GOING FURTHER

NEW COLLEGE OF FLORIDA DEVELOPMENT CORPORATION

FINANCIAL STATEMENTS

JUNE 30, 2026 AND 2025

MAULDIN & JENKINS

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MAULDIN & JENKINS
CPAs & ADVISORS

Independent Auditor's Report

Board of Directors
New College of Florida Development Corporation
Sarasota, Florida

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of New College of Florida Development Corporation (the "Development Corporation"), a component unit of New College of Florida, as of and for the years ended June 30, 2026 and 2025, and the related notes to the financial statements, which collectively comprise the Development Corporation'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 financial position of the Development Corporation, as of June 30, 2026 and 2025, and the changes in its financial position and 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 audits 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 Development Corporation 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 opinion.

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 Development Corporation'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 Development Corporation'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 Development Corporation'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 on pages 4 through 9 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 October 25, 2026, on our consideration of the Development Corporation'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 Development Corporation'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 Development Corporation's internal control over financial reporting and compliance.

Mauldin & Jenkins, LLC

Bradenton, Florida
October 25, 2026

Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS

This section of the New College of Florida Development Corporation's (the "Development Corporation") annual financial report presents a discussion and analysis of the financial performance of the Development Corporation during the fiscal years ended June 30, 2026 and 2025. It provides an analytical overview of the financial activities during the fiscal years ended June 30, 2026 and 2025, with the 2024 fiscal year data presented for comparative purposes. This discussion should be read in conjunction with the financial statements and related notes. Responsibility for the completeness and fairness of this information rests with the Development Corporation's management.

This annual report consists of a series of financial statements, prepared in accordance with the Governmental Accounting Standards Board ("GASB") Statement No. 34, *Basic Financial Statements and Management Discussion and Analysis for State and Local Governments,* and GASB Statement No. 35, *Basic Financial Statements and Management Discussion and Analysis for Public Colleges and Universities, as amended.* The Development Corporation is considered a Business-Type Activity ("BTA") under the provision and reporting model of GASB Statement No. 34 and No. 35. It is prepared under the accrual basis of accounting, whereby revenues and assets are recognized when the service is provided and expenses and liabilities are recognized when goods or services are received, regardless of when cash is exchanged.

FINANCIAL SUMMARY

Financial Highlights

As a condition for the financing of the new dorms, New College of Florida (the "College") entered into a ground lease with the New College of Florida Property Corporation (the "Property Corporation"). The College leases the respective project land on its campus to the Property Corporation, which assigned all of its interests in the lease to the Development Corporation. The property covered by the Master Ground Lease, together with improvements (i.e., student housing) thereon, is leased back by the College to manage and operate through the Master Operating Lease and Facilities Sublease and Management Agreement. The master lease shall terminate on the date which the certificates and any related obligations are paid in full. Revenues from student housing are pledged to pay rent to the Development Corporation or its assignees equal to the debt service on the long-term debt, as well as any operating costs.

The Housing complex is managed and operated by the College's Department of Housing and Residence Life and consists of the following facilities:

- A 75-bed apartment style student residential facility (Dort Hall-opened 1998).
- A 76-bed apartment style student residential facility (Goldstein Hall-opened 1999).
- A 43-bed dorm style student residential facility (B Dorm Hall-opened 1966).
- A 208-bed apartment style student residential facility (V-Z Halls-opened 2007).

During the 2025-2026 academic year, the College utilized its available residential facilities and entered into agreements with the University of South Florida Sarasota-Manatee (USF) campus for 144 beds and with nearby hotels for an additional 133 beds to provide supplemental student housing.

Statements of Net Position

The statements of net position present the assets (current and noncurrent), deferred outflows of resources, liabilities (current and noncurrent), and net position (assets plus deferred outflows of resources minus liabilities) as of the end of the fiscal years. The purpose of the statement of net position is to present to the reader of the financial statements a fiscal snapshot of the Development Corporation at June 30, 2026 and 2025.

