EMMANUEL COLLEGE

Financial Statements

June 30, 2026 and 2025

(With Independent Auditors' Report Thereon)

KPMG LLP
515 Broadway
Albany, NY 12207-2974

Independent Auditors' Report

The Board of Trustees
Emmanuel College:

Opinion

We have audited the financial statements of Emmanuel College (the College), which comprise the statements of financial position as of June 30, 2026 and 2025, and the related statements of activities, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the College as of June 30, 2026 and 2025, and the results of its changes in net assets and its cash flows for the years then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the College and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. 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 U.S. generally accepted accounting principles, 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 College's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 GAAS 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.

KPMG LLP, a Delaware limited liability partnership, and its subsidiaries are part of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

In performing an audit in accordance with GAAS, 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 College'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 College'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.

KPMG LLP

Albany, New York
September 29, 2026

EMMANUEL COLLEGE

Statements of Financial Position

June 30, 2026 and 2025

Assets		2026	2025
Cash and cash equivalents	$	6,271,307	7,873,857
Student accounts receivable, net (note 4)		922,241	844,798
Contributions receivable, net (note 4)		809,691	872,414
Other assets		1,443,403	1,458,650
Student loans receivable, net (notes 4 and 14)		280,722	683,983
Long-term investments (notes 5 and 6)		209,573,073	176,107,607
Land, buildings, and equipment, net (note 7)		248,062,237	252,246,077
Total assets	$	467,362,674	440,087,386
Liabilities and Net Assets			
Accounts payable and accrued expenses	$	6,454,594	6,073,732
Student deposits and deferred revenue		5,234,584	5,289,217
Long-term debt, net (note 9)		169,264,888	174,428,011
Refundable U.S. government grants (note 14)		1,173,384	1,534,509
Total liabilities, excluding deferred lease revenue		182,127,450	187,325,469
Deferred lease revenue (note 10)		84,382,926	85,744,351
Total liabilities, including deferred lease revenue		266,510,376	273,069,820
Commitments (note 15)			
Net assets:			
Without donor restrictions		115,295,824	106,347,195
With donor restrictions (note 12)		85,556,474	60,670,371
Total net assets		200,852,298	167,017,566
Total liabilities and net assets	$	467,362,674	440,087,386

See accompanying notes to financial statements.

EMMANUEL COLLEGE

Statement of Activities

Year ended June 30, 2026

	2026		
	Without donor restrictions	**With donor restrictions**	**Total**
Revenues:			
Tuition and fees, net (includes scholarships, grants, and other aid of $57,571,989)	$ 35,856,955	—	35,856,955
Auxiliary operations, net (includes scholarships, grants, and other aid of $2,305,500)	24,066,983	—	24,066,983
Student service revenue, net	59,923,938	—	59,923,938
Contributions	1,450,428	—	1,450,428
Government and other private grants	2,673,350	—	2,673,350
Investment earnings authorized for operations (notes 5 and 6)	5,637,226	2,962,774	8,600,000
Leases and contracts (notes 8 and 10)	5,858,491	—	5,858,491
Other income, net	3,596,884	—	3,596,884
Net assets released from restrictions (note 13)	2,962,774	(2,962,774)	—
Total revenues	82,103,091	—	82,103,091
Expenses:			
Instruction	25,125,714	—	25,125,714
Academic support	5,206,167	—	5,206,167
Student services	15,802,796	—	15,802,796
Institutional support	18,254,202	—	18,254,202
Fundraising	1,815,392	—	1,815,392
Auxiliary operations	19,423,851	—	19,423,851
Total expenses	85,628,122	—	85,628,122
Change in net assets from operating activities	(3,525,031)	—	(3,525,031)
Nonoperating:			
Contributions	—	20,609,367	20,609,367
Net asset reclassifications	74,800	(74,800)	
Investment earnings, net, reinvested/designated for current operations (notes 5 and 6)	12,398,860	4,351,536	16,750,396
Total nonoperating activities	12,473,660	24,886,103	37,359,763
Change in net assets	8,948,629	24,886,103	33,834,732
Net assets as of beginning of year	106,347,195	60,670,371	167,017,566
Net assets as of end of year	$ 115,295,824	85,556,474	200,852,298

See accompanying notes to financial statements.

