



DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Basic Financial Statements

March 31, 2026

(With Independent Auditors' Report Thereon)

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

March 31, 2026

Table of contents

	Page
Independent Auditors' Report	1
Management's Discussion and Analysis	3
Basic Financial Statements:	
Statement of Net Position	26
Statement of Revenues, Expenses, and Changes in Net Position	27
Statement of Cash Flows	28
Notes to Basic Financial Statements	30
Required Supplementary Information	
Schedule of Proportionate Share of the Net Pension Liability New York State and Local Employees' Retirement System (Unaudited)	63
Schedule of Pension Contributions New York State and Local Employees' Retirement System (Unaudited)	64
Schedule of Changes in the Total OPEB Liability and Related Ratios (Unaudited)	65



KPMG LLP
515 Broadway
Albany, NY 12207-2974

Independent Auditors' Report

The Board of Directors
Dormitory Authority of the State of New York:

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the Dormitory Authority of the State of New York (DASNY), a component unit of the State of New York, as of and for the year ended March 31, 2026, and the related notes to the financial statements, which collectively comprise DASNY's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the financial position of DASNY as of March 31, 2026, and the changes in its financial position and its cash flows for the year then ended in accordance with U.S. generally accepted accounting principles.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of DASNY 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 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 DASNY's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

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

U.S. generally accepted accounting principles require that the management's discussion and analysis, the schedule of proportionate share of the net pension liability New York State and Local Employees' Retirement System, the schedule of pension contributions New York State and Local Employees' Retirement System, and the schedule of changes in total OPEB liability and related ratios 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 GAAS, 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 July 9, 2026, on our consideration of DASNY'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 DASNY'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 DASNY's internal control over financial reporting and compliance.

KPMG LLP

Albany, New York
July 9, 2026

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

The following discussion and analysis of the Dormitory Authority of the State of New York's (DASNY) financial performance provides an overview of DASNY's activities as of and for the year ended March 31, 2026. It should be read in conjunction with DASNY's financial statements that follow this section. This discussion and analysis is intended to serve as an introduction to DASNY's basic financial statements, which are comprised of the financial statements and the notes to the financial statements.

Background

DASNY is a public benefit corporation, an independent corporate agency with governmental functions delegated to it by the State of New York (the State), and is authorized to finance, design, construct or rehabilitate buildings for use by various public and private not-for-profit corporations.

DASNY is authorized pursuant to Section 1678 (25) of the Public Authorities Law to establish subsidiaries for the purpose of limiting its potential liability when exercising its powers and duties in pursuit of remedies against a borrower that has defaulted in its obligations under a loan agreement or mortgage with DASNY. In 2011 NGHP Holding Corporation and in 2013 Atlantic Avenue Healthcare Property Holding Corporation were established as subsidiaries of DASNY in the form of public benefit corporations, as a result of borrower defaults under certain loan agreements and mortgages with DASNY.

DASNY is authorized pursuant to Section 1678 (31) of the Public Authorities Law to establish subsidiaries for the purpose of acting on behalf of itself or as agent, in performing one or more duties of DASNY in providing services under Public Officers Law section 1678 (30) on behalf of the Office of Cannabis Management, the Cannabis Control Board, and/or a private debt or equity fund created pursuant to Public Officers Law section 1678 (32). In 2022, the Social Equity Servicing Corporation (SESC) was established as a subsidiary of DASNY in the form of a public benefit corporation, whose purpose is to act, among other things, as agent to the New York Social Equity Cannabis Investment Fund (NYSECIF), a private debt fund. See Note 1 to the basic financial statements for further discussion about DASNY and its subsidiaries.

DASNY is governed by an eleven member Board composed of the Director of the Budget of the State, the Commissioner of Education of the State, the Commissioner of Health of the State, the State Comptroller or one member appointed by him or her, five members appointed by the Governor, with the advice and consent of the Senate, one member appointed by the Temporary President of the State Senate, and one member appointed by the Speaker of the State Assembly. All bonds and notes issued by DASNY must also be approved by the New York State Public Authorities Control Board.

DASNY Lines of Business

DASNY's two primary lines of business are debt issuance and construction management, which are supported by DASNY's operating activities. Both lines of business derive the majority of their business from public clients (94% average over the last 5 years), the majority of which comes from our construction management activities (82% average over the last 5 years).

As a part of its operating activities, DASNY also devotes significant efforts to the administration of grants authorized by the State and payable to a variety of public and private grantees from proceeds of bonds issued by DASNY. DASNY has a staff of approximately 520 located in four main offices (Albany, New York City, Rochester and Buffalo) and at approximately 40 field sites across the State. DASNY provides services to

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

various clients within two major categories: private institutions, which generally include clients qualified under Section 501(c)(3) of the Internal Revenue Code (e.g., not-for-profit healthcare clients and independent colleges, universities and other not-for-profit organizations), and public entities, which include the State University of New York (SUNY), the City University of New York (CUNY), New York State (NYS) agencies and municipal facilities. DASNY's clients, both public and private, typically have alternatives to using the debt issuance and construction management services offered by DASNY. Under DASNY's subsidiary, SESC, services are provided to a public-private partnership between the State and private investors, which includes construction management, property management and loan servicing activities.

DASNY Operating Activities

DASNY operating revenues primarily result from financing fees related to debt issuances, annual administrative fees related to ongoing bond management, grant administration fees related to efforts to administer various grant programs, and construction fees related to project management and other construction related services provided. Generally, private institutions and public school districts pay a financing fee upon issuance of the bonds and notes and an ongoing annual administrative fee throughout the term of the bonds and notes based on a percentage of either the original par amount or the par amount outstanding, depending on the fee structure in place when the bonds or notes were issued. Other public clients (e.g., CUNY, SUNY, NYS agencies, Board of Cooperative Education Services (BOCES), and court facilities) pay financing and administrative fees in amounts equal to their respective allocable share of DASNY operating expenses applicable to financing and ongoing bond management activities. Construction fees for public and private clients are generally equal to the allocable amount of DASNY operating expenses attributable to the construction services provided. Grant administrative fees are generally equal to the allocable amount of DASNY operating expenses attributable to the administration services provided.

Construction Management

DASNY's Construction Management business consists of two levels of service – DASNY-Managed and reimbursement based (Certified Construction).

For DASNY-Managed projects, these services include direct project management as well as ancillary services including design preparation and review, bidding, negotiating, and administering contracts for construction, acquisition of furniture, fixtures and equipment, and onsite project management. DASNY generally provides project management services on the projects that are funded from bonds and notes issued by DASNY on behalf of most of its public clients. DASNY also provides its Construction Management services to certain other clients, with the cost of such projects funded from amounts provided by the clients. DASNY's statutorily authorized client base continues to grow. At any given time, DASNY actively manages 600 – 1,000 projects of varying sizes ranging from several thousand dollars to several hundred million dollars.

Certified Construction Disbursements represent disbursements for projects where DASNY does not provide any construction services, but rather, the individual clients manage the construction and DASNY reimburses the clients for expenditures made. This category includes construction disbursements made on behalf of most not-for-profit healthcare, independent colleges, universities, and other not-for-profit organizations, as well as SUNY educational facilities, certain State grant programs, public school districts, BOCES, Raise the Age Facilities and Special Act School Districts.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Debt Issuance

DASNY is a conduit debt issuer. Under existing law, and assuming continuing compliance, interest on most bonds and notes issued by DASNY has been determined to be excludable from gross income for federal tax purposes. DASNY issues debt for three purposes, for both its public and private clients:

New money debt – to fund new money projects and grants;

Refunding debt – to refund previously issued DASNY bonds; and

Refinancing debt – to refund or refinance non-DASNY bonds and commercial loans and notes.

Debt Issuance activities also include various types of bond retirements:

Scheduled redemptions – bonds retired in accordance with their respective amortization schedules;

Refundings – bonds redeemed or defeased through DASNY's issuance of refunding bonds; and

Defeasances and early redemptions – bonds redeemed or defeased with:

1. funds deposited by institutions of which some amounts may have been funded through the issuance of debt by other issuers or financial institutions;
2. proceeds from the sale of buildings or property, securing the related bonds; or
3. existing assets in bond accounts.

All of DASNY's outstanding bonds and notes are special obligations payable solely from payments required to be made by or for the account of the client for which the particular special obligations were issued. Such payments are pledged or assigned to the trustees for the holders of the respective special obligations. DASNY has no obligation to pay its special obligations other than from such payments. In addition, certain bond and note issues are also secured by other forms of credit enhancement, including municipal bond insurance and bank letters of credit. DASNY monitors the ratings of credit enhancers and takes appropriate actions as required under the provisions of the related bond documents. More detailed information regarding events of default, termination events and subjective acceleration clauses are presented in note 7 to the basic financial statements. DASNY also works closely with its clients to identify and implement strategies, including refunding bonds, converting interest rate modes, and adding or substituting liquidity facilities, to mitigate the effects of market changes as well as downgrades to credit enhancer ratings. See note 7 to the basic financial statements for a further discussion of bonds and notes outstanding.

Executive Summary

At DASNY, we are continuously evolving to meet the needs of our clients and support New York State's initiatives to make New York State a better place to live, work and learn.

DASNY advanced several State initiatives during fiscal year 2026, reflecting continued growth in its construction management portfolio and strong performance in debt issuance activities. Construction activity

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

remained robust across higher education, healthcare, and public health programs, with multiple large-scale projects reaching substantial completion or progressing through major milestones.

Significant achievements included substantial completion of the Fashion Institute of Technology's new academic building and SUNY New Paltz's Mohonk Hall renovation, both delivered in 2025. Progress continued on several multi-year capital programs, including the Western New York Children's Psychiatric Center, the Mid-Hudson Forensic Replacement Hospital, and the \$1.7 billion NYS Life Sciences Public Health Laboratory – the largest DASNY-managed project to date.

On SUNY campuses, construction progressed on the new 300-bed residence hall at SUNY Binghamton, and DASNY awarded a \$40 million design-build contract for a new 200-bed residence hall at SUNY Cortland. Design is underway, with construction expected to begin later in 2026.

Debt issuance activity remained strong, with approximately \$11 billion issued during the fiscal year. Of this amount, approximately \$6 billion represented State-related issuances included in DASNY's basic financial statements, while an additional \$5 billion represented conduit issuances excluded under GASB Statement No. 91, *Conduit Debt Obligations*. As of March 31, 2026, total outstanding bonds and notes related to State institutions were approximately \$39 billion, while outstanding conduit debt borrowings totaled approximately \$27 billion.

Overview of Basic Financial Statements

DASNY is considered a special-purpose government entity engaged in business-type activities and follows financial reporting for enterprise funds. The basic financial statements provide information about DASNY's overall financial condition. The notes provide explanations and more details about the content of the basic financial statements.

In accordance with GASB Statement No. 91, DASNY does not report conduit debt in its basic financial statements. Pursuant to GASB Statement No. 14, *The Financial Reporting Entity*, as amended, DASNY is included in the financial statements of the State as a discretely presented component unit. As such, bonds issued on behalf of the State (State Institutions) are not considered conduit debt. DASNY's basic financial statements are a compilation of approximately 1,000 separate self-balancing accounts related to both the individual series of outstanding bonds and notes and the individual operating accounts for nonbonded projects, various special purposes and operations. DASNY does not commingle cash and investments.

The majority of the activity reflected in the financial statements does not reflect DASNY's own financial position or health. Rather, the vast majority of activity reflected in the basic financial statements relates to:

1. monies held in the restricted accounts associated with the issuance of State institution bonds and notes;
2. the collection of monies in accordance with the provisions of the underlying loan or financing agreements;
3. the payments to the holders of the bonds and notes in accordance with the provisions of the underlying bond and note resolutions; and
4. disbursements for construction and other loan activity.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

This report consists of four parts: management's discussion and analysis, financial statements, the notes to the financial statements, and required supplementary information. The three financial statements presented are as follows:

- **Statement of Net Position** – This statement presents information reflecting DASNY's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Net position represents the amount of total assets and deferred outflows of resources less liabilities and deferred inflows of resources and is one way to measure DASNY's financial position. Net Position is comprised of Unrestricted Net Position, related to DASNY's operating activities, Restricted Net Position, related to monies held in the restricted bond and note accounts, and Net Investment in Capital Assets, primarily related to its Albany headquarters building and right to use lease asset for its New York City office. Restricted Net Position remains in the accounts of each of the individual bond or note issues and accrues to the benefit of the respective client institutions. At final maturity, the restricted net position of an individual bond or note issue will be zero (\$0).
- **Statement of Revenues, Expenses, and Changes in Net Position** – This statement reflects DASNY's operating and nonoperating revenues and expenses for each year. The majority of DASNY's revenue and expense activity does not relate to operations; rather it relates to activity in the restricted accounts of the individual series of bonds and notes. In some years, revenues exceed expenses in restricted bond and note accounts. In other years, expenses exceed revenues in restricted bond and note accounts as accumulated revenues are utilized for various purposes. Restricted Net Position remains in each of the individual bond or note issues and accrues to the benefit of the respective client institutions.
- **Statement of Cash Flows** – The statement of cash flows is presented using the direct method of reporting which reflects cash flows from operating, noncapital financing, capital financing, and investing activities. Cash collections and payments are reflected in this statement to arrive at the net increase or decrease in cash for the fiscal year. The statement also includes a reconciliation between operating gain or loss per the Statement of Revenues, Expenses, and Changes in Net Position to net cash from operating activities per the Statement of Cash Flows.

Discussion of DASNY Lines of Business Activities

DASNY Operating Activities

DASNY's internal operating expenses totaled approximately \$103 million and \$97 million during 2026 and 2025, respectively, of which 6% and 7% were allocable to private institutions, while 94% and 93% were allocable to public programs.

DASNY's personal service expenses totaled approximately \$93 million during 2026 and \$87 million during 2025, of which 81% in both periods were associated with Construction Management activities.

Debt Issuance Activities

Bonds and Notes Issued

As the chart on the following page illustrates, DASNY's Debt Issuance activity includes new money, refundings and refinancings. During 2026, approximately 69% or \$4.3 billion of debt issued on behalf of State institutions

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

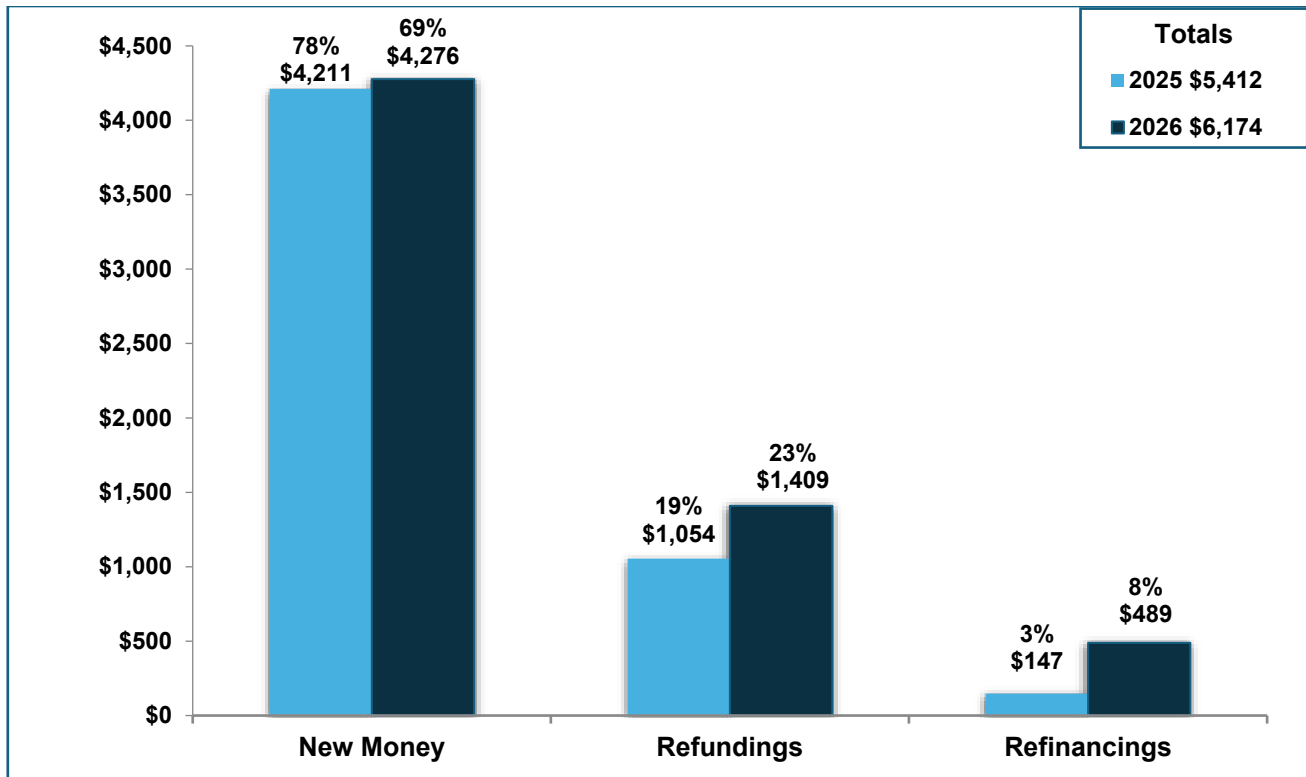
March 31, 2026

(Unaudited)

was for new money issuances. During 2025, approximately 78% or \$4.2 billion of debt issued on behalf of State institutions was for new money issuances.

