVITIES**  
**DECEMBER 31, 2025**

	Miami Lighthouse for the Blind and Visually Impaired, Inc.	The New Miami Lighthouse Learning Center, Inc.	Inter-company Eliminations	Consolidated Total
<b>REVENUES, GAINS, AND OTHER SUPPORT:</b>				
Bequests, legacies and trust income	\$ 51,105	\$ -	\$ -	\$ 51,105
Contributions, net	5,329,655	-	-	5,329,655
In-kind contributions	538,708	-	-	538,708
Grant funding, including funds from Miami-Dade County	7,046,130	-	-	7,046,130
Other revenues	426,216	102,000	(102,000)	426,216
Special event	186,216	-	-	186,216
<b>TOTAL REVENUE, GAINS, AND OTHER SUPPORT</b>	<b>13,578,030</b>	<b>102,000</b>	<b>(102,000)</b>	<b>13,578,030</b>
<b>EXPENSES:</b>				
Vision rehabilitation program	1,124,299	-	-	1,124,299
Alternative rehabilitation services	1,373,654	-	-	1,373,654
Transition services and vocational training program	1,181,625	-	-	1,181,625
Early intervention/Pre-K through 2nd grade	5,512,234	297,128	(102,000)	5,707,362
Heiken children's vision program	3,042,388	-	-	3,042,388
Administrative and general	1,114,699	82,906	-	1,197,605
Development	1,013,963	-	-	1,013,963
<b>TOTAL EXPENSES</b>	<b>14,362,862</b>	<b>380,034</b>	<b>(102,000)</b>	<b>14,640,896</b>
<b>CONSOLIDATING CHANGE IN NET ASSETS, before investment gains, net</b>				
	(784,832)	(278,034)	-	(1,062,866)
Change in beneficial interest in irrevocable trust	93,193	-	-	93,193
Investment gains, net	5,617,766	-	-	5,617,766
<b>CONSOLIDATING CHANGE IN NET ASSETS</b>	<b>4,926,127</b>	<b>(278,034)</b>	<b>-</b>	<b>4,648,093</b>
<b>NET ASSETS - BEGINNING OF YEAR</b>	<b>62,667,316</b>	<b>(2,375,950)</b>	<b>-</b>	<b>60,291,366</b>
<b>NET ASSETS - END OF YEAR</b>	<b>\$ 67,593,443</b>	<b>\$ (2,653,984)</b>	<b>\$ -</b>	<b>\$ 64,939,459</b>

Refer to Independent Auditor's report.