From the data presented, readers of the statements of net position are able to determine the assets available to continue operations of the Development Corporation. In addition, they are also able to determine how much the Development Corporation owes vendors and other parties. Over time, the changes in net position provide an indication of the overall financial condition of the Development Corporation. The following is a condensed version of the statement of net position as of June 30, 2026, 2025, and 2024:

Net Position of the Development Corporation

Years Ended June 30,	2026	2025	2024
Current Assets	$ 1,905,733	$ 1,878,198	$ 1,880,733
Noncurrent Assets	15,290,807	16,470,681	17,592,428
Total Assets	$ 17,196,540	$ 18,348,879	$ 19,473,161
Current Liabilities	$ 1,377,094	$ 1,309,434	$ 1,273,716
Noncurrent Liabilities	15,545,665	16,763,172	17,920,680
Total Liabilities	16,922,759	18,072,606	19,194,396
Total Net Position, restricted	$ 273,781	$ 276,273	$ 278,765

Statements of Revenues, Expenses and Changes in Net Position

Changes in net position of the Development Corporation, as presented on the statements of net position, are based on the activity presented in the statements of revenues, expenses and changes in net position. The purpose of the statements is to show the operating and nonoperating revenues earned by the Development Corporation, the operating and non-operating expenses incurred by the Development Corporation, and any other revenues, expenses, gains, and losses earned or incurred by the Development Corporation.

On the following page is a condensed version of the changes in net position for the years ended June 30, 2026, 2025, and 2024.

Changes in Net Position of the Development Corporation

Years Ended June 30,	2026	2025	2024
Operating Revenues	$ 751,847	$ 624,030	$ 672,660
Operating Expenses	(751,847)	(624,030)	(672,660)
Nonoperating Revenues and Expenses, net	(2,492)	(2,492)	(2,492)
Change in Net Position	(2,492)	(2,492)	(2,492)
Net Position, Beginning of Year	276,273	278,765	281,257
Net Position, End of Year	$ 273,781	$ 276,273	$ 278,765

Statement of Cash Flows

The statements of cash flows present detailed information about the cash activity of the Development Corporation during the fiscal years ended June 30, 2026 and 2025. The statements are divided into two parts. The first part deals with operating cash flows and shows the net cash used in the operating activities of the Development Corporation. The second deals with cash flows from capital and related financing activities.

Cash Flows of the Development Corporation

The following includes condensed information from the statements of cash flows for the years ended June 30, 2026, 2025, and 2024.

Years Ended June 30,	2026	2025	2024
Net Cash Provided by Operating Activities	$ 1,738,903	$ 1,714,890	$ 1,702,020
Net Cash Used in Capital and Related Financing Activities	(1,721,585)	(1,714,890)	(1,702,020)

DETAILED ANALYSES

For 2026, 2025 and 2024 as noted above, the decrease in total assets is primarily due to the reduction in the Investment in Direct Financing Lease. The increase in current liabilities reflects an increase in the current portion of long-term debt payable. Non-current liabilities have decreased due to a reduction in long-term debt payable. The changes in total assets, deferred outflows of resources and liabilities resulted in an overall decrease in net position of $2,492 from 2025 to 2026, and $2,492 from 2024 to 2025.

Operating revenues represent rental income received from the College and operating expenses represent expenses paid for debt service on outstanding bonds payable. Operating revenues during 2026 fiscal year increased 20.48% over the 2025 level and decreased 7.23% between 2025 and 2024.

The major source of funds included in operating activities is student residence, net rental income received from the College and interest paid on debt. The largest outflow of funds in the capital financing group includes principal payments on debt.

SIGNIFICANT CAPITAL ASSETS AND LONG-TERM DEBT FINANCING ACTIVITY

The Development Corporation issued Series 2006 Certificates of Participation ("COPS") in the amount of $30,110,000 during April 2006. The COPS are to be repaid from housing system revenues of the College. At June 30, 2026 and 2025, the total amount of debt to be repaid was $16,790,000 and $17,950,000, respectively. COPS are presented net of the unamortized discount in the statements of net position.