EMMANUEL COLLEGE

Statement of Activities

Year ended June 30, 2025

	2025		
	Without donor restrictions	**With donor restrictions**	**Total**
Revenues:			
Tuition and fees, net (includes scholarships, grants, and other aid of $53,885,408)	$ 33,835,716	—	33,835,716
Auxiliary operations, net (includes scholarships, grants, and other aid of $1,851,925)	23,856,216	—	23,856,216
Student service revenue, net	57,691,932	—	57,691,932
Contributions	2,700,821	—	2,700,821
Government and other private grants	1,150,715	—	1,150,715
Investment earnings authorized for operations (notes 5 and 6)	5,215,950	3,134,050	8,350,000
Leases and contracts (notes 8 and 10)	5,680,852	—	5,680,852
Other income, net	3,739,423	—	3,739,423
Net assets released from restrictions (note 13)	3,134,050	(3,134,050)	—
Total revenues	79,313,743	—	79,313,743
Expenses:			
Instruction	24,623,885	—	24,623,885
Academic support	5,355,438	—	5,355,438
Student services	15,997,141	—	15,997,141
Institutional support	17,940,401	—	17,940,401
Fundraising	1,808,543	—	1,808,543
Auxiliary operations	19,077,446	—	19,077,446
Total expenses	84,802,854	—	84,802,854
Change in net assets from operating activities	(5,489,111)	—	(5,489,111)
Nonoperating:			
Contributions	—	1,348,647	1,348,647
Investment earnings, net, reinvested/designated for current operations (notes 5 and 6)	8,185,079	2,133,718	10,318,797
Total nonoperating activities	8,185,079	3,482,365	11,667,444
Change in net assets	2,695,968	3,482,365	6,178,333
Net assets as of beginning of year	103,651,227	57,188,006	160,839,233
Net assets as of end of year	$ 106,347,195	60,670,371	167,017,566

See accompanying notes to financial statements.

EMMANUEL COLLEGE

Statements of Cash Flows

Years ended June 30, 2026 and 2025

	2026	2025
Cash flows from operating activities:		
Change in net assets	$ 33,834,732	6,178,333
Adjustments to reconcile change in net assets to net cash provided by (used in) operating activities:		
Depreciation and amortization	10,902,836	9,340,903
Amortization of bond premium	(787,056)	(787,056)
Amortization of deferred lease revenue	(1,361,425)	(1,361,425)
Net realized and unrealized gains on investments	(21,263,542)	(15,101,272)
Contributions restricted for long-term investments	(20,610,248)	(2,846,522)
Change in student accounts receivable, net	(77,443)	(115,035)
Change in contributions receivable, net	62,723	(85)
Noncash contributions	(567,531)	(149,360)
Change in other assets	15,247	168,149
Change in accounts payable and accrued expenses	425,301	(312,052)
Change in student deposits and deferred revenue	(54,633)	562,565
Change in refundable U.S. government grants	(361,125)	(89,383)
Net cash provided by (used in) operating activities	157,836	(4,512,240)
Cash flows from investing activities:		
Sales of investments	56,813,074	48,880,777
Purchases of investments	(68,437,032)	(36,531,439)
Change in student loans receivable, net	403,261	131,513
Additions to land, buildings, and equipment	(6,709,937)	(2,823,034)
Net cash (used in) provided by investing activities	(17,930,634)	9,657,817
Cash flows from financing activities:		
Contributions restricted for long-term investment	20,610,248	2,846,522
Principal payment on long-term debt	(4,440,000)	(4,265,000)
Net cash provided by (used in) financing activities	16,170,248	(1,418,478)
Net change in cash and cash equivalents	(1,602,550)	3,727,099
Cash and cash equivalents as of beginning of year	7,873,857	4,146,758
Cash and cash equivalents as of end of year	$ 6,271,307	7,873,857
Supplemental disclosures:		
Cash paid for interest	$ 7,543,462	7,716,518
Change in accounts payable for land, buildings and equipment	(44,439)	(36,261)

See accompanying notes to financial statements.

(1) Organization

Emmanuel College (the College), located in Boston, Massachusetts, educates students in a dynamic co-educational learning environment shaped by a liberal arts and sciences curriculum that emphasizes career development. As a Catholic college, the College prepares students with the skills to succeed in tomorrow's world and the social conscience to make a difference in that world. The College's education is rooted in strong human values and continues to reflect the founding educational mission of the Sisters of Notre Dame de Namur (the Sisters) who opened the College in 1919.

(2) Summary of Significant Accounting Policies

(a) Basis of Financial Statement Presentation

The accompanying financial statements are presented on the accrual basis of accounting in accordance with U.S generally accepted accounting principles (US GAAP) and have been prepared to focus on the College as a whole and to present balances and transactions according to two classes of net assets: without donor restrictions and with donor restrictions.

Without donor restrictions: net assets are not subject to donor stipulations restricting their use but may be designated for specific purposes by the College or may be limited by contractual agreements with outside parties.

With donor restrictions: net assets are subject to donor stipulations that expire with the passage of time, can be fulfilled by actions pursuant to the stipulations, or which may be perpetual.

Unconditional promises to give that are expected to be collected within one year are recorded at their net realizable value. Unconditional promises to give that are expected to be collected in future years are recorded at the present value of estimated future cash flows, discounted at the appropriate rate commensurate with the risks involved. Amortization of the discount is included in contribution revenue. Conditional promises to give are not included as revenue until such time as the conditions are substantially met. All contributions are considered to be available for current use unless specifically restricted by the donor. Amounts received that are designated for future periods or restricted by the donor for specific purposes are reported as with donor restrictions. When a qualifying expenditure occurs or a time restriction expires, net assets with donor restrictions are recognized as "net assets released from restrictions" in the statement of activities. However, if a restriction is fulfilled in the same time period in which the contribution is received, the contribution is reported as without donor restrictions.