Par Amount of Bonds and Notes Issued (\$in millions)

These amounts vary from the amounts reflected in Proceeds from Issuance of Bonds and Notes on the Statement of Cash Flows due to the inclusion of the net premium received on the bonds and notes issued in the Statement of Cash Flows.

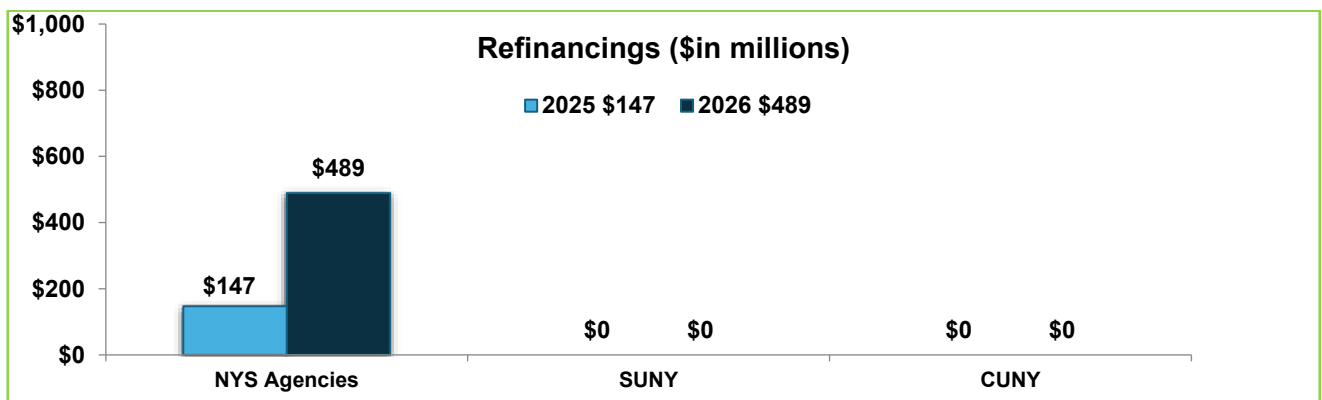
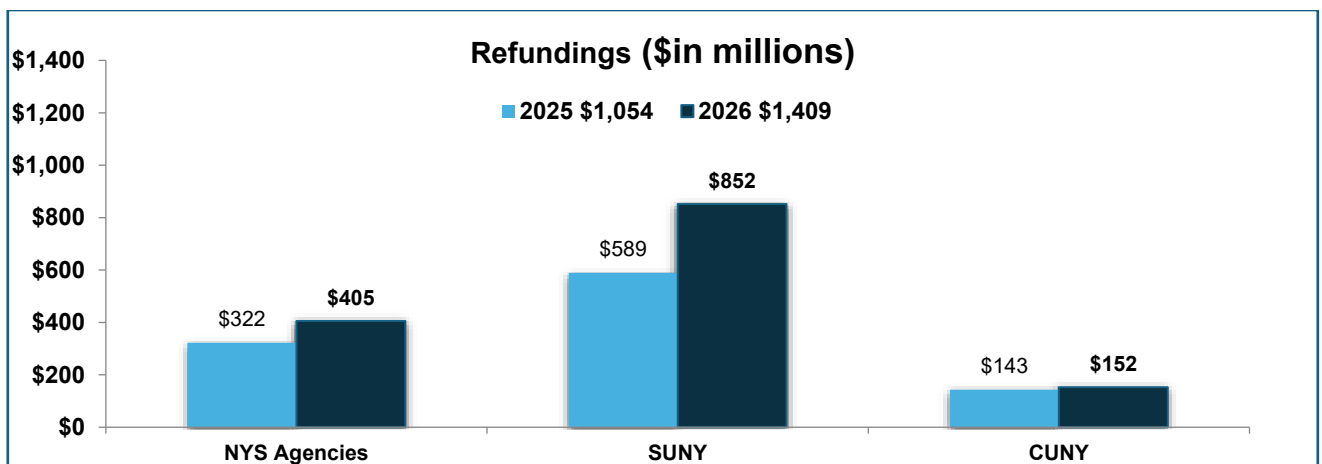
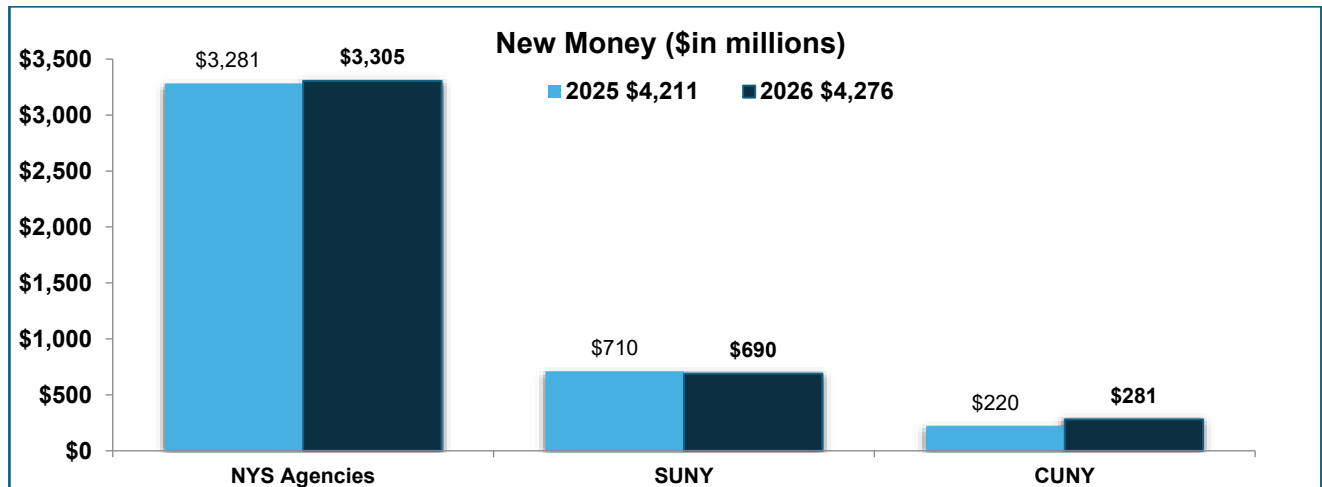


DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)



DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

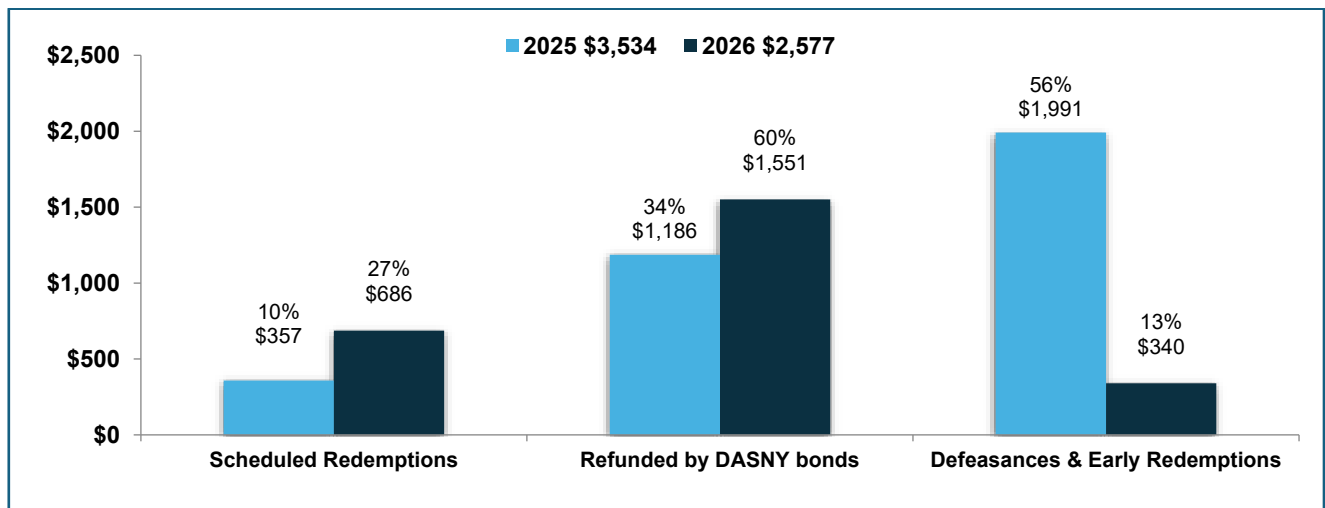
March 31, 2026

(Unaudited)

Bonds and Notes Retired

Bond retirements were \$1 billion lower in 2026, primarily due to a reduced level of defeasances and early redemptions from prior year activity. As shown in the charts below, defeasance and early redemption of DASNY bonds contributed approximately 13% of DASNY's bond retirement activity in 2026, compared with 56% in the prior year driven by NYS agencies. Refundings of State institution DASNY bonds contributed approximately 60% of DASNY's bond retirement activity, more than half of which were for SUNY.

Par Amount of Bonds Retired (\$in millions)



The amount refunded by DASNY presented above varies from the amount of refunding debt issued shown in the previous chart due to several factors. Original issue premium on the new bonds issued, balances available in existing bond accounts, and lower interest rates on the new bonds as compared to interest rates on the prior bonds each reduce the amount of new bonds required to refund the prior bonds. The need to fund bondholder interest on the prior bonds through the final redemption dates increases the amount of new bonds required to

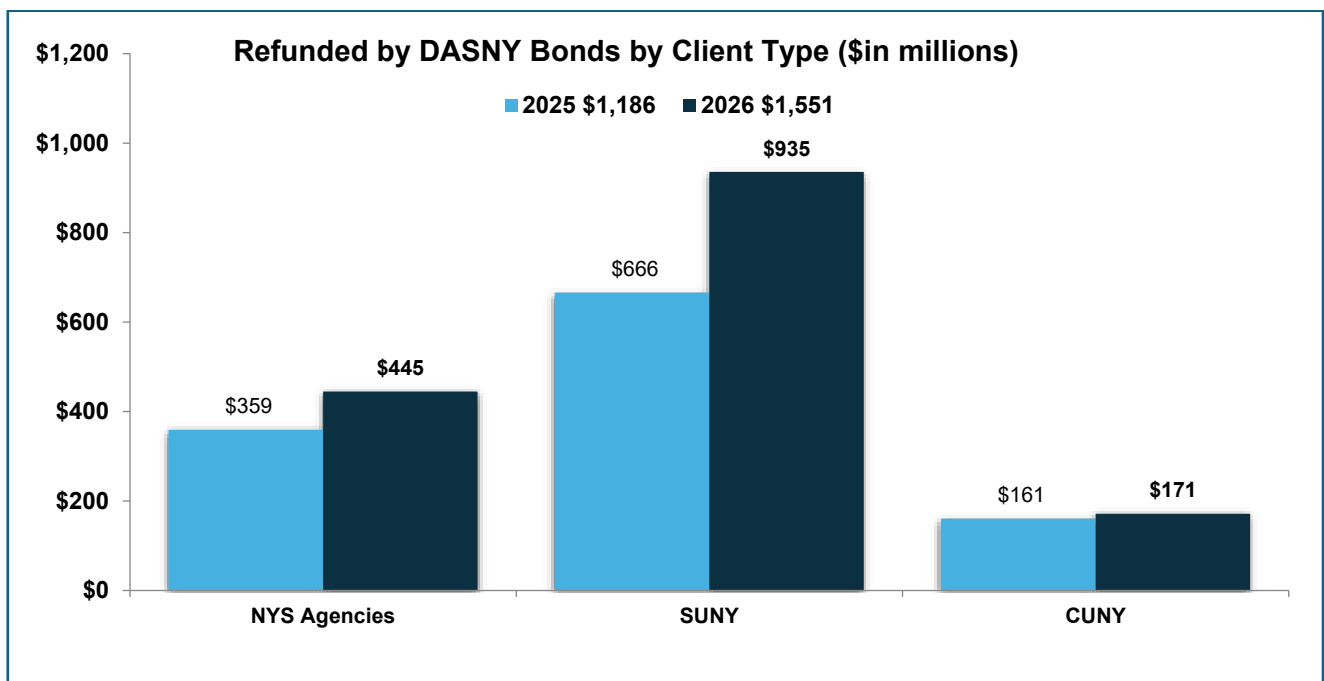
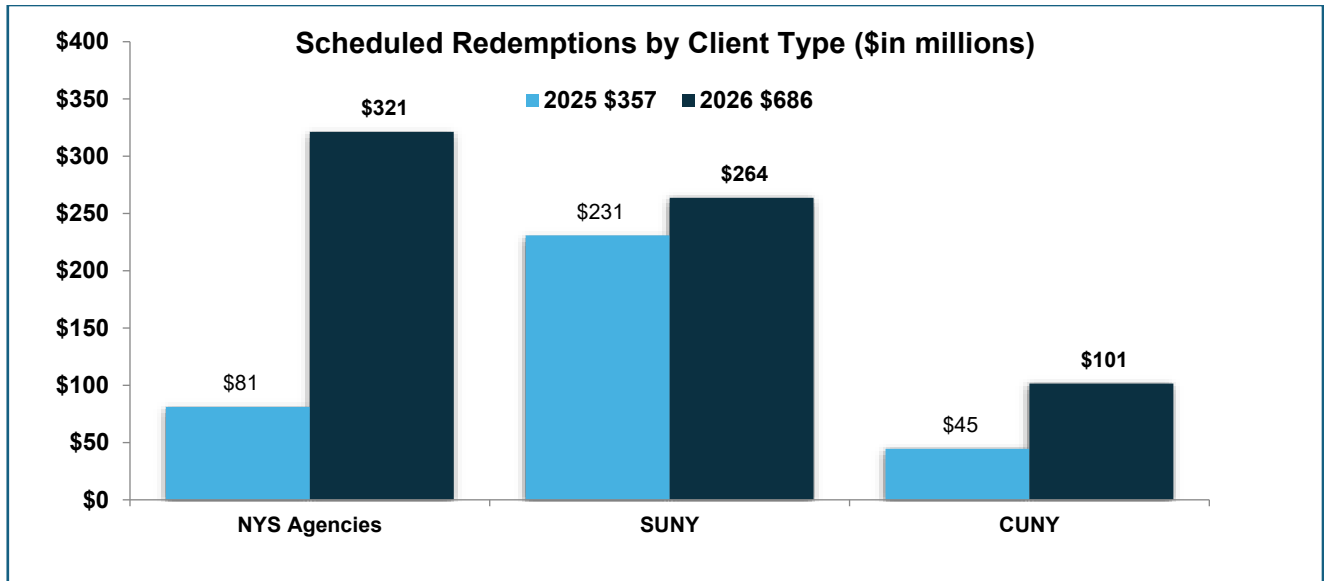
DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

refund prior bonds. Generally, the amount of refunding debt issued by DASNY is less than the amount of bonds refunded by DASNY.