In order to hedge its interest rate risk on the variable rate debt, the Development Corporation entered into an interest rate swap agreement, which effectively fixed the interest for a ten-year period which was due to expire July 1, 2016. The Swap agreement was amended in 2016 in order to match the terms of the debt as noted below.

Due to the increased cost of renewing the Letter of Credit secured by SunTrust Bank, the Development Corporation requested and received proposals for alternative options to restructure the Series 2006 COPS from qualified financial institutions. The proposal submitted by SunTrust Bank to purchase and hold the Series 2006 Certificates for its own account for a period of at least ten years, presented the most favorable terms. In order to remarket the original Series 2006 COPS to SunTrust Bank, it was necessary to amend and restate the Series 2006 Supplemental Trust agreement and the Series 2006 Lease to provide for the direct purchase of the Series 2006 COPS by SunTrust Bank. The Series 2006 COPS were remarketed on April 9, 2012, as a non-bank qualified tax-exempt variable facility with an interest rate equal to 77% of the sum of the 30-day London Interbank Offered Rate ("LIBOR") index plus 185 basis points. The amended swap agreement was for a ten-year period, which expired in April of 2022. The swap provided an effectively fixed rate as follows: 77% of the 30-day LIBOR is fixed at 3.30%, plus 77% of 1.85% equaling 1.4245%. The sum of these two components provided a total effective fixed interest rate of 4.7245%.

With the enactment of the Federal Tax Cuts and Jobs Act, the Development Corporation's tax-exempt bond did not have the same value as it did prior to this act due to the corporate maximum tax rate being reduced to 21% from 35%. As such, SunTrust adjusted the interest rate on the SWAP to be 77% of the 30-day LIBOR, fixed at 3.30%, plus 93.584% of 1.85%, equaling 1.7313%. The sum of these two components provided a total effective fixed interest of 5.0313%.

Effective April 1, 2022, the Development Corporation restructured the existing variable rate COPS as allowed under the master trust indenture. The existing COPS were restructured as a non-bank qualified tax-exempt plain refinancing with an interest rate of 3.330%. The existing maturity and principal payment requirements were not modified.

CURRENTLY KNOWN FACTS, DECISIONS, OR CONDITIONS

The most significant factor in the Development Corporation's economic position relates to the College's ability to recruit and retain high quality students to live in the student resident facilities. Being able to maintain a high occupancy rate (96% or higher) is critical for the housing operations to be able to fully cover the annual debt costs.

Outlined below, are the student residence facilities' annual average occupancy statistics, for the past ten years. In three of the ten years, the occupancy rate exceeded the 96% target.

Year Ended June 30, (Fall Semester)	Enrolled Students	Housing Capacity	Average Number of Students Living in Housing	Occupancy Rate
2017	861	638	637	99%
2018	836	638	657	103%
2019	807	638	621	97%
2020	706	638	566	89%
2021	646	629	353	56%
2022	633	629	471	75%
2023	671	629	527	79%
2024	712	586	556	95%
2025	860	629	560	89%
2026	878	679	635	94%

During the 2023-2024 academic year, some residential facilities were taken offline, reducing the College's housing capacity by 278 beds. To accommodate the displaced students, the College contracted for 235 off-campus hotel beds.

During the 2024-2025 academic year, the College entered into an agreement with the University of South Florida Sarasota-Manatee (USF) campus to provide 90 beds in their housing facilities. In addition, a 43-bed remodeled residence hall returned to service. These changes enabled New College to reduce its contracted hotel capacity from 235 to 133 beds.

During the 2025-2026 academic year, the agreement with the University of South Florida Sarasota-Manatee (USF) campus was expanded to provide 144 beds. This additional capacity resulted in a net increase of 50 beds from the prior year and helped accommodate the growth in the number of students requiring housing.