Furthermore, dividends, interest, and realized and unrealized gains on long-term investments are reported as follows:

- Increases in net assets with donor restrictions if the terms of the contribution require these to be added to the principal;
- Increases in net assets with donor restrictions if the terms of the contribution, or the College's interpretation of relevant state law, imposes restrictions on the use of the income and gains; or
- Increases in net assets without donor restrictions in all other cases.

(b) Operations

The statements of activities report the change in net assets from operating and nonoperating activities. Operating revenues consist of those items attributable to the College's academic programs and auxiliary enterprises. Total student service revenue consists of charges for tuition and fees, housing and dining. Such revenue is presented at transaction prices, which are determined based on standard published rates for the services provided, less any scholarships and aid awarded by the College to qualifying students. Scholarships, grants and other aid awarded for tuition, fees and housing amounted to $59,877,489 and $55,737,333 for the years ended June 30, 2026 and 2025, respectively.

Appropriated endowment income, including gains, of the College's endowment with donor restriction used in support of current-year operations are reported as operating revenue. All other investment income is reported as nonoperating revenue. Contributions for capital assets and contributions that are not expended for operations in the year received, are reported as nonoperating revenue; all other contributions without donor restrictions are reported as operating revenue.

(c) Cash and Cash Equivalents

The College considers highly liquid investments with original maturities of three months or less at the date of purchase to be cash equivalents, except any such investments that are part of the College's endowment, which are reported as long-term investments.

(d) Investments

All long-term investments have been reported in the financial statements at their current fair value. The fair value of publicly traded securities is based upon quotes from the principal exchanges on which the security is traded. The net increase or decrease in realized and unrealized appreciation in the fair value of such investments has been included in the statement of activities in the appropriate net asset classification.

(e) Student Deposits and Deferred Revenue

Student deposits, along with advance payments for tuition, room, and board related to the next semester, have been deferred and will be reported as revenue without donor restrictions when realized.

(f) Income Taxes

The College generally is not subject to income taxes since it is a tax-exempt organization under Section 501(c)(3) of the Internal Revenue Code.

Accounting Standards Codification (ASC) Topic 740, *Income Taxes*, permits an entity to recognize the benefit and requires accrual of an uncertain tax position only when the position is "more-likely-than-not" to be sustained in the event of examination by tax authorities. In evaluating whether a tax position has met the recognition threshold, the College must presume that the position will be examined by the appropriate taxing authority that has full knowledge of all relevant information. ASC Topic 740 also provides guidance on the recognition, measurement, and classification of income tax uncertainties, along with any related interest or penalties. Tax positions deemed to meet the "more-likely-than-not" threshold are recorded as a tax expense in the current year.

The College has analyzed all open tax years, defined by the statutes of limitations, for all major jurisdictions. Open tax years are those that are open for examination by taxing authorities. Major jurisdictions for the College include Federal and the Commonwealth of Massachusetts. As of June 30, 2026, open Federal and Massachusetts tax years for the College include the tax years ended June 30, 2022 through June 30, 2025. The College has no examinations in progress. The College believes it has no significant uncertain tax positions.

(g) Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities, as of 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.

(h) Land, Buildings, and Equipment

Land, buildings, major plant renovations and major repairs, and equipment are stated at cost at the date of acquisition or renovation, or at fair value as of the date of donation in the case of a contribution. Minor renovations and repairs are charged to operations and maintenance as incurred. Depreciation of plant and equipment is computed on a straight-line basis over the expected lives of the respective assets.

Interest expense on debt used to finance construction has been added to the cost of the asset, net of any income earned on temporarily invested debt proceeds during construction.

(i) Bond Discount, Premiums, and Issuance Costs

Unamortized bond discounts, premiums, and issuance costs are being amortized through the final maturity date of the respective bond issue.

(j) Fair Value of Financial Instruments

The College discloses fair value information about all financial instruments, whether or not recognized in the Statement of Financial Position, for which it is practicable to estimate fair value. Cash and cash equivalents, accounts and contributions receivable, and accounts payable are carried at net realizable value, which approximates fair value. The fair values of all other financial assets and liabilities are disclosed in the accompanying notes.

Fair value represents the price that would be received upon the sale of an asset or paid upon the transfer of a liability in an orderly transaction between market participants as of the measurement date. US GAAP establishes a fair value hierarchy that prioritizes inputs used to measure fair value into three levels:

- Level 1 – Quoted prices (unadjusted) in active markets that are accessible at the measurement date for assets or liabilities
- Level 2 – Observable prices that are based on inputs not quoted in active markets, but corroborated by market data
- Level 3 – Unobservable inputs are used when little or no market data is available.