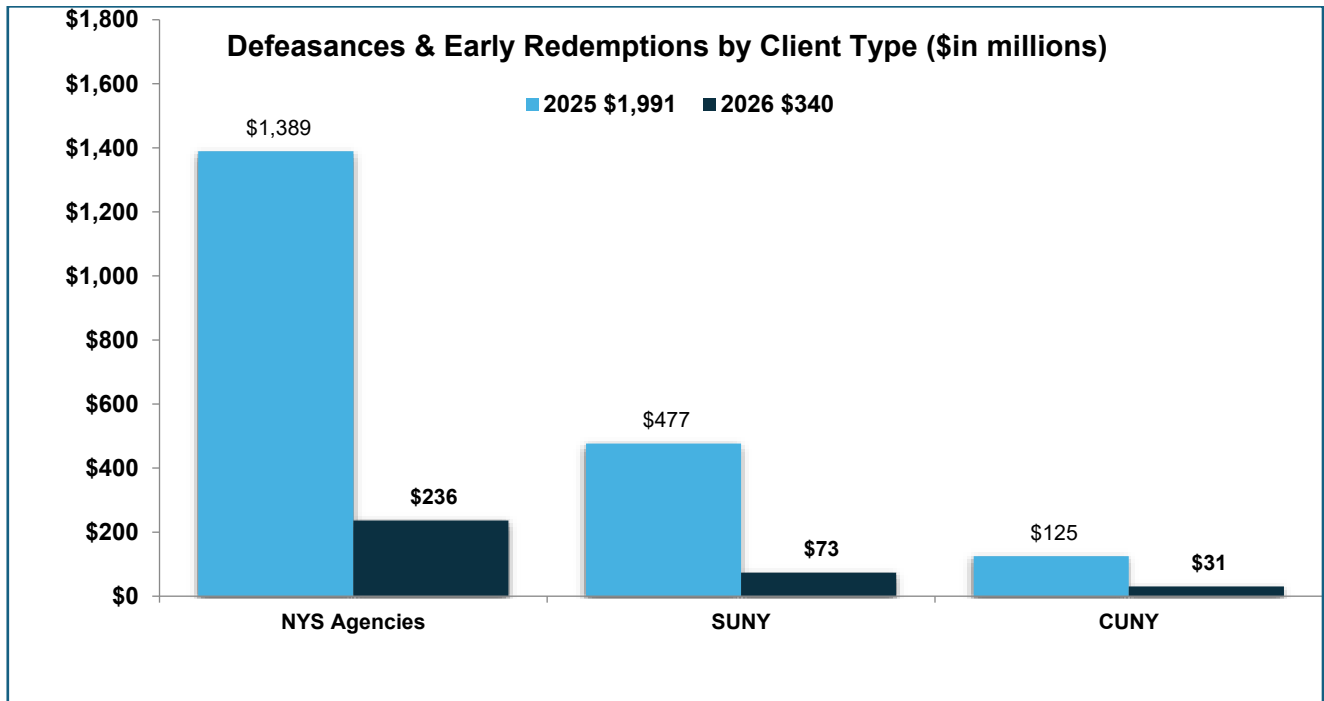


DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)



Bonds and Notes Outstanding

As shown on the following page, more than half of DASNY's outstanding bonds and notes are State institutions, with nearly 90% of that portion related to NYS agencies and SUNY. During 2026, the outstanding balance increased \$6.5 billion (11%). (See note 7 to the basic financial statements for more detailed information.)

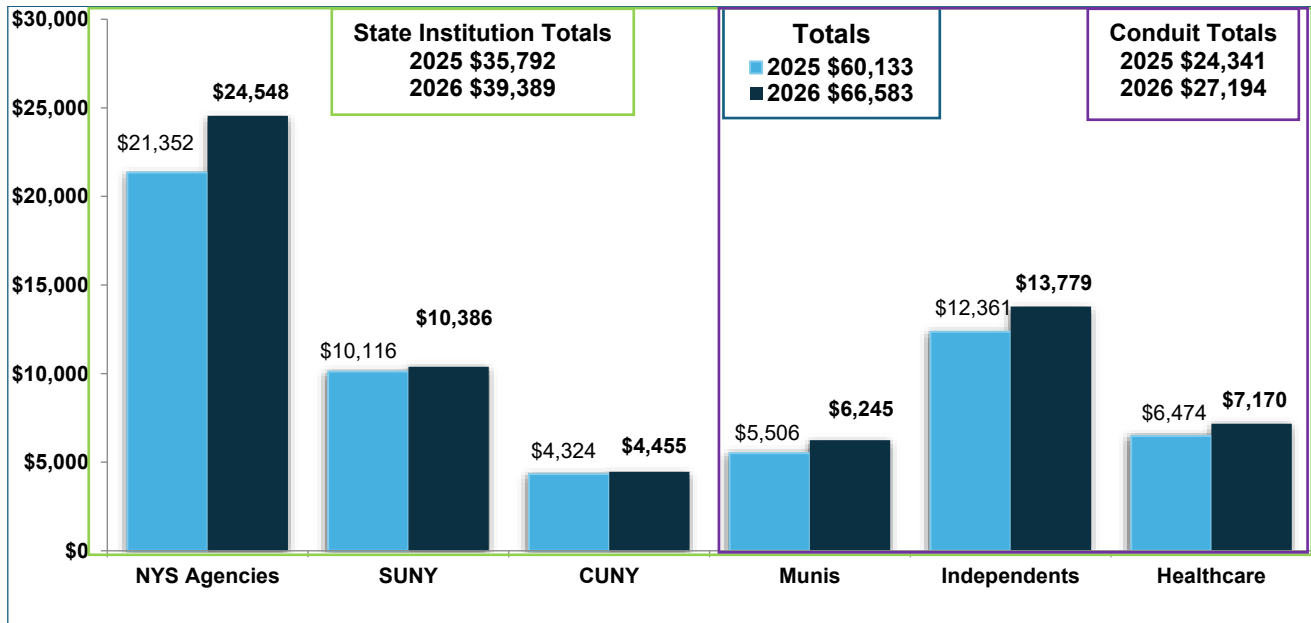
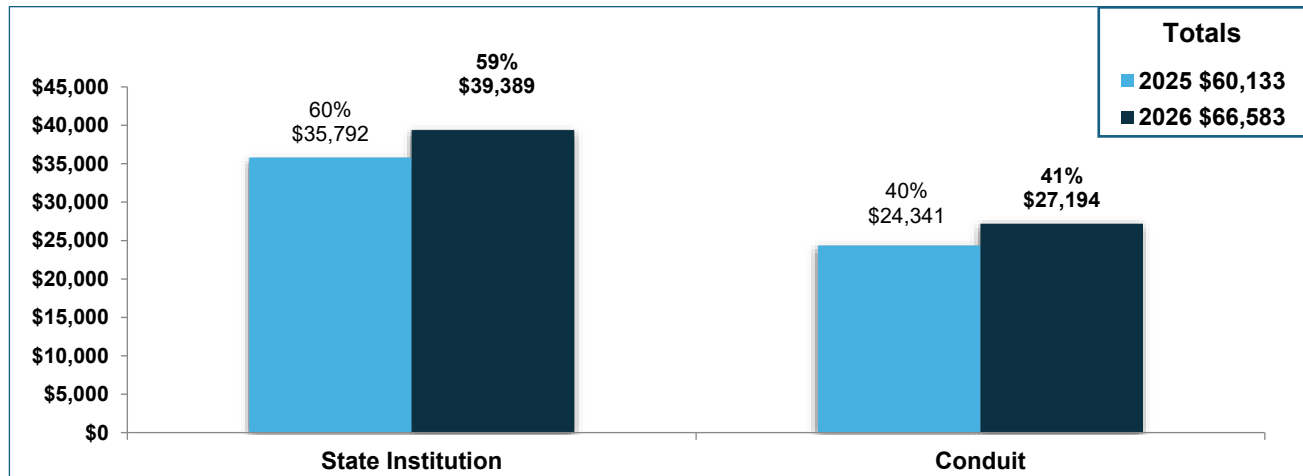
DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Bonds and Notes Outstanding by Program as of March 31
(\$in millions)



The following three charts show the roll forward of Bonds and Notes Outstanding as of March 31, 2025 and March 31, 2026. Net New Money is the net balance of New Money and Scheduled Redemptions, Net Refundings is the net balance of Refundings and Refunded by DASNY bonds, and Net Refinancings is the net balance of Refinancings and Defeasances & Early Redemptions.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

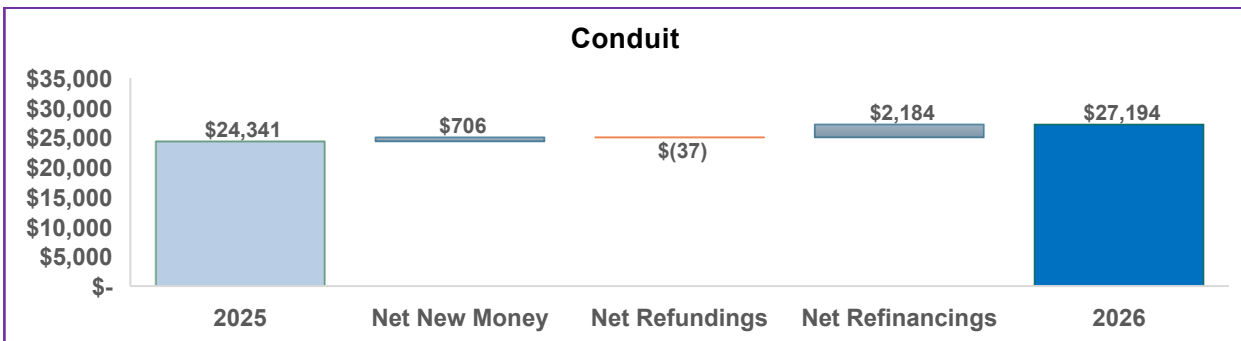
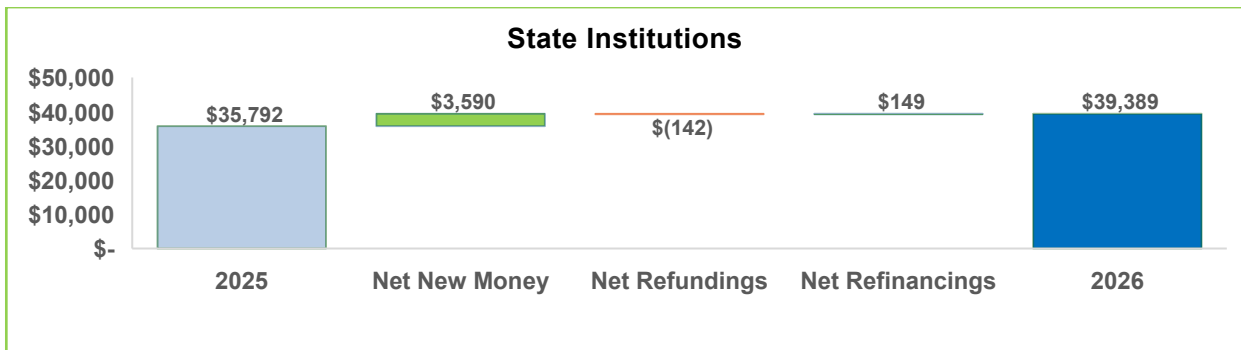
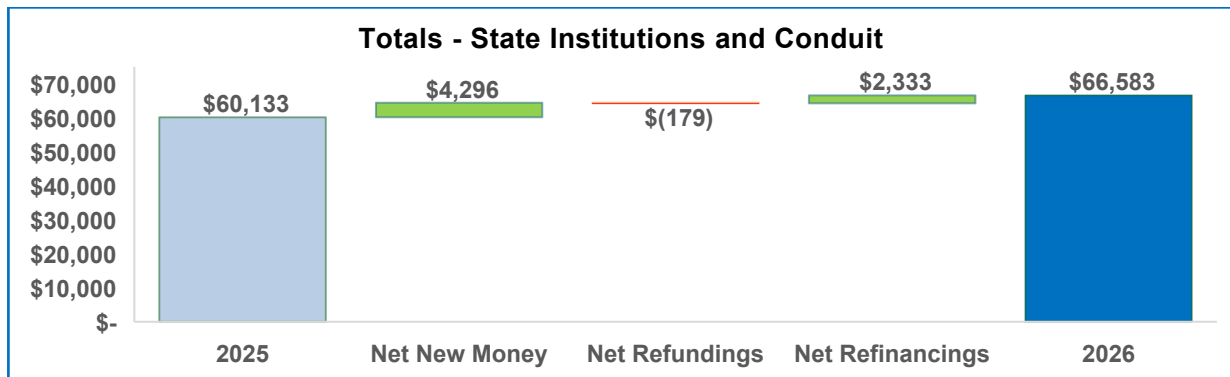
Management's Discussion and Analysis

March 31, 2026

(Unaudited)

As shown below, the increase in Bonds and Notes Outstanding as of March 31, 2026, was due primarily to the increase of Net New Money from State institution debt and Net Refinancings from conduit debt. State institution debt accounted for more than half (56%) of 2026's increase in outstanding debt, with the remaining amount (44%) due to the increase in conduit debt outstanding.

Bonds and Notes Outstanding Rollforward as of March 31
(\$in millions)



DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

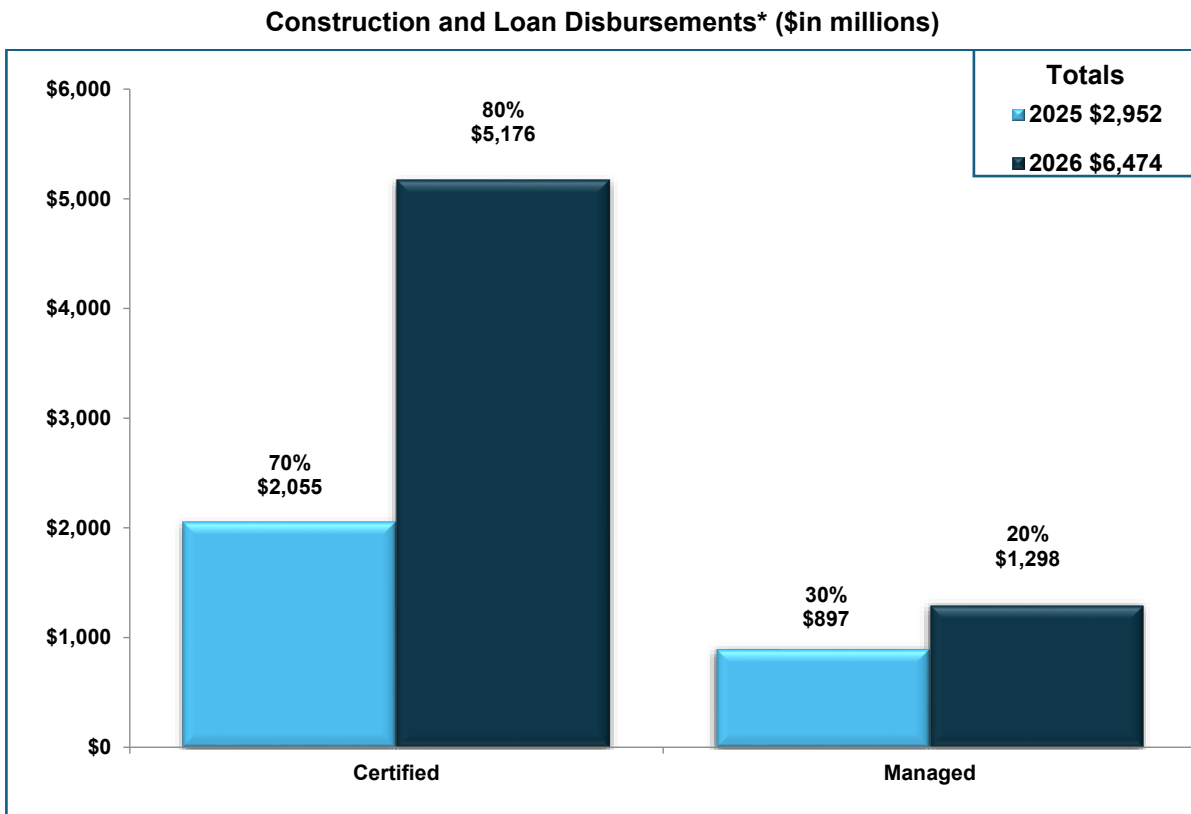
Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Construction Management Activities

As described in the Background section, DASNY's Construction Management activities consist of two types of disbursements – reimbursements to clients for projects they manage internally (Certified Construction Disbursements), including disbursements for grant programs and vendor payments for projects DASNY manages (DASNY-Managed Projects). As shown below, the majority (80% in 2026) come from reimbursements to clients for their internally managed projects. From a customer perspective, DASNY's Construction Management activities are concentrated almost all with its public clients. During 2026, increased requests for reimbursement for Certified Construction Disbursements of approximately \$3.1 billion and a \$0.4 billion increase in vendor payments for projects DASNY manages drove the overall increase in activity between 2025 and 2026.