For the 2026-2027 academic year, New College continues to advance the transformation strategy initiated in 2023-2024. As a result, the College has received a significantly higher number of enrollment deposits from incoming first-year and transfer students compared to previous years. Fall 2026 enrollment is projected to approach 1,000 students, further increasing demand for student housing.

During the 2026 legislative session of the State of Florida, the transfer of the University of South Florida Sarasota-Manatee (USF) campus to New College was enacted through the Florida State Budget. This transfer will give the College full control of the USF housing facilities, adding 56 beds to the 144 beds currently utilized, for a total housing capacity of 200 beds. The additional capacity will enhance the College's ability to accommodate the growing demand for student housing during the 2026-2027 academic year and beyond.

Requests for Information

This financial report is designed to provide a general overview of the New College of Florida Development Corporation's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Development Corporation at 5800 Bay Shore Road, Sarasota, Florida 34243.

New College of Florida Development Corporation

STATEMENTS OF NET POSITION
JUNE 30, 2026 AND 2025

	2026	2025
ASSETS		
Current assets		
Cash	$ 17,318	$ -
Due from New College of Florida	139,777	149,434
Note receivable, current	1,748,638	1,728,764
	1,905,733	1,878,198
Other assets		
Note receivable, less current portion	14,854,243	15,734,117
Due from New College of Florida	436,564	736,564
	15,290,807	16,470,681
TOTAL ASSETS	$ 17,196,540	$ 18,348,879
LIABILITIES AND NET POSITION		
Current liabilities		
Accounts payable	$ 17,318	$ -
Accrued interest payable	139,776	149,433
Current maturities of long-term debt	1,220,000	1,160,000
	1,377,094	1,309,433
Long-term liabilities		
Long-term debt, net of unamortized discount	15,545,665	16,763,173
TOTAL LIABILITIES	16,922,759	18,072,606
NET POSITION		
Restricted	273,781	276,273
TOTAL LIABILITIES AND NET POSITION	$ 17,196,540	$ 18,348,879

See Notes to Financial Statements.

New College of Florida Development Corporation

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED JUNE 30, 2026 AND 2025

	2026	2025
Operating revenues		
Net income from New College of Florida	$ 751,847	$ 624,030
Total operating revenues	751,847	624,030
Operating expenses		
Interest expense	561,585	599,890
Other expenses	190,262	24,140
Total operating expenses	751,847	624,030
Operating income	-	-
Nonoperating expense		
Amortization of bond discount	2,492	2,492
Total nonoperating expense	2,492	2,492
Change in net position	(2,492)	(2,492)
Net position, beginning of the year	276,273	278,765
Net position, end of the year	$ 273,781	$ 276,273

See Notes to Financial Statements.

New College of Florida Development Corporation

STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2026 AND 2025

	2026	2025
CASH FLOWS FROM OPERATING ACTIVITIES		
Income from housing operations	$ 1,911,847	$ 1,739,030
Payments for goods and services	(172,944)	(24,140)
Net cash provided by operating activities	1,738,903	1,714,890
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Interest paid on debt	(561,585)	(599,890)
Principal payments on debt	(1,160,000)	(1,115,000)
Net cash used in capital and related financing activities	(1,721,585)	(1,714,890)
Net change in cash	17,318	-
Cash, beginning of year	-	-
Cash, end of year	$ 17,318	$ -
Reconciliation of operating income to net cash provided by operating activities		
Operating income	$ -	$ -
Adjustments to reconcile operating income to net cash provided by operating activities		
Interest paid on debt	561,585	599,890
Amortization of lease	860,000	825,000
Changes in assets and liabilities		
Due from New College of Florida	309,657	299,282
Accounts payable	17,318	-
Accrued interest payable	(9,657)	(9,282)
Net cash provided by operating activities	$ 1,738,903	$ 1,714,890

See Notes to Financial Statements.