The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. In determining fair value, the College utilizes valuation techniques that maximize the use of observable inputs and minimize the use of unobservable inputs to the extent possible. Levels are determined based on the aforementioned hierarchy. The College has no investments that are valued using Level 3 inputs.

(k) Leases

The College has leases under which it is obligated as a lessee and leases for which it is a lessor.

The College determines if an arrangement is, or contains, a lease at inception of the contract and classifies leases as either operating or finance depending upon the terms and conditions set forth in the contract. Operating lease right-of-use assets and related obligations are recognized at the commencement date based on the present value of lease payments over the lease term discounted using an appropriate incremental borrowing rate. Lease right-of-use assets represent the College's right to use an underlying asset for the lease term. Lease obligations, included in accounts payable and accrued expenses, represent the College's liability to make lease payments arising from the lease. At the time of recognition of a lease liability and corresponding right-of-use asset, the incremental borrowing rate is determined using interest rates applicable to the College. Right-of-use assets related to operating leases are included in other assets, and the related lease obligation is in the Statement of Financial Position. Lease expense for lease payments is recognized on a straight-line basis over the lease term.

Rental income arising from operating leases as a lessor is included in operating revenue in leases and contracts in the Statement of Activities.

(3) Liquidity and Availability of Resources

As of June 30, 2026, and 2025, financial assets and liquidity resources available within one year for general expenditure, such as operating expenses, scheduled principal payments on debt, and capitalized construction costs not financed with debt, were as follows:

	2026	2025
Cash and cash equivalents	$ 6,271,307	7,873,857
Contributions receivable, net	339,315	95,250
Amount due from endowment	—	621,671
Student accounts receivable, net	922,241	844,798
Board approved endowment draw for the following year	9,314,801	8,602,952
Total financial assets and liquidity resources available within one year	$ 16,847,664	18,038,528

The College's Board of Trustees determines and implements the spending policy for the College's endowment. The College's current long-term investment spending policy is a maximum of 5% of the average fair value of the endowment over the prior three years. Under the provision of the spending rule, for fiscal years 2026 and 2025, the endowment appropriation was $8,600,000 and $8,350,000, respectively. Additionally, the College has board-designated endowment funds without donor restrictions of

$129,942,486 as of June 30, 2026. Although the College does not intend to spend from its board-designated endowment funds other than amounts appropriated for operations, additional amounts could be made available, if necessary.

The College's cash flows have seasonal variations attributable to the timing of tuition billing and contributions received. The College projects future liquidity requirements and aligns the amounts and duration of investments with the projected liquidity need.

(4) Receivables

(a) Student Accounts and Student Loans

Student accounts receivable are net of an allowance for uncollectible accounts of $64,056 and $563,913 as of June 30, 2026 and 2025.

Student loans receivable are net of an allowance for uncollectible loans of $31,000 and $181,000 as of June 30, 2026 and 2025.

(b) Contributions

Contributions receivable as of June 30 are composed of the following:

		2026	2025
Amounts due in:			
Less than one year	$	573,588	382,716
One to five years		506,000	670,507
Over five years		—	110,000
		1,079,588	1,163,223
Less present value discount and allowance for uncollectible pledges		(269,897)	(290,809)
Contributions receivable, net	$	809,691	872,414

Contributions receivable have been discounted at rates of approximately 5%.

(5) Long-Term Investments

Basis of Reporting

Investments are reported at estimated fair value. If an investment is held directly by the College and an active market with quoted prices exists, the market price of an identical security is used as reported fair value. Reported fair values for shares in mutual funds registered with the U.S. Securities and Exchange Commission are based on share prices reported by the funds as of the last business day of the College's fiscal year. Investments are redeemable daily on one to seven days' notice.

(Continued)

The following tables summarize the College's investments by major category in the fair value hierarchy as of June 30, 2026 and 2025, as well as related strategies:

	June 30, 2026		
	Level 1	**Level 2**	**Total**
Long-term investment strategies:			
Cash equivalents & money market funds	$ 13,239,974	—	13,239,974
Fixed income	51,948,308	—	51,948,308
Global (ex-U.S.) fixed income	8,378,745	—	8,378,745
Domestic equities	101,894,421	1,770,791	103,665,212
Global (ex-U.S.) equities	32,311,830	29,004	32,340,834
Total investments	$ 207,773,278	1,799,795	209,573,073

	June 30, 2025		
	Level 1	**Level 2**	**Total**
Long-term investment strategies:			
Cash equivalents & money market funds	8,285,868	—	8,285,868
Fixed income	$ 54,460,907	—	54,460,907
Global (ex-U.S.) fixed income	8,486,801	—	8,486,801
Domestic equities	80,814,836	1,155,943	81,970,779
Global (ex-U.S.) equities	22,903,252	—	22,903,252
Total investments	$ 174,951,664	1,155,943	176,107,607