* Included in the captions "Construction, Loan and Other Disbursements" and "Project Funds Disbursed" on the Statement of Cash Flows. These captions also included loan payoffs, defeasance of non-DASNY debt, costs of issuance, and capitalized fees and expenses.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

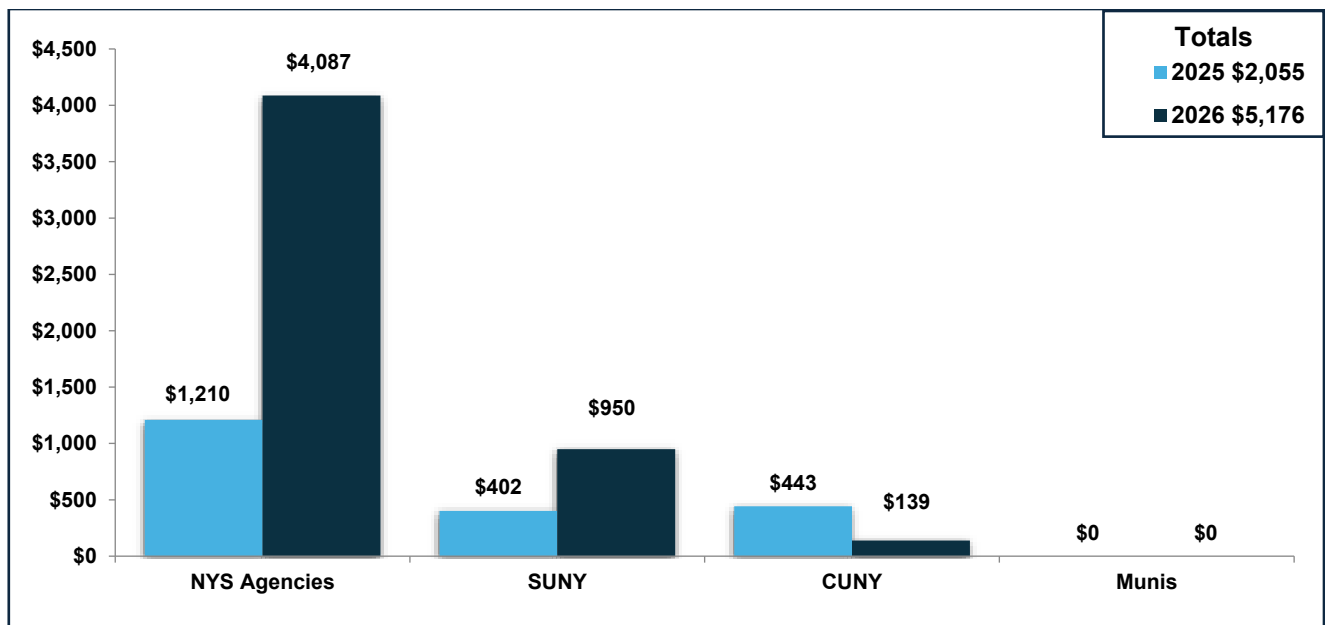
March 31, 2026

(Unaudited)

The charts below and on the next page provide additional detail regarding the two types of construction disbursements, by client type. They show that there is a clear concentration of business, with more than three quarters of DASNY's Construction Management activities coming from NYS Agencies.

In 2026 and 2025, Certified Construction Disbursements for NYS Agencies and SUNY programs totaled \$5 billion and \$1.6 billion, respectively, accounting for approximately 97% and 78%, respectively, of the Certified Disbursements in each year and over half of each year's total construction disbursements.

Certified Construction Disbursements by Program (\$in millions)



While the DASNY-Managed Projects represent only 20% of the total construction disbursements, this activity is significant in terms of DASNY's operations. At any point in time, DASNY is actively managing 600 – 1,000 construction projects with the personnel needed to support this work accounting for more than 80% of DASNY's operating expenses. DASNY generates fees from these clients that are generally equal to the allocable amount of DASNY operating expenses attributable to the construction services provided. During 2026, construction disbursements for DASNY-Managed Projects increased \$401 million or 45% primarily due to increased project activity in the NYS Agencies and CUNY programs.

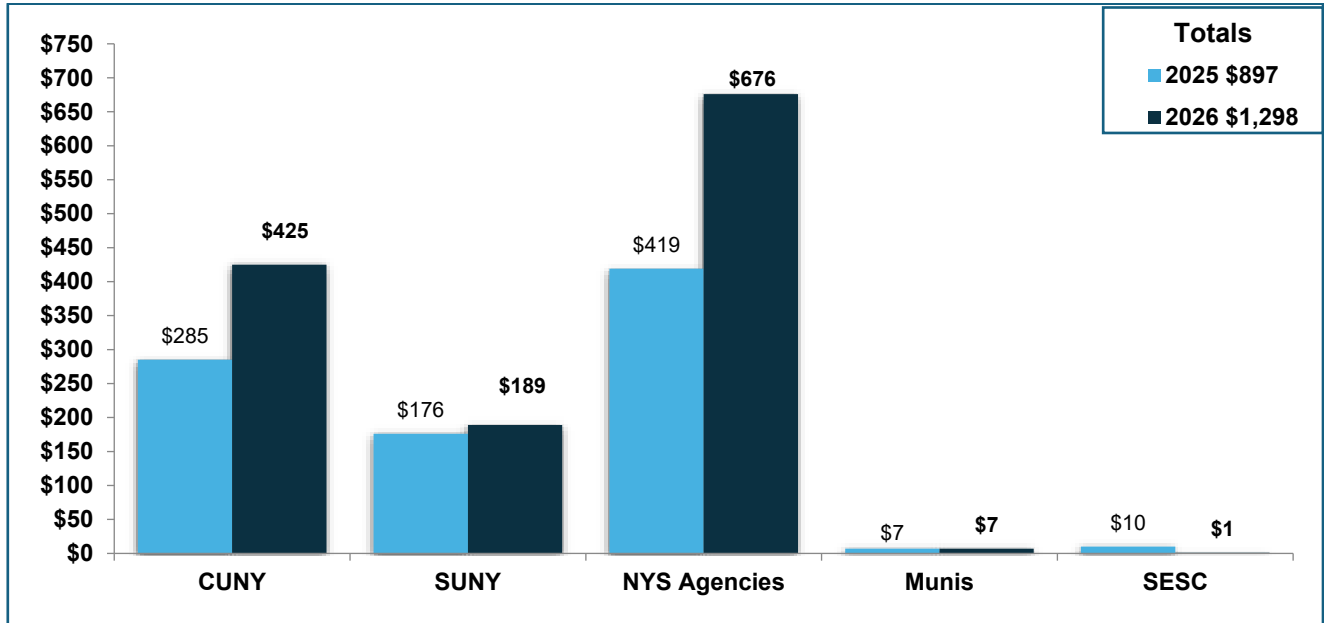
DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Construction Disbursements for DASNY – Managed Projects by Program (\$in millions)



DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

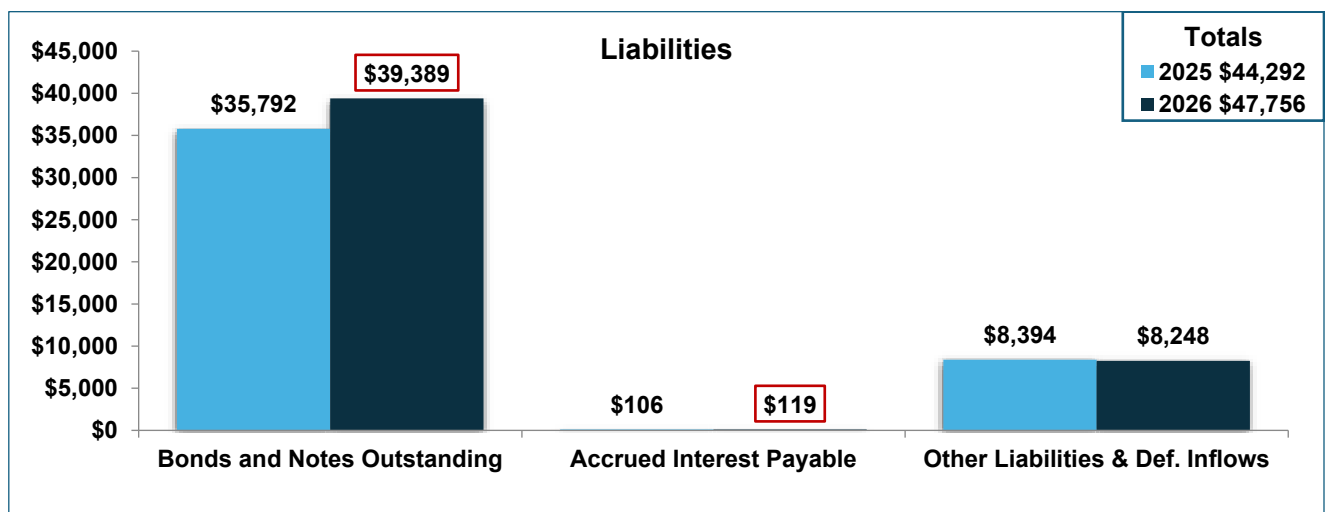
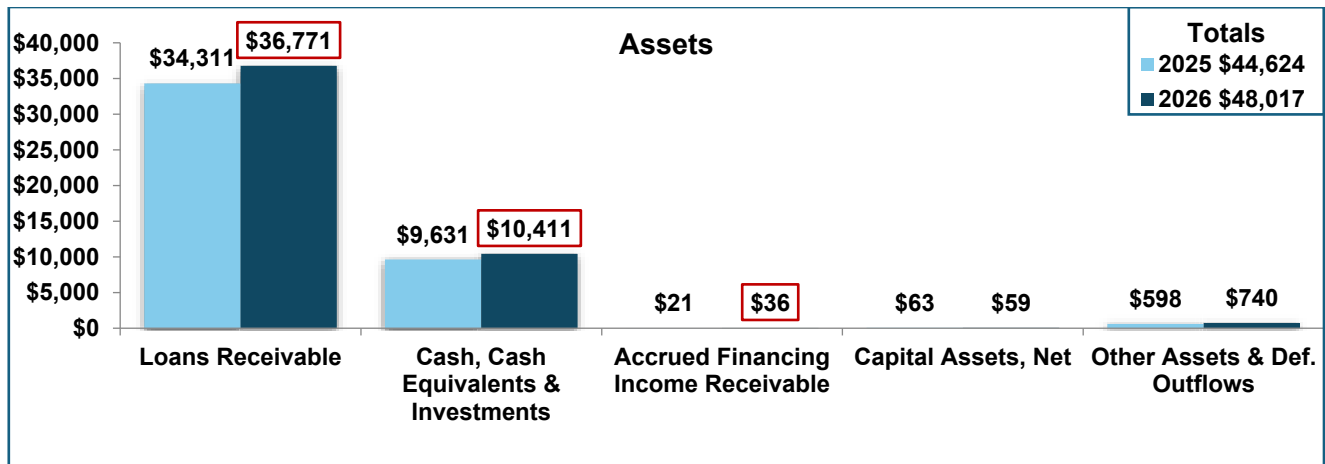
(Unaudited)

Financial Analysis

Statement of Net Position

As shown by the red boxes in the charts below, and as described in the Background section, DASNY's State institution debt comprises the majority of DASNY's Statement of Net Position, making up nearly all of the Assets (the majority of the cash, cash equivalents and investments are related to State institution debt) and Liabilities and nearly ninety percent of the Net Position balances.

Condensed Summary of Net Position as of March 31 (\$in millions)

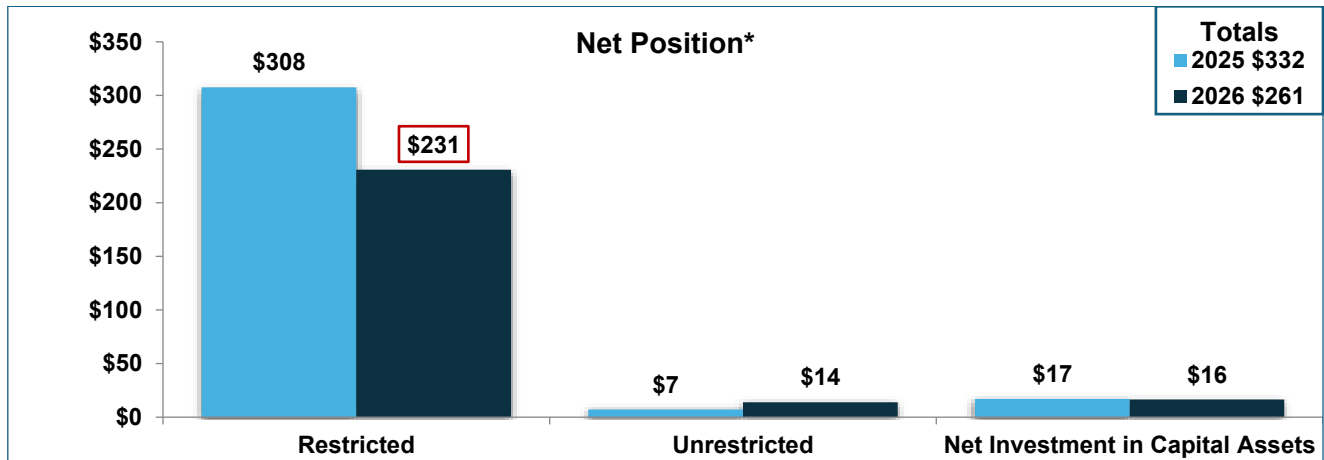


DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)



* Prior-year balances have been reclassified to conform with current presentation. A portion of previously reported Unrestricted Net Position has been reclassified as an adjustment to Net Investment in Capital Assets.

Assets and Deferred Outflows of Resources

DASNY's assets are comprised primarily of (1) Loans Receivable, and (2) Cash, Cash Equivalents and Investments. The balance of DASNY's assets include (1) Accrued Financing Income Receivable, (2) DASNY's capital assets, those of its subsidiary Atlantic Avenue Holding Corporation, and its right-to-use lease asset related to its New York City office and (3) Other Assets.

Loans Receivable represents accumulated construction costs for each project, net of principal repayments from State institutions, State institution contributions, and investment earnings on construction accounts. When a project is completed, the receivable will equal the bonds or notes outstanding net of any bond proceeds deposited in reserve accounts. Potential fluctuations result primarily from the timing of disbursements for construction, loan, and other disbursements versus receipts of principal on loans receivable, project contributions and income on investments in construction accounts. (See note 4 to the financial statements for more detailed information.)