Notes To Financial Statements

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

New College of Florida Development Corporation (the "Development Corporation") was created on November 4, 2005 by the New College of Florida Board of Trustees. The Development Corporation is a direct support organization and component unit of New College of Florida (the "College") and is a not-for-profit corporation organized under the provisions of Florida Statutes, Chapter 617, as a direct support organization of the College as defined by Florida Statutes 1004.28. The Development Corporation was established to provide aid in the form of money and other forms of property and services to the College. The Development Corporation also has the authority to issue revenue bonds, certificates of participation, or other forms of indebtedness upon the approval of the College's Board of Trustees, as well as to enter into agreements to finance, design, construct, lease, lease-purchase, and purchase and/or operate facilities necessary and desirable to serve the needs of the College.

Specifically, the operations consist of contracting for the design and construction of student residential housing and the issuance of bonded debt to finance such construction. As such, the Development Corporation supervises and accounts for the respective construction. With the completion of the student residential housing, the Development Corporation transferred the value of the completed buildings to the College to operate in return for a direct financing lease ("Master Operating Lease"). Accordingly, the College leases the respective facility from the Development Corporation in an amount equal to the net rental proceeds. These net rental proceeds are then used to service the outstanding debt and pay for the operating costs of the Development Corporation. The Development Corporation issued Certificates of Participation, Series 2006 ("COPS") in the amount of $30,110,000 during the year ended June 30, 2006 and were remarketed on April 14, 2012 and April 1, 2022. The proceeds were used to pay for construction and renovation of student residences as well as to service the related debt and to refinance certain outstanding obligations of the College.

During the 2024-2025 academic year, the College was forced to permanently retire the Johnson Hall, Bates Hall, and Rothenberg Hall residential facilities. In addition, the modular units that had been acquired to offset some of the lost residential capacity sustained damage from Hurricanes Helene and Milton and have likewise been retired from service.

To mitigate the residential capacity shortage, the College reconditioned and brought B Dorm Hall back online and secured agreements with the University of South Florida Sarasota-Manatee (USF) and nearby hotels to provide supplemental student housing.

The governing body of the Development Corporation is its Board of Directors (the "Board"). The Board is composed of at least five but no more than seven Directors. The Development Corporation is managed, supervised, and controlled by its Board subject to applicable law and the powers and duties reserved in the New College Board of Trustees and the President of the College.

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Based on the application of the criteria described in the Governmental Accounting Standards Board ("GASB") Codification of Governmental Accounting and Financial Reporting standards, the Development Corporation is included within the financial statements of the College as a blended component unit for the years ended June 30, 2026 and 2025.

Basis of Accounting and Presentation

The Development Corporation's accounting policies conform to accounting principles generally accepted in the United States of America applicable to colleges and universities as prescribed by the Governmental Accounting Standards Board (GASB).

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

The Development Corporation's financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange activities are generally recognized when all applicable eligibility requirements, including time requirements, are met.

The statements of net position is presented in a classified format to distinguish between current and noncurrent assets and liabilities. When both restricted and unrestricted resources are available to fund certain programs, it is the Development Corporation's policy to first apply the restricted resources to such programs followed by the use of the unrestricted resources.

Cash

When applicable, amounts reported as cash consist of cash in demand accounts and unexpended bond proceeds held by a trustee. Cash in demand accounts are held in banks qualified in accordance with the provisions of Chapter 280, Florida Statutes, as a public depository. Deposits are fully collateralized by a mutual collateral pool as provided by Florida Statutes.

Note Receivable

The note receivable whose assets are restricted is recorded by the Development Corporation at the capitalized amount of the completed student residences and renovation projects, which approximates the sum of the minimum lease payments of the Master Operating Lease.

For the years ended June 30, 2026 and 2025, no depreciation expense was recorded as the Development Corporation held no assets used in its operations.

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Due from the College

The amount due from the College represents the amount transferred to escrow on behalf of the College to refund the 1996B and 1998 bonds as outlined in the COPS, series 2006. The amount due from the College is being repaid at the same rate that the outstanding amount of principal on the COPS is being repaid.