The following table summarizes the investment return for the years ended June 30:

	2026	**2025**
Realized and unrealized net gains	$ 21,263,542	15,101,272
Interest and dividends	4,782,037	4,261,780
Less: Management fees	(720,933)	(694,255)
Total return, net of fees	$ 25,324,646	18,668,797

(Continued)

The following table is a reconciliation of total investment return to amounts reported in the statements of activities for the years ended June 30:

		2026	2025
Long-term investment return utilized – operating activities	$	8,600,000	8,350,000
Long-term investment return in excess of amounts utilized – nonoperating activities		17,445,579	11,013,052
		26,045,579	19,363,052
Less: Management Fees		(720,933)	(694,255)
Total return, net of fees	$	25,324,646	18,668,797

(6) Endowment

The College's endowment consists of approximately 124 individual funds established for a variety of purposes including both donor-restricted endowment funds and funds designated by the Board of Trustees to function as endowment. Net assets associated with endowment funds, including funds designated by the Board of Trustees to function as endowment, are classified and reported based on the existence or absence of donor-imposed restrictions.

(a) Relevant Law

The College follows the principles of the Uniform Prudent Management of Institutional Funds Act (UPMIFA).

Under UPMIFA, the governing board has discretion to determine appropriate expenditures of a donor-restricted endowment fund in accordance with a robust set of guidelines about what constitutes prudent spending. UPMIFA permits the College to appropriate for expenditure or accumulate so much of an endowment fund as the College determines to be prudent for the uses, benefits, purposes, and duration for which the endowment fund is established. Seven criteria are to be used to guide the College in its yearly expenditure decisions: (1) duration and preservation of the endowment fund; (2) the purposes of the College and the endowment fund; (3) general economic conditions; (4) effect of inflation or deflation; (5) the expected total return from income and the appreciation of investments; (6) other resources of the College; and (7) the investment policy of the College.

Although UPMIFA offers short-term spending flexibility, the explicit consideration of the preservation of funds among factors for prudent spending suggests that a donor-restricted endowment fund is still perpetual in nature. Under UPMIFA, the Board is permitted to determine and continue a prudent payout amount, even if the market value of the fund is below historic dollar value. There is an expectation that, over time, the historic-dollar-value amount will remain intact.

In accordance with appropriate accounting standards, the College classifies net assets with donor restrictions (a) the original value of gifts donated to the endowment with donor restrictions, (b) the original value of subsequent gifts to the endowment with donor restrictions, and (c) accumulated

appreciation on donor-restricted endowment funds, which are available for expenditure by the Board of Trustees.

Endowment net asset composition by type of fund consists of the following at June 30, 2026:

	Without donor restrictions	With donor restrictions	Total
Donor-restricted endowment funds:			
Instruction	$ —	8,570,847	8,570,847
Student aid	—	49,710,315	49,710,315
Other	—	21,349,425	21,349,425
	—	79,630,587	79,630,587
Board-designated endowment funds	129,942,486	—	129,942,486
Total endowed net assets	$ 129,942,486	79,630,587	209,573,073

Changes in endowment net assets for the year ended June 30, 2026 are as follows:

	Without donor restrictions	With donor restrictions	Total
Endowment net assets, July 1, 2025	$ 121,971,957	54,135,650	176,107,607
Investment return:			
Investment income	3,327,165	1,454,872	4,782,037
Net gains	14,629,441	6,634,101	21,263,542
Fees	(479,423)	(241,510)	(720,933)
Total investment return	17,477,183	7,847,463	25,324,646
Contributions	—	20,610,248	20,610,248
Special endowment draw for operations	(3,869,428)	—	(3,869,428)
Appropriation of endowment assets for expenditure	(5,637,226)	(2,962,774)	(8,600,000)
Endowment net assets, June 30, 2026	$ 129,942,486	79,630,587	209,573,073

(Continued)

Endowment net asset composition by type of fund consists of the following at June 30, 2025:

	Without donor restrictions	With donor restrictions	Total
Donor-restricted endowment funds:			
Instruction	$ —	7,916,234	7,916,234
Student aid	—	46,074,145	46,074,145
Other	—	145,271	145,271
	—	54,135,650	54,135,650
Board-designated endowment funds	121,971,957	—	121,971,957
Total endowed net assets	$ 121,971,957	54,135,650	176,107,607

Changes in endowment net assets for the year ended June 30, 2025 are as follows:

	Without donor restrictions	With donor restrictions	Total
Endowment net assets, July 1, 2024	$ 124,948,339	48,259,049	173,207,388
Investment return:			
Investment income	2,928,699	1,333,081	4,261,780
Net gains	9,968,521	5,132,751	15,101,272
Total investment return	12,897,220	6,465,832	19,363,052
Contributions	—	2,846,522	2,846,522
Fees	(392,552)	(301,703)	(694,255)
Special endowment draw for operations	(10,265,100)	—	(10,265,100)
Appropriation of endowment assets for expenditure	(5,215,950)	(3,134,050)	(8,350,000)
Endowment net assets, June 30, 2025	$ 121,971,957	54,135,650	176,107,607

(b) Funds with Deficiencies

From time to time, the fair value of certain donor-restricted endowment funds may fall below their original contributed value. As of June 30, 2026 and 2025, there were no material underwater endowment funds.