Cash, Cash Equivalents and Investments primarily represent monies held for construction, reserves, or for payment of debt service on outstanding bonds and notes. Such monies are held in trust by a trustee bank for the benefit of bondholders. DASNY generally records investments at fair value. Fluctuations result primarily from differences between the timing of receipt of proceeds from new money bond issues and debt service prepayments and the disbursement of those proceeds for construction, payment of debt service on outstanding bonds and notes and other activities. The balance increased approximately \$780 million or 8% during 2026 primarily due to the prepayment of debt service by the State at the end of the fiscal year and increased new money bond issuance activity.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

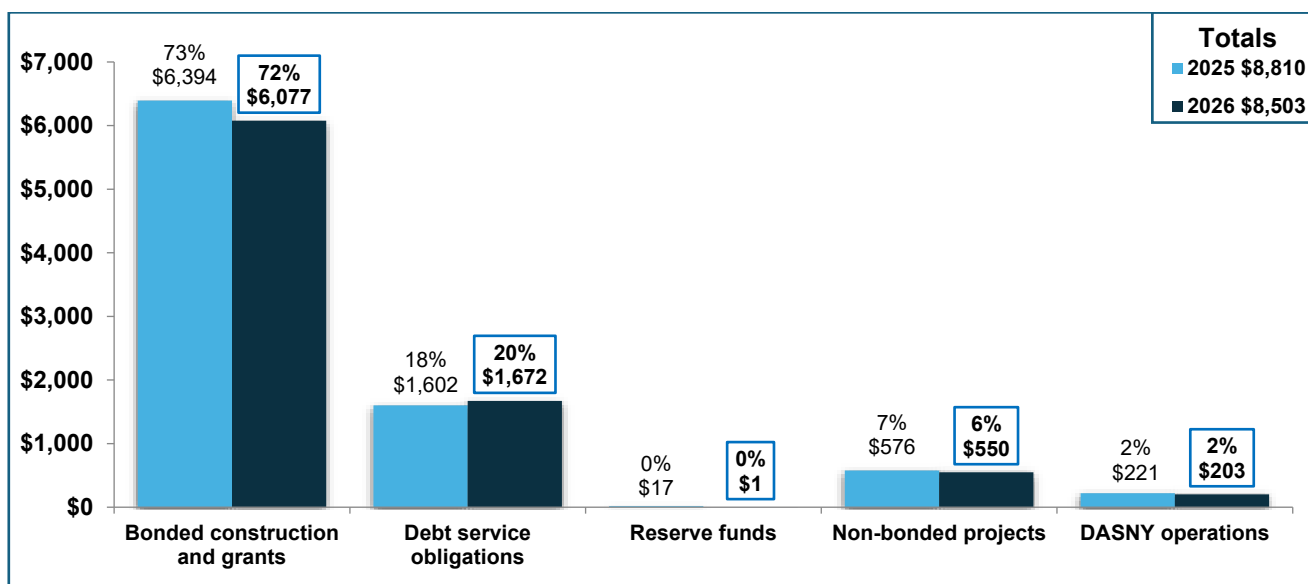
Management's Discussion and Analysis

March 31, 2026

(Unaudited)

As highlighted in the chart below, DASNY's investment portfolio consists primarily of (over 90%) funds for (1) construction projects and grant programs financed by DASNY-issued bonds, and (2) debt service obligations. (See note 3 to the basic financial statements for more detailed information.) Investment balances decreased by approximately \$307 million (3%) during 2026 primarily due to increased holdings in money market mutual funds, a component of Cash and Cash Equivalents, for the prepayment of debt service obligations by the State and disbursements for construction projects and grant programs net of new money bond issuance activity.

Investment Balances by Purpose as of March 31* (\$in millions)



* An additional \$1.9 billion and \$3.7 million as of March 31, 2026 and \$358 million and \$452 million as of March 31, 2025, of money market funds and demand deposit U.S. Treasury State and Local Government Series securities, respectively, managed by DASNY is reflected in the Statement of Net Position as a component of Cash and Cash Equivalents.

Accrued Financing Income Receivable represents the amount of interest on bonds and notes due from State institutions since the last loan repayment date through DASNY's fiscal year end. Fluctuations result from accrued interest payable on new bond issues and changes in the interest rate environment.

Capital assets represent the capital assets of a DASNY subsidiary (Atlantic Avenue Holding Corporation), DASNY's Albany headquarters building, and a right-to-use lease asset primarily related to DASNY's New York City office. Capital assets of DASNY's other subsidiary (NGHP Holding Corporation) are not reflected within this balance as the terms of this lease meet the criteria of a direct financing lease, and accordingly, is included in Other Receivables. DASNY's interest in capital assets financed through the issuance of bonds and notes on behalf of State institutions is recorded on the Statement of Net Position as a component of Loans Receivable. (See note 5 to the basic financial statements for more detailed information.)

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Other Assets and Deferred Outflows of Resources include project funds receivable, accrued interest receivable on investments, deferred outflows of resources related to pensions and postemployment benefits, and other receivables. The balance increased approximately \$142 million or 24% primarily due to a \$126 million increase in Project funds receivable related to construction costs and grant expenditures funded by the State in the first instance and waiting to be reimbursed with bond or note proceeds and a \$28 million increase in Other Receivables related to amounts due from institutions for various healthcare loans, offset by a \$17 million decrease in Deferred outflows of resources related to pensions and postemployment benefits.

Liabilities and Deferred Inflows of Resources

DASNY's Liabilities and Deferred Inflows of Resources are comprised primarily of Bonds and Notes Outstanding. The balance of DASNY's liabilities include (1) Accrued Interest Payable, and (2) Other Liabilities and Deferred Inflows of Resources.

Accrued Interest Payable represents interest due, but not yet paid, to the holders of outstanding bonds and notes from the last interest payment date through DASNY's fiscal year-end.

Other Liabilities and Deferred Inflows of Resources include accounts payable, amounts due to NYS, unearned financing income, amounts held for institutions, deferred inflows of resources related to lease receivables held by DASNY as lessor, postemployment benefits, and unearned fees.

The balance decreased by approximately \$146 million or 2%, during the fiscal year. This decrease is primarily attributable to a \$379 million reduction in amounts Due to New York State for advances from the State's short term investment pool pending reimbursement from bond or note proceeds; a \$28 million decrease in Accounts Payable and accrued expenses; a \$10 million decrease in Unearned fees for service; a \$9 million decrease in Other long-term liabilities; and an \$18 million decrease in Deferred inflows of resources.

The decrease in Deferred inflows of resources primarily reflects current year amortization of OPEB-related deferred inflows associated with current and prior changes in the discount rate used to measure the total OPEB liability, as well as decreases in deferred inflows related to pensions and lease receivables for which DASNY is the lessor.

These decreases were partially offset by a \$205 million increase in Amounts held for institutions, primarily related to rehabilitation and renovation projects and State-supported healthcare restructuring loan programs, and an \$88 million increase in Unearned financing income.

Net Position

DASNY's net position consists primarily of Restricted and Unrestricted Net Positions, as well as its Net Investment in Capital Assets. Amounts previously reported as Unrestricted Net Position have been reclassified to Net Investment in Capital Assets to correct a prior-period presentation. This reclassification had no impact on total net position.

Restricted Net Position relates to activity in the bonds and note accounts and is the largest component of DASNY's Net Position, accounting for more than two-thirds of the total. The balance decreased \$77 million during 2026 primarily due to prepayments received from the State.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Unrestricted Net Position (as restated) relates to DASNY's operating activities and accounts for 5% of DASNY's Net Position. As a result of adopting GASB Statement No. 101, *Compensated Absences*, DASNY recorded a liability of \$10.8 million as of April 1, 2024. Other related assets include unrestricted cash and investments, including monies available to assist healthcare clients and program development accounts.

Net Investment in Capital Assets (as restated) primarily relates to DASNY's headquarters building and related furniture and equipment and a right-to-use lease asset, offset by a lease liability, related to DASNY's New York City office.

Statement of Net Position – 2026 Activity

DASNY's Statement of Net Position decreased \$71 million primarily due to the changes in Restricted Net Position described above. Increases in assets and liabilities (\$3 billion each) were driven by the net increase in bonds outstanding (issuances of \$6.2 billion less retirements of \$2.6 billion), related Loans Receivable, and Cash and Cash Equivalents.

Statement of Revenues, Expenses, and Changes in Net Position

As shown on the charts on the next page, the majority of DASNY's revenues and expenses relates to activity associated with the bonds and notes DASNY issues rather than its own operations. The revenues generated in restricted bond and note accounts accumulate until needed. In some years, revenues exceed expenses in restricted bond and note accounts, usually as a result of income on investments and contributions of cash and investments. In other years, expenses exceed revenues in restricted bond and note accounts as accumulated revenues are utilized, usually for payment of debt service, redemption of bonds and notes or transfers to escrow in connection with refundings.

The activity associated with the bonds and notes DASNY issues is reflected in the following categories:

- 1 *Financing Income* – interest payments from State institutions
- 2 *Income on Investments* – primarily income on restricted bond and note accounts other than construction accounts which is reflected in the Statement of Net Position as a component of Loans Receivable since the earnings are generally used for project costs; amounts also reflect unrealized gains and losses as a result of market value fluctuations.
- 3 *Other Revenues* – primarily income on investments transferred from construction accounts and contributions of cash and investments.
- 4 *Interest on Bonds and Notes* – interest payments to bondholders.
- 5 *Other Expenses* – primarily transfers of accumulated Restricted Net Position and current year revenues to escrow in connection with refundings, amounts returned to institutions, reductions of loans receivable due to redemption of bonds, arbitrage expense, program expenses and administrative fees paid from restricted accounts.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

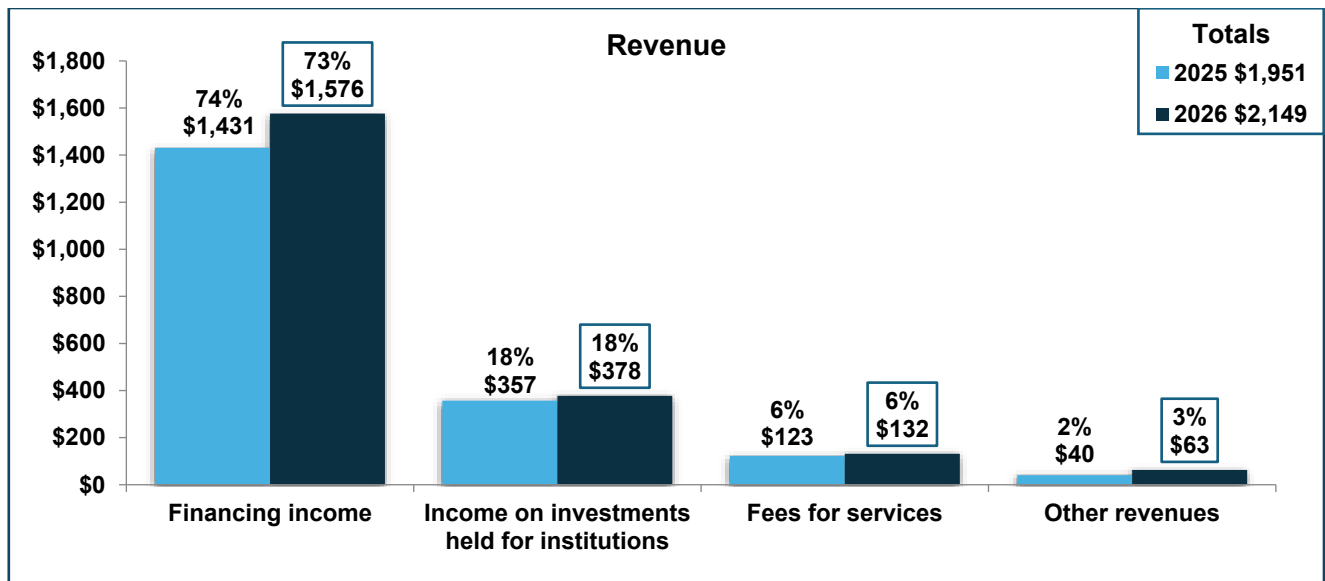
Financing Income and Income on Investments on certain restricted bond and note accounts are used to pay interest on bonds and notes.

Fluctuations in Other Revenues reflect the relative amounts of contributions deposited to meet reserve requirements along with investment income available in construction accounts and transferred to other restricted bond and note accounts.

DASNY's operating activity is primarily reflected in the following categories:

- 6 *Fees for Services* – financing fees and annual administrative fees related to ongoing bond management and construction services; and
- 7 *Costs of Operations* (Personal Service, Employee Benefits, Maintenance and Operations) – primarily for employee service and related benefits and taxes.

Condensed Summary of Revenues and Expenses as of March 31 (\$in millions)

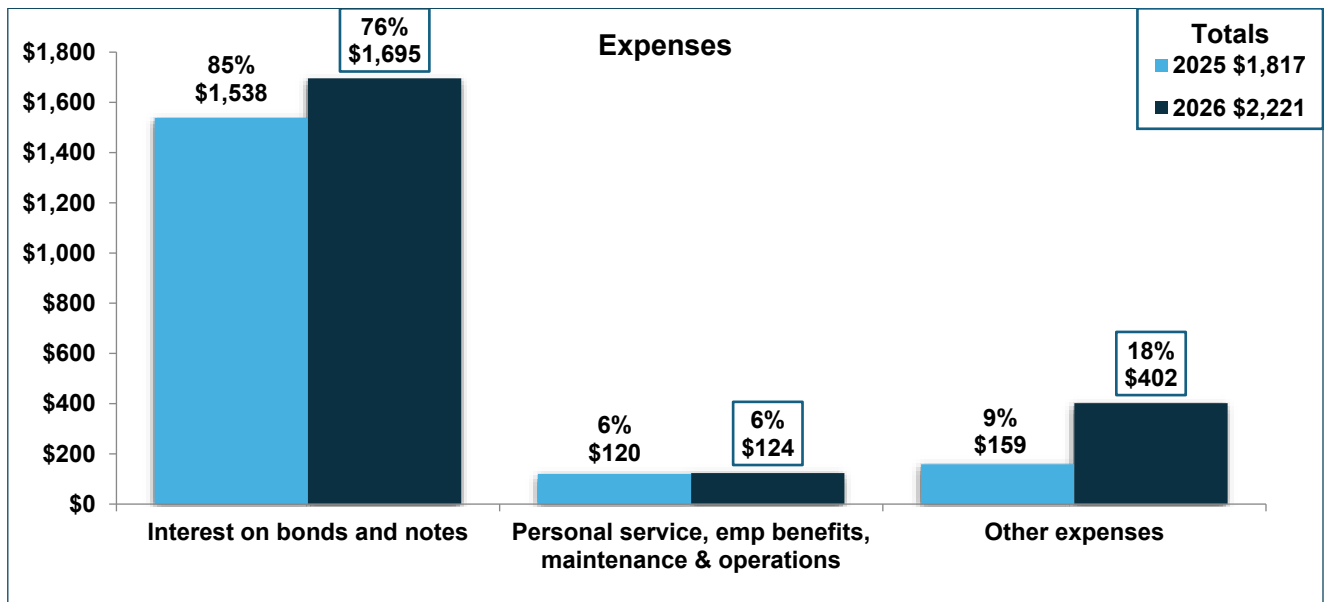


DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)



Statement of Revenues, Expenses, and Changes in Net Position – 2026 Activity

Financing Income and Interest on Bonds and Notes increased by \$145 million and \$157 million, respectively, primarily due to a \$762 million increase in bond issuance activity during 2026.

Income on Investments held for institutions increased \$21 million, or 6% primarily due to higher interest rates and increased investment holdings as a result of issuance activity.

Fees for Services totaled \$132 million, an increase of \$9 million primarily due to higher overall operating expenses allocated to public clients, with the largest increase attributable to grant administration activity.

Other Revenues increased \$23 million, or 58% due to an increase of \$22 million in Other Revenue primarily related to Assets received from other issues and a \$1 million increase in Contributions of cash and investments.

Personal Service and Employee Benefits increased by \$2.6 million (3%) during 2026, primarily due to increased staffing levels and higher health insurance costs. This increase was partially offset by current year amortization of OPEB expense resulting from changes in the discount rate used to measure Other Postemployment Benefits Other Than Pension (OPEB) expense.

Maintenance and Operations Expenses increased \$0.8 million (2%) in 2026, primarily due to higher property and general liability insurance premiums.

Other Expenses increased \$243 million, or 153% primarily due to an increase of \$233 million in Amounts returned to institutions and a \$12 million increase in Reduction of loans receivable due to redemption of bonds.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Management's Discussion and Analysis

March 31, 2026

(Unaudited)

Request for Information

DASNY's corporate headquarters is located at 515 Broadway, Albany, New York 12207-2964. The main telephone number is 518-257-3000. DASNY maintains an internet website which can be accessed from the following address www.dasny.org.