Long-Term Debt

Long-term debt includes principal amounts of COPS issued, which are reported net of the unamortized discount. The unamortized discount is being amortized over the life of COPS using the straight-line method. The use of the straight-line method is not materially different from the interest method for the years ended June 30, 2026 and 2025.

Net Position

Net position, gains, and losses are classified based on the existence or absence of donor or grantor imposed restrictions. Accordingly, net position and changes therein are classified and reported as follows:

Restricted – Restricted net position is reserved for the construction projects and purpose of the Development Corporation by the bondholder.

Net Income from New College of Florida

Net income from New College of Florida relates to payments received on the Master Ground Lease further discussed in Note 2. Net income from New College of Florida is recognized when earned under the terms of the Master Ground Lease and consists of the following components for the years ended June 30:

	2026	2025
Cash Income from Housing Operations	$ 1,921,504	$ 1,748,312
Change in Due from New College of Florida	(9,657)	(9,282)
Principal Payments Made	(1,160,000)	(1,115,000)
Net Lease Income from New College of Florida	$ 751,847	$ 624,030

Tax Status

The Development Corporation is generally exempt from federal income and state income taxes under Section 501(c)(3) of the Internal Revenue Code and comparable state law. The Development Corporation is not classified as a private foundation within the meaning of Section 509(a) of the IRC but is a corporation described under section 509(a)(3). The IRC provides for taxation of unrelated business income under certain circumstances.

NOTE 1. ORGANIZATION AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America ("US GAAP") requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and disclosures 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.

Implemented Accounting Pronouncements

During the year ended June 30, 2026, the Development Corporation implemented GASB Statement No. 103, *Financial Reporting Model Improvements*. Statement No. 103 establishes updated financial reporting model requirements designed to enhance the effectiveness of financial reports in providing information for decision-making and assessing accountability.

The implementation of GASB Statement No. 103 resulted in the restructuring of the Management's Discussion and Analysis (MD&A) into five required standardized sections and updated the presentation of certain financial statement subtotals and line classifications.

Subsequent Events

Management has evaluated subsequent events through October 25, 2026 the date the financial statements were available to be issued.

The corresponding charges for supplemental housing continue to be recorded as Housing Revenues. This arrangement has persisted into the 2026-2027 academic year and does not currently appear to affect the College's ability to meet its obligations under the Note Receivable.

NOTE 2. NOTE RECEIVABLE

As a condition of the financing arrangement, the College entered into a ground lease with the New College of Florida Property Corporation (the "Property Corporation"). The College leases the respective project land on its campus to the Property Corporation, which assigned all of its interests in the lease to the Development Corporation. The Property covered by the Master Ground Lease together with the improvements (i.e. student housing) thereon is leased back to the College to manage and operate through the Master Operating Lease and Facilities Sublease and Management Agreement. The payments on the lease are equal to the amount of the annual debt service requirements of the related bond debt and operating costs of the Development Corporation. The lease shall terminate on the date on which all certificates and obligations under any related financing documents are paid in full, at which time title passes to the College. The Development Corporation classifies this agreement as a note receivable.

NOTE 2. NOTE RECEIVABLE (CONTINUED)

At June 30, 2026, aggregate future minimum note payments are $19,967,902, with $3,365,021 in unearned income and a net value of $16,602,881. At June 30, 2025, aggregate future minimum note payments are $21,696,666, with $4,233,785 in unearned income and a net value of $17,462,881. Future minimum amounts to be received are as follows:

	Aggregate Future Minimum Note Payments
2027	$ 1,748,638
2028	1,756,763
2029	1,768,098
2030	1,782,477
2031	1,794,858
Thereafter	11,117,068
	$ 19,967,902

These aggregate future minimum note payments approximate the schedule of annual debt service requirements as adjusted for reductions in the amounts due from the College for the refunded bonds.