(c) Return Objectives and Risk Parameters

The College 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 College must hold in perpetuity or for a donor-specified period as well as board-designated funds. The primary investment objectives of the management of the endowment fund are to grow the fund's real value by generating average annual real returns that meet or exceed the spending rate, after inflation, management fees, and administrative costs. Consistent with this goal, the Board of Trustees and the Finance Committee intend that the endowment fund be managed with an intention to maximize total returns consistent with prudent levels of risk and reduce portfolio risk through asset allocation and diversification.

Under this policy, as approved by the Finance Committee, the endowment assets are invested in a manner that is intended to produce results that meet or exceed the price and yield results of benchmarks composed of the Standard and Poor's 500 index for equities and Barclays Capital Intermediate Government/Credit Bond Index for fixed-income securities while assuming a prudent level of investment risk.

(d) Strategies Employed for Achieving Objectives

To satisfy its long-term rate-of-return objectives, the College 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 Finance Committee is responsible for establishing an asset allocation policy. The asset allocation policy is designed to attempt to achieve diversity among capital markets and within capital markets, by investment discipline and management style. The Committee designs a policy portfolio in light of the endowment's needs for liquidity, preservation of purchasing power, and risk tolerances.

The College targets a diversified asset allocation that places emphasis on investments in equities and fixed-income securities that conform to the College's Ethical and Social Justice Policy for Investments. The asset allocation on a fully invested target is 60% equities and 40% fixed income excluding any cash and cash equivalents. The Finance Committee periodically reviews the policy portfolio's asset allocation for possible rebalancing.

(e) Spending Policy and How the Investment Objectives Relate to Spending Policy

Under the College's current long-term investment spending policy, 5% of the average fair value of the prior three years of its endowment funds with donor restrictions and up to 5% of the average fair value of the prior three years of its endowment funds without donor restrictions can be appropriated for spending. The College may also withdraw funds for purposes as authorized by the Trustees. During the years ended June 30, 2026 and 2025, the Trustees have approved a special draw of board designated endowment funds to support operating deficits in excess of the 5% spending policy. The operating budget for the year ending June 30, 2027 will also require an additional special endowment draw to cover the operating deficit.

In establishing these policies, the College considered the intent of the donor-restricted endowment, the expected return on its endowment, and its programming needs. Accordingly, the College expects the current spending policy to allow its endowment to maintain its purchasing power by growing at a rate greater than planned payouts. Additional real growth will be provided through new gifts and any excess investment return or additions authorized by the Board of Trustees.

(7) Land, Buildings, and Equipment

Land, buildings, and equipment as of June 30 are as follows:

	Estimated useful lives	2026	2025
Land and improvements	0–20 years	$ 22,127,344	23,318,298
Buildings and improvements	35–50 years	347,009,515	342,000,012
Furniture and equipment	5 years	24,851,369	21,635,201
Collection of art	—	129,658	129,658
Construction in progress	—	3,523,047	700,399
		397,640,933	387,783,568
Less accumulated depreciation		(149,578,696)	(135,537,491)
Land, buildings, and equipment, net		$ 248,062,237	252,246,077

Depreciation expense charged to operations was $10,849,339 and $9,291,047 for the years ended June 30, 2026 and 2025, respectively. Capitalized interest included in buildings and improvements was $10,617,457 at June 30, 2026 and June 30, 2025.

(8) Leases

(a) St. Julie Hall Lease

In connection with the issuance of the 2016 Bonds, the College entered into a lease with MCPHS University (MCPHS) that commenced upon substantial completion of the new residence hall. Pursuant to the lease agreement, MCPHS leases approximately 260 beds and the use of certain common areas of the building. Under the lease, MCPHS has the option to extend the lease for three extension terms of five years each. Over the initial 12-year term of the lease, MCPHS will make semi-annual rent payments to the College ranging from $1.8 million to $2.5 million. For the fiscal years ended June 30, 2026 and 2025, MCPHS paid the College $4,425,086 and $4,296,200, respectively. The lease payments are pledged as security for the 2016 Bonds (Note 9).

(b) Ground Leases

The College is the lessor in two long-term non-cancellable leases for space. Annual rental income recognized for both of the years ended June 30, 2026 and 2025 was $1,361,425 and $1,361,425. See note 10.

(c) Lease Obligations

The College is committed to annual payments under long-term non-cancellable operating leases through the year ending June 30, 2029.