DASNY clients are required to cause post-issuance disclosures to be made on the Municipal Securities Rulemaking Board's (MSRB's) Electronic Municipal Market Access (EMMA) website, which can be accessed through the following website: www.emma.msrb.org. The post-issuance disclosures include annual (and in certain cases, more frequent) financial and operating data, and certain material event notices. The bond trustee, and/or DASNY, and/or a disclosure dissemination agent also have responsibilities for certain post-issuance disclosures for particular clients.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Statement of Net Position

March 31, 2026
(in thousands)

Assets and Deferred Outflows of Resources

Current assets:	
Cash and cash equivalents (note 3)	\$ 1,908,004
Investments (note 3)	2,275,717
Loans receivable, net (note 4)	140,355
Project funds receivable	258,289
Accrued financing income receivable	35,588
Accrued interest receivable on investments	20,622
Other receivables (note 2g)	100,186
Total current assets	4,738,761
Investments (note 3)	6,227,621
Loans receivable, net (note 4)	36,630,664
Project funds receivable	53,155
Other receivables (notes 2g, 8, and 12)	265,907
Capital assets, net (notes 5 and 8)	59,476
Total assets	47,975,584
Deferred outflows of resources (notes 2j, 11 and 12)	41,832
Total assets and deferred outflows of resources	<u>\$ 48,017,416</u>

Liabilities and Deferred Inflows of Resources

Current liabilities:	
Accounts payable and accrued expenses	\$ 234,835
Bonds and notes outstanding (notes 6 and 7)	493,860
Accrued interest payable	118,581
Unearned financing income	1,097,198
Amounts held for institutions (note 6)	322,610
Due to New York State (note 6)	5,321,361
Current portion of other long-term liabilities (notes 6 and 8)	10,986
Unearned fees for services	78,158
Total current liabilities	7,677,589
Bonds and notes outstanding (notes 6 and 7)	38,895,542
Amounts held for institutions (note 6)	788,452
Net pension liability (note 11)	23,208
Other long-term liabilities (notes 6, 8, and 12)	317,693
Total liabilities	47,702,484
Deferred inflows of resources (notes 2j, 8, 11 and 12)	53,659
Total liabilities and deferred inflows of resources	<u>\$ 47,756,143</u>

Net Position (Deficit)

Net investment in capital assets	\$ 16,764
Restricted	230,664
Unrestricted (note 13)	13,845
Total net position	<u>\$ 261,273</u>

See accompanying notes to basic financial statements.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Statement of Revenues, Expenses, and Changes in Net Position

Year ended March 31, 2026
(in thousands)

Operating revenues:

Financing income	\$ 1,576,216
Income on investments held for institutions	377,811
Fees for services	131,502
Contributions of cash and investments	2,552
Other	60,718
Total operating revenues	2,148,799

Operating expenses:

Interest on bonds and notes	1,695,532
Amounts returned to institutions	274,236
Reduction of loans receivable due to redemption of bonds	11,858
Personal service and employee benefits	83,753
Maintenance and operations	39,969
Other	116,052

Total operating expenses	2,221,400
Operating loss	(72,601)

Nonoperating revenues:

Income on investments held for DASNY	2,159

Decrease in net position	(70,442)
--------------------------	----------

Net position, beginning of year	331,715
Net position, end of year	\$ 261,273

See accompanying notes to basic financial statements.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Statement of Cash Flows

Year ended March 31, 2026
(in thousands)

Cash flows from operating activities:

Fees for services	\$ 129,244
Amounts received from institutions	2,395
Project funds received	1,779,830
Dormitory rent receipts	638,367
Permit and patient income receipts	2,566,634
Special purpose healthcare loan receipts	121,464
Other receipts	(43,863)
Personal service and employee benefits	(93,317)
Maintenance and operations	(37,853)
Permit and patient income transferred to New York State	(2,547,233)
Project funds disbursed	(1,738,793)
Dormitory rent disbursements	(648,589)
Amounts returned to institutions	(246,565)
Special purpose healthcare loan disbursements	(94,169)
Other disbursements	(28,245)
Net cash used in operating activities	(240,693)

Cash flows from noncapital financing activities:

Proceeds from the issuance of bonds and notes	6,673,519
Amounts transferred to escrow to defease debt	(1,256,427)
Principal repayments of bonds and notes	(1,368,186)
Interest paid on bonds and notes	(1,682,923)
Net cash provided by noncapital financing activities	2,365,983

Cash flows from capital financing activities:

Principal paid on leases and IT subscriptions	(2,929)
Interest paid on leases and IT subscriptions	(952)
Acquisition of property and equipment	(1,065)
Net cash used in capital financing activities	(4,946)

Cash flows from investing activities:

Purchases of investments	(26,727,573)
Proceeds from sales and maturities of investments	27,220,014
Income on investments	208,607
Construction, loan, and other disbursements	(5,483,077)
Principal receipts on loans receivable	3,177,029
Financing income	572,170
Net cash used in investing activities	(1,032,830)

Net increase in cash and cash equivalents 1,087,514

Cash and cash equivalents, beginning of year 820,490

Cash and cash equivalents, end of year \$ 1,908,004

See accompanying notes to basic financial statements.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Statement of Cash Flows

Year ended March 31, 2026
(in thousands)

Operating loss	\$ (72,601)
Adjustments to reconcile operating loss to net cash provided by operating activities:	
Depreciation and amortization expense	4,752
Interest on bonds and notes	1,695,532
Income on investments held for institutions	(377,811)
Financing income	(1,576,216)
Interest on leases and IT subscriptions	952
Reduction of loans receivable due to redemption of bonds	11,858
Investment transfers	(89)
Amounts transferred to escrow to defease debt	48,232
Amounts transferred from escrow to defease debt	(100)
Loss on early redemption	8,141
Change in assets and liabilities:	
Increase in loans receivable	(17,688)
Decrease in deferred outflows of resources	16,603
Increase in project funds receivable	(126,223)
Increase in other receivables	(28,638)
Decrease in accounts payable and accrued expenses and other long-term liabilities, net of construction funds	(31,477)
Increase in due to New York State	26,985
Increase in amounts held for institutions	204,502
Decrease in unearned fees for services	(9,596)
Decrease in deferred inflows of resources	(17,811)
Total adjustments	<u>(168,092)</u>
Net cash used in operating activities	<u>\$ (240,693)</u>

See accompanying notes to basic financial statements.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(1) DASNY

The Dormitory Authority of the State of New York (DASNY) is a public benefit corporation established in 1944 and is governed by Title 4 and 4B, Article 8 of the Public Authorities Law of the State of New York. DASNY is an independent corporate agency with governmental functions delegated to it by the State of New York (the State). It is not a municipal corporation. DASNY employees are not employees of the State or of a civil service division thereof.

DASNY was established by the State as a public benefit corporation for the purpose of financing, designing, constructing, purchasing, reconstructing, and/or rehabilitating buildings (projects), including the acquisition of equipment, for a variety of public and private institutions. The private institutions for which DASNY is authorized to provide these services consist of colleges and universities, hospitals, nursing homes and various other entities that are specifically enumerated in DASNY's enabling legislation. The public institutions for which DASNY is authorized to provide these services include various agencies of the State, the City University of the City of New York (the City), the State University of the State of New York (SUNY), local school districts, cities and counties with respect to certain court and municipal facilities and for various other purposes as authorized by law. DASNY has also established lease financing programs that are used to finance the acquisition of equipment for various clients. DASNY is also authorized by statute to finance directly or indirectly certain student loans and on behalf of the State, to fund and administer grants to various public and private entities. To accomplish its purpose, DASNY has the power to borrow money and to issue negotiable bonds or notes, in conformity with the applicable provisions of the Uniform Commercial Code, and to provide for the rights of the holders of such debt instruments. DASNY's obligations are not a debt of the State. All bonds and notes issued by DASNY are subject to the approval of the Public Authorities Control Board of the State.

DASNY is authorized pursuant to Section 1678 (25) of the Public Authorities Law to establish subsidiaries for the purpose of limiting its potential liability when exercising its powers and duties in pursuit of remedies against a borrower that has defaulted in its obligations under a loan agreement or mortgage with DASNY.

On March 17, 2011, NGHP Holding Corporation (NGHP) was established as a subsidiary of DASNY in the form of a public benefit corporation as a result of North General Hospital's default under its loan agreements and mortgages with DASNY. North General Hospital filed a petition in bankruptcy and NGHP acquired certain real property assets subject to certain liabilities of North General Hospital on June 30, 2011 in accordance with the plan of liquidation approved by the Bankruptcy Court. NGHP is included in these basic financial statements as a blended component unit as DASNY's governing board serves as the governing board of NGHP and DASNY management has operational responsibility for NGHP.

On November 20, 2013, Atlantic Avenue Healthcare Property Holding Corporation (Atlantic Avenue) was established as a subsidiary of DASNY in the form of a public benefit corporation as a result of Interfaith Medical Center's (Interfaith) default under its loan agreements and mortgages with DASNY. Interfaith filed a petition in bankruptcy and Atlantic Avenue acquired certain real property assets subject to certain liabilities of Interfaith on June 19, 2014 in accordance with the plan of reorganization approved by the Bankruptcy Court. Atlantic Avenue is included in these basic financial statements as a blended component unit as DASNY's governing board serves as the governing board of Atlantic Avenue and DASNY management has operational responsibility for Atlantic Avenue. In December 2020, Interfaith and Kingsbrook Jewish Medical Center merged into Brookdale Hospital Medical Center. As a result of the

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

merger, Interfaith's existing loan agreements and mortgages have been assigned and assumed by Brookdale Hospital Medical Center.

On June 21, 2022, the Social Equity Servicing Corporation (SESC) was established as a subsidiary of DASNY in the form of a public benefit corporation, pursuant to Public Authorities Law section 1678(31). The purpose of SESC is to act on behalf of itself or as agent, in performing one or more of the duties of DASNY in providing services under Public Officers Law section 1678(30) on behalf of the Office of Cannabis Management, the Cannabis Control Board, and/or a private debt or equity fund created pursuant to Public Officers Law section 1678(32). Those services include, but are not limited to entering into leases, subleases or other arrangements with regard to such property and acting in a manner consistent with the rights, obligations or responsibility of the owner, landlord or tenant of such property pursuant to such lease or sublease arrangements; furnishing construction and construction management services for qualified dispensaries; servicing non-recourse loan payments; furnishing property management services; and providing general operational services.

SESC is included in these basic financial statements as a blended component unit as DASNY's governing board serves as the governing board of SESC and DASNY management has operational responsibility for SESC.

In accordance with the Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*, as amended, DASNY is included in the financial statements of the State as a discretely presented component unit.

(2) Summary of Significant Accounting Policies

(a) Basis of Reporting

DASNY's basic financial statements have been prepared in conformity with U.S. generally accepted accounting principles for governments as prescribed by the GASB, which is the primary standard setting body for establishing governmental accounting and financial reporting principles.

(b) Basis of Accounting

DASNY follows the economic resources measurement focus and the accrual basis of accounting for revenues and expenses whereby revenues are recognized when earned and expenses are recognized when obligations are incurred.

The basic financial statements are a compilation of approximately 1,000 separate self-balancing accounts, each related to either an individual series of outstanding bonds and notes or an individual operating account.

DASNY's primary operating revenue is financing income, representing interest on indebtedness, received from State institutions. DASNY also recognizes as operating revenue the income on investments held for State institutions, except interest earned on construction account investments. Income on investments in construction accounts is recorded as a reduction to loans receivable since the earnings are generally used for project costs. Fees charged to institutions for services and certain remaining bond proceeds transferred from refunded issues are also recognized as operating revenue. Operating expenses for DASNY include the interest expense on bonds and notes, reduction of loans

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

receivable, which represents bonds redeemed with earnings, administrative expenses and amounts returned to institutions.

The majority of DASNY's revenues and expenses does not relate to operations, rather, it relates to activity in the restricted debt accounts of the individual series of bonds and notes. The revenues generated in restricted debt accounts accumulate until needed. In some years, revenues exceed expenses in restricted debt accounts, usually as a result of income on investments and contributions of cash and investments. In other years, expenses exceed revenues in restricted debt accounts as accumulated revenues are utilized, usually for payment of debt service, redemption of bonds and notes, transfers to escrow in connection with refunding or amounts returned to institutions. Restricted net position remains in each of the individual bond or note issues and accrues to the benefit of the client institutions. At final maturity, the restricted net position of an individual bond or note issue will be \$0.

Any revenues and expenses that do not support DASNY's primary business functions are reported as nonoperating revenues and expenses.

(c) Cash and Cash Equivalents

Cash and cash equivalents include cash on deposit, money market funds, and demand deposit U.S. Treasury State and Local Government Series Securities.

(d) Investments

Investments are recorded at fair value, other than certificates of deposit and the private debt fund, which are recorded at cost. Changes in fair value are included in Income on Investments Held for Institutions and nonoperating Income on Investments Held for DASNY in the Statement of Revenues, Expenses, and Changes in Net Position, except for changes in fair value related to investments in the construction accounts, as described in note 2(e).

(e) Loans Receivable

Projects are financed primarily where payments are pledged to the trustee for the benefit of the bondholders, or other agreements, including service contracts and financing agreements with the State, which provide for the payment of debt service dependent upon annual appropriation, or for which specific revenues have been pledged in support of a collateralized borrowing. Additionally, in certain instances, revenues of the State institutions have been pledged under the terms of the respective bond resolutions and certain restricted amounts are required to be maintained with the trustee in accordance with such resolutions.

Loans Receivable represents accumulated construction costs for projects financed through bond and note issues, net of principal repayments received from State institutions, State institutions contributions, and income on investments on construction accounts. Income on investments, including changes in fair value, on construction accounts is recorded as a reduction to this receivable since the earnings are generally used for project costs. The disbursement of project costs financed with bond proceeds is recorded as an increase to this receivable. The principal portion of debt service received from institutions is recorded as a reduction to this receivable. Also included in this receivable are bond issuance costs and premium or discount on the debt issued.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

Interest paid from bond proceeds during the construction period, capitalized interest, is recorded as an increase to the receivables. There was no capitalized interest for the fiscal year ended March 31, 2026. Income earned on construction fund investments during the construction period is recorded as a reduction of the receivables. Construction fund investment income was approximately \$17.4 million for the fiscal year ended March 31, 2026.

Loans Receivable, together with amounts held in construction accounts and amounts deposited in certain other restricted accounts, are generally equal to the face value of the associated bonds or notes outstanding. The effective interest rate on the receivables is generally imputed based on the effective rate on the bond or note, and the related income is included in Financing Income in the Statement of Revenues, Expenses, and Changes in Net Position.

DASNY maintains various asset management monitoring systems to evaluate the ability of State institutions to meet their debt service payments and establishes loan loss reserves as necessary. All bond and note issues are special obligations of DASNY and many include credit enhancements to ensure payment of debt service to the bondholders (see note 7).

(f) Project Funds Receivable

Project Funds Receivable includes amounts due from institutions for projects funded from other than available bond or note proceeds. Additionally, the cost of retainage on construction contracts that will be funded in the future by institution contributions or additional bond or note proceeds is included in Project Funds Receivable.

(g) Other Receivables

Other Receivables consist of amounts due from institutions for various healthcare loans, DASNY administrative fees, other postemployment benefit obligations and accrued leave credits allocable to public clients, lease receivables where DASNY is the lessor, prepaid expenses, and bond issuance costs and project costs advanced from DASNY operating funds. Also included in Other Receivables are amounts due to NGHP from New York City Health and Hospitals Corporation related to a building lease and a note due to Atlantic Avenue from Brookdale Hospital Medical Center. Also included are non-interest bearing general debentures issued by New York Social Equity Cannabis Investment Fund, L.P. At March 31, 2026, DASNY recorded \$368 million as an allowance for uncollectible accounts primarily related to advances made to assist healthcare institutions which, for the most part, do not impact the Statement of Revenues, Expenses, and Changes in Net Position and for which there are no associated bonds.

(h) Capital Assets (excluding intangible right-to-use leases and subscription IT assets)

DASNY's capital assets (excluding intangible right-to-use lease and subscription IT assets) include land, buildings and equipment. Land is reported at its original acquisition cost. Buildings and equipment are stated at cost, less accumulated depreciation determined using the straight-line method. DASNY buildings are depreciated over 25 years, building improvements and renovations are depreciated over the remaining life of the building or lease, furniture and equipment are depreciated over 7 to 10 years, financial management system equipment, software and related costs are depreciated over 10 years, and other computer equipment and software are depreciated over 5 years. Atlantic Avenue's capital assets acquired from Interfaith Medical Center include land and buildings. Land is reported at its

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

original acquisition value. Buildings are stated at cost less accumulated depreciation using the straight-line method. Buildings will be depreciated over their remaining lives which range from 4 to 19 years (see note 5).

(i) Lease and Subscription Right-to-Use Assets and Liabilities

DASNY is a lessee for various noncancellable leases for office space and parking.

(i) Short-term Leases

For lease arrangements with a maximum possible term of 12 months or less at commencement, DASNY recognizes expense based on the provisions of the lease contract.