NOTE 3. LONG-TERM LIABILITIES

Bonds payable activity for the year ended June 30, 2026 were as follows:

	Beginning Balance	Additions	Payments	Ending Balance	Amounts Due Within One Year
COPS, Series 2006	$ 17,950,000	$ -	$ (1,160,000)	$ 16,790,000	$ 1,220,000
Less Unamortized Discount	(26,827)	-	2,492	(24,335)	-
	$ 17,923,173	$ -	$ (1,157,508)	$ 16,765,665	$ 1,220,000

Bonds payable activity for the year ended June 30, 2025 were as follows:

	Beginning Balance	Additions	Payments	Ending Balance	Amounts Due Within One Year
COPS, Series 2006	$ 19,065,000	$ -	$ (1,115,000)	$ 17,950,000	$ 1,160,000
Less Unamortized Discount	(29,319)	-	2,492	(26,827)	-
	$ 19,035,681	$ -	$ (1,112,508)	$ 17,923,173	$ 1,160,000

NOTE 3. LONG-TERM LIABILITIES (CONTINUED)

On April 7, 2006, the Development Corporation issued a variable rate COPS, series 2006 in the amount of $30,110,000. The proceeds derived from the sale of the COPS were used to finance the acquisition, construction, renovation, and equipping of apartment-style student residence facilities. The COPS mature in 2036 and were issued at a discount of $74,748.

In April 2012, the Development Corporation, through a resolution of the Board, restructured the existing variable rate COPS as allowed under the master trust indenture. The existing COPS were restructured as a non-bank qualified tax-exempt variable facility (New College of Florida Development Corporation Series 2012 conversion) with an interest rate of 77% of the sum of the 30-day LIBOR plus 185 basis points. Effective April 1, 2018, the variable interest related to the conversion increased approximately 94% the sum of the 30-day LIBOR plus 185 basis points, which was 1.92% at June 30, 2021.

The revised swap agreement associated with the original restructuring is for ten years and expired on April 1, 2022. However, the existing maturity and principal payment requirements pursuant to the original 2006 debt issuance were not restructured.

On April 1, 2022, the Development Corporation, through a resolution of the Board, restructured the existing variable rate COPS as allowed under the master trust indenture. The existing COPS were restructured as a non-bank qualified tax-exempt plain refinancing (New College of Florida Development Corporation Series 2022 refunding) with an interest rate of 3.330%. The existing maturity and principal payment requirements pursuant to the original 2006 debt issuance were not restructured.

Revenues from the student residence facilities of the College are pledged to pay rent to the Development Corporation or its assignees equal to the debt service on the debt.

The table that follows represents debt service payments on the fixed rate debt as of June 30, 2026:

	Principal	Interest	Net Cash Flows
2027	$ 1,220,000	$ 528,638	$ 1,748,638
2028	1,270,000	486,763	1,756,763
2029	1,325,000	443,098	1,768,098
2030	1,385,000	397,477	1,782,477
2031	1,445,000	349,858	1,794,858
2032-2035	6,465,000	878,828	7,343,828
2036-2037	3,680,000	93,240	3,773,240
	$ 16,790,000	$ 3,177,902	$ 19,967,902

Total interest expense incurred for the years ended June 30, 2026 and 2025, was approximately $561,000 and $600,000, respectively.

OTHER INDEPENDENT AUDITOR'S REPORT

MAULDIN & JENKINS
CPAs & ADVISORS

Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*

Board of Directors
New College of Florida Development Corporation
Sarasota, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of New College of Florida Development Corporation (the "Development Corporation"), a component unit of New College of Florida, as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Development Corporation's basic financial statements, and have issued our report thereon dated October 25, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Development Corporation's internal control over financial reporting (internal control) as a basis for designing the 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 Development Corporation's internal control. Accordingly, we do not express an opinion on the effectiveness of the Development Corporation'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 Development Corporation'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 entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Development Corporation's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Mauldin & Jenkins, LLC

Bradenton, Florida
October 25, 2026