Payments due include options to extend leases that are reasonably certain to be exercised through the year ending June 30, 2029 and are summarized below as of June 30, 2026:

Fiscal year		Operating
2027	$	50,850
2028		48,204
2029		48,204
Less amounts representing interest		(12,663)
Total	$	134,595

The College's right-of-use lease assets are $147,258 and $200,755 as of June 30, 2026 and 2025, respectively. The College's right-of-use lease liabilities are $147,258 and $200,755 as of June 30, 2026 and 2025, respectively. The assets are classified under Other Assets and the liabilities are classified under the Accounts Payable and Accrued Expenses in the Statement of Financial Position.

	2026	2025
Other information:		
Weighted average remaining lease term – operating leases	35 months	47 months
Weighted average discount rate – operating leases	5 %	5 %

The components of lease expense are as follows:

		2026	2025
Lease cost:			
Operating lease expense	$	50,850	53,497

The following table summarizes cash paid for amounts included in the measurement of these liabilities for operating leases as a lessee for the years ended June 30, 2026 and 2025, respectively:

		2026	2025
Operating cash flows used in operating leases	$	(53,497)	(49,856)

(Continued)

(9) Long-Term Debt

Long-term debt as of June 30 is as follows:

	2026	2025
Massachusetts Development Finance Agency Series A Tax Exempt Term Bonds of 2016, due through 2046, starting October 2037	$ 96,630,000	96,630,000
Massachusetts Development Finance Agency Series A Tax Exempt Serial Bonds of 2016, due through 2036, starting October 2030	41,340,000	41,340,000
Massachusetts Development Finance Agency Series B Taxable Term Bonds of 2016, due through 2030, starting October 2020	22,520,000	26,960,000
Total long-term debt	160,490,000	164,930,000
Less underwriter's discount	(576,950)	(606,049)
Less bond issuance costs	(688,981)	(723,815)
Plus unamortized premium	10,040,819	10,827,875
Long-term debt, net	$ 169,264,888	174,428,011

On June 16, 2016, the College entered into a Loan and Trust Agreement with Massachusetts Development Finance Agency (the Agency) in order to finance a new residence hall construction project and to repay other indebtedness. In connection with the Agreement, the Agency issued Series 2016B taxable bonds with a par amount of $50,265,000 and Series 2016A tax-exempt bonds with a par amount of $137,970,000 (collectively, the 2016 Bonds). An original issue premium of $17,944,175 was received upon issuance of these bonds. The premium will be amortized over the remaining life of the bonds.

The bonds carry an effective fixed interest rate of 3.94% and are repayable over a 30-year period. Total interest incurred for the years ended June 30, 2026 and 2025 amounted to $7,543,462 and $7,716,518, respectively. The principal payments for these bonds are as follows:

Year ending June 30:	
2027	$ 4,620,000
2028	4,805,000
2029	5,000,000
2030	5,200,000
2031	5,425,000
Thereafter	135,440,000
	$ 160,490,000

(Continued)

(10) Deferred Lease Revenue

The College has two land leases with two separate third-party lessees.

The first lease began in May 2001. The lessee prepaid the College upon inception of the lease and the prepayment was recognized as deferred lease revenue and is being amortized to revenue without donor restrictions on a straight-line basis over the 75-year term of the lease. The College recognized $341,883 in annual lease revenue during the years ended June 30, 2026 and 2025. The remaining unamortized deferred revenue on the first lease was $16,923,267 and $17,265,150 at June 30, 2026 and 2025, respectively.

The second lease began in August 2012. The lessee prepaid $40 million to the College upon inception of the lease and $42 million in November 2015. The prepayment was recognized as deferred lease revenue and is being amortized to revenue without donor restrictions on a straight-line basis over the 80-year term of the lease. The College recognized $1,019,542 in annual lease revenue during the years ended June 30, 2026 and 2025. The remaining unamortized deferred revenue on the second lease was $67,459,659 and $68,479,201 at June 30, 2026 and 2025, respectively.

(11) Retirement Plan

Through its membership in the Teachers Insurance and Annuity Association, the College has a discretionary contribution retirement plan for all qualified (as defined) full-time employees. Contributions were equal to 5% and 9% of each eligible employee's basic salary, for the years ended June 30, 2026 and 2025, respectively. The College's expense related to the retirement plan was $1,316,914 and $2,235,471 for the years ended June 30, 2026 and 2025, respectively.

(12) Net Assets

Net assets with donor restrictions consisted of the following:

	2026	2025
Purpose restrictions:		
Student aid	$ 50,035,521	46,371,252
Instruction	9,512,268	8,794,355
Other	24,950,693	4,257,867
Capital projects	198,018	198,018
Academic support	479,598	429,217
Contributions receivable, net	380,376	619,662
	$ 85,556,474	60,670,371

Unspent long-term investment gains on net assets with donor restrictions were $24,322,220 and $19,287,532 as of June 30, 2026 and 2025, respectively. These unspent gains are classified as net assets with donor restrictions until the College appropriates and spends such sums in accordance with the terms of the underlying contributions, at which time they will be released to revenues without donor restrictions.