(ii) Lease arrangements other than short-term

For lease arrangements greater than 12 months, DASNY recognizes a lease or subscription IT liability, respectively, and an intangible right-to-use lease asset or subscription IT asset, respectively.

(iii) Measurement of Lease Amounts

At lease commencement, DASNY initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, less lease payments made at or before the lease commencement date, plus any initial direct costs ancillary to placing the underlying asset into service, less any lease incentives received at or before the lease commencement date. Subsequently, the lease asset is amortized on a straight-line basis over the shorter of the lease term or the useful life of the underlying asset. If DASNY is reasonably certain of exercising a purchase option contained in a lease, the lease asset will be amortized over the useful life of the underlying asset.

(iv) Measurement of Subscription IT Amounts

At subscription commencement, DASNY initially measures the subscription IT liability at the present value of payments expected to be made during the subscription term. Subsequently, the subscription IT liability is reduced by the principal portion of subscription payments made. The subscription IT asset is initially measured as the initial amount of the subscription IT liability, less subscription payments made at or before the subscription commencement date, less any vendor incentives received at or before the subscription commencement date, plus the capitalizable implementation costs. Subsequently, the subscription IT asset is amortized into *amortization expense* on a straight-line basis over the shorter of the subscription term or the useful life of the underlying hardware or software.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(v) Key Estimates and Judgments

Key estimates and judgments include how DASNY determines (1) the discount rate it uses to calculate the present value of the expected lease and subscription payments, (2) lease and subscription term, and (3) lease and subscription payments.

- DASNY generally uses the State's estimated incremental borrowing rate as the discount rate for leases and subscription IT arrangements unless the rate that the lessor/vendor charges is known. This incremental borrowing rate is based on the rate of interest the State would need to pay if it issued general obligation bonds to borrow an amount equal to the lease or subscription payments under similar terms at the commencement or remeasurement date.
- The lease or subscription term includes the noncancellable period of the lease or subscription IT arrangement, respectively, plus any additional periods covered by either DASNY or lessor unilateral option to (1) extend for which it is reasonably certain to be exercised, or (2) terminate for which it is reasonably certain not to be exercised. Periods in which both DASNY and the lessor/vendor have an option to terminate (or if both parties have to agree to extend) are excluded from the lease or subscription term.
- Payments are evaluated by DASNY to determine if they should be included in the measurement of the lease and subscription IT liabilities, including those payments that require a determination of whether they are reasonably certain of being made, (e.g., residual value guarantees, purchase options, payments for termination penalties, and other payments) and subscription IT arrangements (e.g., payments for termination penalties and other payments).

(vi) Remeasurement of Lease and Subscription Amounts

DASNY monitors changes in circumstances that may require remeasurement of a lease or subscription IT arrangement. When certain changes occur that are expected to significantly affect the amount of the lease or subscription IT liability, the liability is remeasured and a corresponding adjustment is made to the lease or subscription IT asset, respectively.

(vii) Presentation in Statement of Net Position

Lease and subscription IT assets are reported with capital assets and lease and subscription IT liabilities are reported with other long-term liabilities in the Statement of Net Position.

Lease receivables are reported as other receivables and related deferred inflows of resources in the Statement of Net Position.

(j) Deferred Outflows and Inflows of Resources

Deferred outflows of resources are defined as a consumption of net assets by DASNY that is applicable to a future reporting period. Deferred outflows of resources include deferred outflows of resources related to pension and deferred outflows of resources related to postemployment benefits. Deferred outflows of resources related to pension represent changes in actuarial assumptions, such as the discount rate, differences between expected and actual claims experience, differences between projected and actual earnings on plan investments and changes in proportion and proportionate share of contributions and contributions to New York State and Local Employees' Retirement System (ERS)

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

for pension made in the current year subsequent to the measurement date. Deferred outflows of resources related to postemployment benefits represent changes of actuarial assumptions in total OPEB liability as provided by the actuarial report and benefit contributions to New York State Health Insurance Program (NYSHIP) made in the current year subsequent to the measurement date.

Deferred inflows of resources are defined as an acquisition of net assets by DASNY that is applicable to a future reporting period. Deferred inflows of resources include deferred inflows of resources related to leases receivables held by DASNY as lessor and pension. Deferred inflows of resources related to pension represent various changes in net pension liability as provided by ERS.

	Deferred outflows of resources	Deferred inflows of resources
OPEB activities	\$ 20,121	46,081
Pension activities	21,711	1,092
Leases	—	6,486
Total	<u>\$ 41,832</u>	<u>53,659</u>

(k) Amounts Held for Institutions

Certain public institutions provide monies directly to DASNY to be used for the construction or renovation of capital projects. Monies are also released from trustee accounts to DASNY for rehabilitation and renovation of projects. These monies and related earnings are included in Amounts Held for Institutions in the Statement of Net Position and are restricted for the purpose of making future improvements to projects. Also included in Amounts Held for Institutions are monies received from the State for purposes of helping hospitals in need and improving the healthcare delivery system, as well as deposits of room rents collected by SUNY campuses to cover debt service and required reserves related to the SUNY Dormitory Facilities Revenue bond program. In addition, the obligation of NGHP to pay costs incurred in connection with properties owned by NGHP, the rent collected from Interfaith Medical Center to pay costs incurred in connection with properties owned by Atlantic Avenue, as well as the rent collected from NGHP and Interfaith Medical Center to reimburse the State for bonds redeemed are included in Amounts Held for Institutions.

(l) Due to New York State

The State pays construction costs for certain mental health projects managed by other State agencies, and advances funds for various other programs from its short-term investment pool (STIP), which are subsequently reimbursed by DASNY from bond or note proceeds, or other funds appropriated to DASNY. The unreimbursed balance of such State Advances for Construction costs and grant programs, up to what DASNY holds in bond proceeds account, is included in Due to New York State. Patient income receipts related to the State mental health program and rent receipts from tenants leasing State owned mental health facilities which have not yet been remitted to the State are also included in this liability. In addition, unremitted proceeds from the sale of state-owned mental health properties are reported in Due to New York State.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(m) *Unearned Fees for Services*

As provided for in the various financing documents for all programs other than nonprofit health care institutions, independent colleges, universities and other nonprofit institutions, and certain New York State agencies, excess fees collected over expenses incurred relating to DASNY are obligations of DASNY to the institutions. Such amounts are included in the Statement of Net Position in Unearned Fees for Services. Conversely, any excess of expenses over fees collected are claims of DASNY against the institutions. Such amounts are included in the Statement of Net Position in Other Receivables.

(n) *Compensated Absences*

DASNY is required to recognize a liability for compensated absences for (1) leave that has not been used if (a) the leave is attributable to services already rendered, (b) the leave accumulates, and (c) the leave is more likely than not to be used for time off or otherwise paid in cash or settled through noncash means and (2) leave that has been used but not yet paid in cash or settled through noncash means.

DASNY's policies provide the following categories of employee leave:

Employees may carry over up to 300 hours of vacation from one calendar year to the next. A maximum of 225 hours of earned but unused vacation is payable upon separation. Forfeiture data at time of separation is used to calculate the accrual for time more likely than not to be used, at the rate in effect at the reporting date.

Employees may carry over up to 1,500 hours of sick leave from one year to the next. Earned but unused sick leave is not paid upon separation. The percentage of days used to days earned is used to calculate the accrual for time more likely than not to be used, at the rate in effect at the reporting date.

Compensatory time earned on or after January 26, 2023, and for which compensatory time off is provided, shall be paid no later than the close of the fiscal year following the one in which it was earned, at the rate in effect at the time the compensatory time is paid out. Compensatory time earned prior to that date may be carried over from one year to the next and will be paid upon separation up to 240 hours. Forfeiture data at time of separation is used to calculate the accrual for time more likely than not to be used, at the rate in effect at the reporting date.

Holiday leave may be carried over from one year to the next, with no maximum. Unused holiday leave is not paid upon separation. Forfeiture data at time of separation is used to calculate the accrual for time more likely than not to be used, at the rate in effect at the reporting date.

Accrued expenses of \$16.6 million were recorded at March 31, 2026 for the estimated obligation for vacation, sick, compensatory time and holiday leave and are included in Other Long-Term Liabilities in the Statement of Net Position.

(o) *Net Position*

The amounts reported in Restricted net position are restricted in accordance with the bond and note resolutions for the payment of outstanding bonds and notes and may be used for the payment of

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

project costs, arbitrage payments to the Internal Revenue Service and costs of issuance. Restricted net position is held for the benefit of the State institutions and bondholders. Monies remaining upon retirement of the bonds and notes are returned to the State institutions. The amounts reported in Unrestricted net position are either undesignated and available to fund operating expenses or designated for a specific purpose by the Board and are not appropriable for operations (see note 13).

(p) Revenue Recognition

DASNY recognizes revenue when earned. Financing income is recognized as the related interest on bonds and notes is incurred. Fees for services are recognized, and unearned fees for services are amortized, as the related personal service expense of DASNY is incurred.

(q) Income Taxes

DASNY is a component unit of the State of New York and is therefore generally exempt from Federal, State, and local income taxes.

(r) Use of Estimates

The preparation of the basic 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 at the date of the basic financial statements. Estimates also affect the reported amounts of revenues and expenses during the reporting periods.

Significant items subject to such estimates and assumptions include the fair value of investments, the carrying value of capital assets, accrued expenses and other long-term liabilities. Actual results could differ from those estimates.

(s) Recently Adopted Accounting Pronouncements

For the fiscal year ended March 31, 2026, DASNY early adopted GASB Statement No. 105, *Subsequent Events* (GASB 105). This statement establishes uniform standards of evaluation and disclosure of subsequent events, defining the evaluation period from the balance sheet date through the date the financial statements are available to be issued. The implementation of this standard had no impact on net position and additional disclosures have been made where applicable in Note 14.

(3) Cash, Cash Equivalents, and Investments

DASNY has a written investment policy that applies to all investments. This policy allows for the following investments:

- Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by the United States of America;
- Obligations issued, or fully insured or guaranteed as to the payment of principal and interest, by any agency or instrumentality of the United States of America that are rated in at least the second highest rating category by at least two nationally recognized statistical rating organizations;

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

- Certificates or other instruments which evidence the ownership of or the right to receive the payment of the principal and guaranteed interest on obligations, wholly comprised of such obligations listed above;
- Obligations of any state or territory of the United States of America, any political subdivision of any state or territory of the United States of America, or any agency, authority, public benefit corporation or instrumentality of such state, territory or political subdivision, (i)(A) the interest on which is excludable from gross income under Section 103 of the Internal Revenue Code, which is not a “specified private activity bond” within the meaning of Section 57(a)(5) of the Internal Revenue Code (Exempt Obligations), or (B) which qualifies as a “Build America Bond” within the meaning of Section 54AA of the Internal Revenue Code, and (ii) are rated in at least the second highest rating category by at least two nationally recognized statistical rating organizations;
- Shares or interest in a mutual fund, partnership or other fund registered under the Securities Act of 1933, as amended, and operated in accordance with Rule 2a-7 of the Investment Company Act of 1940, as amended, whose objective is to maintain a constant share value of \$1.00 per share, that is rated in the highest short term rating category by at least one nationally recognized statistical rating organization, and at the time such investment is made, such fund had a minimum asset value of \$500 million;
- Commercial paper issued by a domestic corporation rated in the highest short-term rating category by at least two nationally recognized statistical rating organizations and having maturities of not longer than 270 days from the date they are purchased;
- Bankers’ acceptances issued by a bank rated in the highest short-term rating category by at least two nationally recognized statistical rating organizations and having maturities of not longer than 365 days from the date they are purchased;
- Collateralized investment agreements; and
- Collateralized or insured certificates of deposit.

In addition, DASNY’s Board and Treasurer may also specifically authorize, as deemed appropriate, other investments that are consistent with DASNY’s investment objectives, and in the case of investments held in the restricted debt accounts of the individual series of bonds and notes, allowed under the provisions of the related bond, or note resolution.

One of the primary objectives of DASNY’s investment policy is to provide sufficient liquidity to meet the purposes for which the funds are being held. The majority of DASNY’s investment portfolio consists of short-term investment securities to achieve its liquidity objective. Consequently, DASNY’s investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates since the majority of investments are short term in nature. Most investments are held to pay for construction expenditures with maturities based upon expectations of when funds will be used or held on behalf of the various institutions to fund specific reserves or payment of debt service or held for general operating purposes which generally do not exceed maturities of more than one year. Investment securities maturing beyond five years generally relate to sinking fund installments that are typically invested with maturity dates that coincide with those of the underlying bonds and notes.

The amount of investments by type and maturity, at March 31, 2026 is presented in the following table. Investment maturity classifications in the table are based on the maturity of the underlying investments,

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

which differs from their classification on the Statement of Net Position. Investments reported as current on the Statement of Net Position generally have maturities of one year or less, unless they are restricted by the underlying bond and note resolutions and are expected to be reinvested upon maturity, or the proceeds at maturity are generally used to support construction activities, in which case they are reported as investments, other than current.

Investments reported as current on the Statement of Net Position at March 31, 2026 include \$1.6 billion for debt service payments to be made in the fiscal year ended March 31, 2027 which is restricted by the underlying bond and note resolutions. Also included in investments reported as current at March 31, 2026 are investments held for DASNY operations, nonbond related capital projects and rehabilitation and renovation of projects totaling \$719 million.

Investment type	Amount (In thousands)	Percentage of total	Maturities (in years)		
			Less than 1	1-5	More than 5
Recorded at fair value:					
Obligations of the United States					
Government:					
U.S. Treasury notes/bonds	\$ 6,061,252	71.3 %	\$ 2,622,680	3,438,572	—
U.S. Treasury bills	397,614	4.7	397,614	—	—
	6,458,866	76.0	3,020,294	3,438,572	—
Federal agency, notes and debentures:					
Federal National Mortgage Association (FNMA)	388,011	4.6	388,011	—	—
Federal Home Loan Bank (FHLB)	1,429,219	16.8	1,429,219	—	—
Federal Home Loan Mortgage Corporation (FHLMC)	108,337	1.2	108,337	—	—
	1,925,567	22.6	1,925,567	—	—
Municipal Bonds:					
Revenue Bonds	80,335	1.0	—	80,335	—
General Obligation Bonds	35,262	0.4	—	35,262	—
	115,597	1.4	—	115,597	—
Recorded at cost:					
Certificates of deposit	3,113	0.0	3,113	—	—
	3,113	0.0	3,113	—	—
Private debt fund:					
New York Social Equity Cannabis Investment Fund, L.P.	195	0.0	—	—	195
	195	0.0	—	—	195
Total	\$ 8,503,338	100.0 %	\$ 4,948,974	3,554,169	195

Investment credit risk is the risk that an issuer or other counterparty will not fulfill its obligations.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

Federal Agency notes and debentures are issued by Government Sponsored Enterprises (GSEs), which carry the implicit guarantee of the United States federal government. At March 31, 2026, DASNY held approximately \$1.9 billion in agency securities issued by several GSEs, all of which are rated in at least the second highest rating category by at least two of the nationally recognized statistical rating organizations.

Municipal bonds are issued by state and local governmental entities and may be backed either by the full faith and credit of the issuing government (general obligation bonds) or by specific revenue streams associated with projects or services (revenue bonds). At March 31, 2026, DASNY held approximately \$116 million in municipal securities issued by a variety of state and local issuers, all of which are rated in at least the second-highest rating category by at least two of the nationally recognized statistical rating organizations.

A portion of DASNY's investment portfolio is invested in money market funds, which are open ended mutual funds that invest in short term debt securities and whose objective is to carry a net asset value (NAV) of \$1.00, allowing for withdrawals equal to the amount of the original deposit plus an allocable portion of any interest that may have been earned by the fund. These funds are reflected in the Statement of Net Position as a component of Cash and Cash Equivalents and are not in the table above. DASNY's investment policy requires at the time of investment, each fund have a minimum asset value of \$500 million and be rated in the highest short-term rating category by at least one nationally recognized statistical rating organization. At March 31, 2026, DASNY held approximately \$1.9 billion in investments of this type which were all rated in the highest short-term rating category by at least one nationally recognized statistical rating organization.