(Continued)

(13) Net Assets Released from Donor Restrictions

Net assets released from donor restrictions by incurring expenses satisfying the restricted purposes or by the occurrence of events specified by the donors are as follows:

	2026	2025
Purpose restrictions:		
Scholarship	$ 2,219,888	2,116,179
Instructional	480,717	564,183
Other	262,169	453,688
Total net assets released from donor restrictions	$ 2,962,774	3,134,050

(14) Student Loans

Student loans include funds advanced to the College by the U.S. government under the Federal Perkins Loan Program (the Program). Under federal law, the authority for schools to make new loans under the Program ended on September 30, 2017, and final disbursements were permitted through June 30, 2018. The College returned $73,342 and $107,464 of advanced Program funds to the U.S. government during the years ended June 30, 2026 and 2025, respectively.

(15) Commitments and Contingencies

Since the inception of the College, the Sisters of Notre Dame de Namur (the Sisters) have provided services for which they have not been fully compensated. Prior to 1982, the amount of the aggregate uncompensated services was reflected in the College's financial statements as noninterest-bearing indebtedness payable to the Sisters. A change in accounting for the indebtedness payable to the Sisters was effective as of July 1, 1982, reclassifying the indebtedness because of the contingent nature of the College's liability to the Sisters. Beginning on July 1, 1982, the calculation of aggregate contingent liability was increased by the annual amount of the uncompensated services of the Sisters. As of August 31, 2002, the total contingent liability of the College under the terms of its liability to the Sisters was $9,174,000 (the liability). Beginning September 1, 2002, the College began fully compensating the Sisters for their services. The liability may become payable on demand in certain circumstances, including among other things termination of operations, merger with another institution, dissolution of the Board of Trustees, and bankruptcy. The liability is represented by a note, which is secured by a mortgage on certain property, a portion of which is subordinated to the Massachusetts Development Finance Agency Series 2016 Bonds.

(16) Functional Expenses

The Statements of Activities present expenses by functional classification. Costs related to the operation and maintenance of the plant, depreciation expense, and interest expense are allocated based on square footage utilization of the function. Institutional overhead costs are allocated based on a weighted average salary allocation.

Natural expenses as of June 30, 2026 are as follows:

	Program activities				Support activities		
	Instruction	Academic support	Student services	Institutional support	Fundraising	Auxiliary operations	Total
Salaries and wages	$ 14,250,592	2,400,523	7,471,097	6,920,475	813,614	959,660	32,815,961
Employee benefits	3,656,016	615,859	1,916,724	1,775,461	208,734	246,203	8,418,997
Supplies, services, other	4,530,871	1,299,029	4,460,652	3,082,580	560,967	9,199,354	23,133,453
Depreciation	1,347,379	446,233	979,912	3,437,939	116,522	4,521,353	10,849,338
Interest	872,775	289,344	634,253	1,977,297	75,216	2,927,321	6,776,206
Utilities	468,081	155,179	340,158	1,060,450	40,339	1,569,960	3,634,167
	$ 25,125,714	5,206,167	15,802,796	18,254,202	1,815,392	19,423,851	85,628,122

Natural expenses as of June 30, 2025 are as follows:

	Program activities				Support activities		
	Instruction	Academic support	Student services	Institutional support	Fundraising	Auxiliary operations	Total
Salaries and wages	$ 13,703,542	2,517,731	7,761,994	7,206,484	819,934	955,276	32,964,961
Employee benefits	3,858,619	708,938	2,185,608	2,029,189	230,875	268,985	9,282,214
Supplies, services, other	4,585,279	1,308,710	4,248,553	2,762,744	543,512	9,543,289	22,992,087
Depreciation	1,153,855	382,140	839,167	2,944,147	99,786	3,871,952	9,291,047
Interest	894,941	296,321	650,823	2,028,511	77,434	3,002,971	6,951,001
Utilities	427,649	141,598	310,996	969,326	37,002	1,434,973	3,321,544
	$ 24,623,885	5,355,438	15,997,141	17,940,401	1,808,543	19,077,446	84,802,854

(17) Related Parties

Members of the College's Board of Trustees and Officers may, from time to time, be associated, either directly or indirectly, with companies doing business with the College. The College's conflict of interest policy requires, among other things, that no member of the Board of Trustees or Officer may participate in any decision in which they (or an immediate family member) have a material financial interest. For the Board of Trustees and Officers, the College requires an annual disclosure of significant financial interests, family relationships, significant management function, or substantial business with entities doing business with the College. When such relationships exist, measures are taken to address the actual or perceived conflict to protect the best interests of the College and ensure compliance with relevant conflict of interest laws or policy.

(18) Subsequent Events

For purposes of determining the effects of subsequent events on these financial statements, management has evaluated events subsequent to June 30, 2026 and through September 29, 2026, the date on which the financial statements were issued.