Custodial credit risk for deposits is the risk that in the event of a bank failure, DASNY's deposits may not be returned. DASNY's deposit policy for custodial credit risk includes minimum equity and rating requirements of trustee and custodian banks. Certain deposits held in DASNY bank accounts are collateralized with securities held by custodian banks and certain are insured by federal depository insurance. As of March 31, 2026, DASNY had bank deposits of \$16 million of which \$1.4 million was uninsured and uncollateralized. The uninsured cash balances were primarily the result of amounts temporarily held pending debt repayment, disbursement, or investment. Of the collateralized portion, \$5.2 million is held in disbursement accounts pending check clearance and is not reflected in the Cash and Cash Equivalents balance in the Statement of Net Position.

Concentration of credit risk is the risk of loss attributed to the magnitude of DASNY's investment in a single issuer. DASNY's investment policy places no limit on the amount it may invest in any one issuer; however, DASNY does establish minimum ratings requirements for each underlying issuer other than the United States Government where they are generally required to be rated in no less than the second highest rating category by at least 2 nationally recognized statistical rating organizations. As of March 31, 2026, DASNY held more than 5% of its investments in Federal Home Loan Bank (FHLB) securities. These investments were 16.8% of the total investment portfolio as of March 31, 2026.

DASNY uses an independent pricing source to determine the fair value of its investments. DASNY categorizes the fair value measurements of its investments within the fair value hierarchy established by

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

generally accepted accounting principles. This three-tiered fair value hierarchy is based on the valuation inputs used to measure the fair value of the assets as follows:

Level 1: Investments' fair value based on quoted prices for identical assets in active markets;

Level 2: Investments' fair value based on observable inputs which may include quoted prices for identical assets in markets not considered to be active, and quoted prices of similar assets in active or inactive markets; and

Level 3: Investments' fair value based on unobservable inputs.

At March 31, 2026, DASNY had the following fair value measurements (in thousands):

		Fair value measurement using	
		Quoted prices in active markets for identical assets (Level 1)	Significant other observable inputs (Level 2)
	March 31, 2026		
Investments by fair value level:			
U.S. Treasuries	\$ 6,458,866	879,952	5,578,914
Federal agencies	1,925,567	—	1,925,567
Municipal bonds	115,597	—	115,597
Money market mutual funds	1,893,072	1,893,072	—
Total investments measured at fair value	\$ 10,393,102	2,773,024	7,620,078

DASNY has no investments classified in the Level 3 category.

Investments classified in Level 1 are valued using prices quoted in active markets and daily publicly published prices for those securities.

Investments classified in Level 2 are valued using the following approaches:

- U.S. Treasuries: quoted prices for identical securities in markets that are not active; and
- Federal Agencies: matrix pricing based on the securities' relationship to benchmark quoted prices.
- Municipal Bonds: matrix pricing based on observable market inputs such as MMD benchmark municipal yield curves, credit spreads, and recent trades for comparable securities.

(4) Loans Receivable

Loans Receivable represents amounts due in accordance with various financing agreements relating to the utilization of bond proceeds on projects.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

Loans Receivable at March 31, 2026 consisted of the following (dollars in thousands):

Minimum payments to be received during the fiscal years ending March 31:

2027	\$ 795,468
2028	2,671,137
2029	2,537,679
2030	2,391,344
2031	3,886,886
Thereafter	<u>48,099,993</u>
Total minimum payments receivable	60,382,507
Less future financing income, unexpended bond proceeds, and other credits	<u>23,611,488</u>
Total loans receivable, net	36,771,019
Less current loans receivable, net	<u>140,355</u>
Long-term loans receivable, net	<u>\$ 36,630,664</u>

Loans receivable financed by bonds and notes are collectible through periodic payments. The collection of this receivable from state related institutions is dependent on the ability of each institution to generate sufficient resources to service its bonds and notes. For state related institutions, payment is dependent upon annual appropriation. In certain situations, various credit structures are in place to reduce risk of nonpayment to bondholders should an institution be unable to pay its debt service (see note 7). Based on continuous monitoring of collectability, it has been determined that there is no need to establish reserves for loan losses at March 31, 2026.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(5) Capital Assets

Capital assets, net, at March 31, 2026 consisted of the following (dollars in thousands):

	<u>2025</u>	<u>Additions</u>	<u>Deletions</u>	<u>2026</u>
Capital assets:				
Land:				
DASNY	\$ 1,083	—	—	1,083
Atlantic Avenue	715	—	—	715
Buildings:				
DASNY	23,388	—	—	23,388
Atlantic Avenue	31,127	—	—	31,127
Equipment – DASNY	<u>25,057</u>	<u>761</u>	<u>(568)</u>	<u>25,250</u>
Total capital assets	<u>81,370</u>	<u>761</u>	<u>(568)</u>	<u>81,563</u>
Less accumulated depreciation:				
DASNY	30,801	425	(568)	30,658
Atlantic Avenue	<u>20,169</u>	<u>857</u>	<u>—</u>	<u>21,026</u>
Total accumulated depreciation	<u>50,970</u>	<u>1,282</u>	<u>(568)</u>	<u>51,684</u>
Capital assets, net excluding lease and subscription IT assets	<u>\$ 30,400</u>	<u>(521)</u>	<u>—</u>	<u>29,879</u>
Lease and subscription IT assets, net (Note 8)				<u>29,597</u>
Total capital assets, net as reported in the statement of net position			\$	<u>59,476</u>

Depreciation expense is included in Maintenance and Operations expense in the Statement of Revenues, Expenses, and Changes in Net Position.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(6) Long-Term Liabilities

DASNY's long-term liabilities as of March 31, 2026, including the current portion, are comprised of the following (in thousands):

	<u>Beginning balance</u>	<u>Additions</u>	<u>Deletions</u>	<u>Ending balance</u>	<u>Due within one year</u>
Bonds and notes payable	\$ 35,791,512	6,174,415	(2,576,525)	39,389,402	493,860
Other long-term liabilities:					
Accrued retainage	\$ 61,169	28,818	(20,413)	69,574	7,652
Compensated absences (note 2(n))	16,372	183	—	16,555	—
Total OPEB liability	202,127	14,643	(32,250)	184,520	—
Other	23,115	22,292	(19,625)	25,782	597
Total other long-term liabilities, excluding lease and subscription IT liabilities	\$ <u>302,783</u>	<u>65,936</u>	<u>(72,288)</u>	296,431	8,250
Lease (as lessee) and subscription IT liabilities (note 8)				<u>32,248</u>	<u>2,736</u>
Total other long-term liabilities as reported in the statement of net position				\$ <u>328,679</u>	<u>10,986</u>
Due to New York State	\$ 5,700,754	7,964,983	(8,344,376)	5,321,361	5,321,361
Amounts held for institutions	906,560	3,479,598	(3,275,096)	1,111,062	322,610

(7) Bonds and Notes Outstanding

(a) Description of Bonds and Notes

Bonds and notes are special obligations of DASNY payable solely from payments required to be made by or for the account of the State institution for which the particular special obligations were issued. Such payments are pledged or assigned to the trustees for the holders of the respective special obligations. DASNY has no obligation to pay its special obligations other than from such payments.

Summarized, by program and bond resolution, the schedule on the following page details assets pledged as collateral, events of default, termination events, and subjective acceleration clauses that

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

have finance-related consequences relevant to outstanding bonds and notes. This includes debt for the State University, City University, and New York State agencies detailed below (dollars in thousands).

	<u>Bonds and notes outstanding</u>	<u>Assets pledged as collateral</u>	<u>Events of default</u>	<u>Termination events</u>	<u>Subjective acceleration clauses</u>
State University (detailed in Supplemental Schedule 5):					
Dormitory Facilities (Resolution dated 5/15/13)	\$ 1,820,927	(1)	(7)	(9)	(10)
Educational Facilities (PIT Education Resolution dated 7/24/02)	49,845	(2)	(8)	(9)	(11)
Educational Facilities (PIT General Purpose Resolution dated 4/29/09)	4,746,030	(2)	(8)	(9)	(11)
Educational Facilities (Sales Tax Resolution dated 9/11/13)	3,216,420	(3)	(8)	(9)	(11)
Upstate Community Colleges (PIT Education Resolution dated 7/24/02)	3,370	(2)	(8)	(9)	(11)
Upstate Community Colleges (PIT General Purpose Resolution dated 4/29/09)	420,805	(2)	(8)	(9)	(11)
Upstate Community Colleges (Sales Tax Resolution dated 9/11/13)	<u>128,235</u>	(3)	(8)	(9)	(11)
Total State University	<u>10,385,632</u>				
City University (detailed in Supplemental Schedule 5):					
City University (Resolution dated 1/22/03)	242,185	(4)	(7)	(9)	(10)
City University (PIT Education Resolution dated 7/24/02)	32,115	(2)	(8)	(9)	(11)
City University (PIT General Purpose Resolution dated 4/29/09)	2,941,510	(2)	(8)	(9)	(11)
City University (Sales Tax Resolution dated 9/11/13)	<u>1,239,360</u>	(3)	(8)	(9)	(11)
Total City University	<u>4,455,170</u>				
New York State Agencies (detailed in Supplemental Schedule 5)					
Multiple Purposes (PIT Education Resolution dated 7/24/02)	133,485	(2)	(8)	(9)	(11)
Multiple Purposes (PIT General Purpose Resolution dated 4/29/09)	17,543,420	(2)	(8)	(9)	(11)
Multiple Purposes (Sales Tax Resolution dated 9/11/13)	6,496,320	(3)	(8)	(9)	(11)
Employer Assessment (Resolution dated 10/9/13)	200,235	(5)	(7)	(9)	(12)
Roswell Park Cancer Institute Obligated Group (Resolution dated 7/16/25)	<u>175,140</u>	(6)	(7)	(9)	(10)
Total New York State Agencies	<u>24,548,600</u>				
Total bonds and notes outstanding	<u>\$ 39,389,402</u>				

Footnotes for the column identified as Assets Pledged as Collateral

- (1) Dormitory Facilities Revenue Fund held by the State's Commissioner of Taxation and Finance where all revenues (rents, fees, charges) are deposited.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

- (2) Effective April 1, 2018, a statutory allocation of 50% of State of New York personal income tax receipts are deposited into the Revenue Bond Tax Fund which is held jointly by the State's Commissioner of Taxation and Finance and the State Comptroller. Also added was a requirement to deposit 50% of the New York State Employer Compensation Expense Program receipts and 50% of the New York State Pass-Through Entity Tax receipts as additional revenue sources. Annual State appropriations are required prior to any payments out of the account. Should the balance be insufficient to make financing agreement payments that have been appropriated, the State Comptroller is required to transfer from the State's General Fund amounts necessary to meet the cash requirements.
- (3) A statutory allocation of 2% of New York State sales tax receipts are deposited in the Sales Tax Revenue Bond Tax Fund which is held jointly by the State's Commissioner of Taxation and Finance and the State Comptroller.
- (4) Secured by a pledge of all revenues received by the City University Construction Fund and an annual State and City appropriation.
- (5) Secured by a pledge of assessments pursuant to the Worker's Compensation Law. Bondholders are pledged to receive the first assessment monies received from employers each year until the annual debt service commitment has been reached.
- (6) Secured by a pledge of gross receipts of the Roswell Park Cancer Institute Obligated Group, of which Roswell Park Cancer Institute Corporation is currently the sole member.

Footnotes for the column identified as Events of Default

- (7) Failure to make timely payment of amounts due and meeting all bond covenants, conditions, agreements, and provisions in the respective resolutions; or tax-exempt bonds have been deemed taxable.
- (8) There are no events of default that cause additional financial consequences. Bondholders continue to be entitled to receive all principal and interest that is due.

Footnotes for the column identified as Termination Events

- (9) There are no termination events relevant to State related debt with financial consequences for DASNY.

Footnotes for the column identified as Subjective Acceleration Clauses

- (10) Upon the written request of bondholders of not less than 25% in principal outstanding, the Trustee may declare all principal and interest on the outstanding bonds to be due immediately after a thirty-day notice period.
- (11) The bond resolution does not permit the trustee or bondholders to declare the bonds immediately due and payable. Bondholders of not less than a majority in aggregate principal amount of bonds outstanding may bring an action or suit to enforce the rights of the bondholders.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

- (12) The bond resolution does not permit the trustee or bondholders to declare the bonds immediately due and payable. Bondholders of not less than 25% in principal amount of bonds outstanding may bring an action or suit to enforce the rights of the bondholders.

As of March 31, 2026, DASNY has approximately \$39.4 billion of State institution bonds and notes outstanding, this amount includes no direct placements.

The following summarizes State institution bonds and notes outstanding on March 31, 2026, by primary security feature (dollars in thousands):

Payable from state government appropriations or designated income funds	\$ 37,193,100
Backed by bond insurance	175,140
Backed by pledged assets and revenues or payments	<u>2,021,162</u>
Total	<u>\$ 39,389,402</u>

Publicly offered fixed rate bonds are due in various installments through fiscal year ending March 31, 2056. Publicly offered fixed rate bonds bear interest at rates currently ranging from 1.591% to 5.652%.

DASNY issues debt on behalf of the State. In accordance with GASB Statement No. 14, *The Financial Reporting Entity*, as amended, DASNY is included in the financial statements of the State as a discretely presented component unit. As such, bonds issued on behalf of the State institutions are not considered conduit debt.

(b) Maturities of Bonds and Notes

Maturities of bonds and notes are as follows (dollars in thousands):

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
Fiscal year ends March 31:			
2027	\$ 493,860	1,834,006	2,327,866
2028	865,165	1,807,271	2,672,436
2029	884,654	1,761,405	2,646,059
2030	2,116,127	1,723,257	3,839,384
2031	2,267,730	1,621,116	3,888,846
2032-36	9,947,299	6,601,863	16,549,162
2037-41	8,066,208	4,471,304	12,537,512
2042-46	7,004,799	2,720,087	9,724,886
2047-51	5,243,650	1,235,068	6,478,718
2052-56	<u>2,499,910</u>	<u>309,805</u>	<u>2,809,715</u>
Total	<u>\$ 39,389,402</u>	<u>24,085,182</u>	<u>63,474,584</u>

Bonds and notes above reflect the stated maturity dates for all bonds and notes outstanding as of March 31, 2026.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(c) Tax-Exempt Leasing Program

DASNY offers a tax-exempt leasing program (TELP) that utilizes DASNY's tax exempt financing authority. In a TELP lease, DASNY, as the lessee, subleases the equipment to the borrower and thereafter has no security interest in the equipment. The repayments are assigned to and made directly to the lessor. The repayments are nontaxable income to the lessor. The leases do not constitute DASNY or State debt. Since DASNY assigns both its security interest in the equipment and its rights to receive sublease repayments to the lessor, and DASNY has no active role in managing or administering the leases, the TELP leases are not included in the Statement of Net Position. The total amount of TELP leases outstanding as of March 31, 2026, was approximately \$211 million.

(d) Conduit Debt

To further DASNY's mission, as described in Footnote (1), DASNY has issued bonds that meet the definition of a conduit debt obligation. As detailed in the chart below (in thousands), those bonds have provided Healthcare Facilities, Independent Institutions, and Municipal Facilities with access to capital to finance, design, construct, purchase, reconstruct, and/or rehab buildings. Conduit debt is secured by revenues of the respective institution, and in some cases additionally secured by bond insurance, letters of credit, and property liens that would be utilized to pay off such obligations and result in DASNY having no further financial related consequences. As of March 31, 2026, DASNY debt includes approximately \$27.2 billion of conduit debt obligations, none of which are included in its basic financial statements.

	<u>Bonds and notes outstanding</u>
Conduit debt:	
Healthcare Facilities:	
Conduit debt publicly offered	\$ 6,499,810
Conduit debt direct placement	<u>669,552</u>
Total Healthcare Facilities	<u>7,169,362</u>
Independent Institutions:	
Conduit debt publicly offered	12,602,150
Conduit debt direct placement	<u>1,177,142</u>
Total Independent Institutions	<u>13,779,292</u>
Municipal Facilities:	
Conduit debt publicly offered	6,102,660
Conduit debt direct placement	<u>142,345</u>
Total Municipal Facilities	<u>6,245,005</u>
Total conduit debt	<u><u>\$ 27,193,659</u></u>

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(8) Leases and Similar Subscription-Based Information Technology Arrangements

As discussed in note 2(i), DASNY is a lessee for various noncancellable leases of office space and parking. DASNY also has noncancellable subscription arrangements (similar to a lease) for the right-to-use various information technology software (subscription IT arrangements).

(a) Intangible right-to-use lease and subscription IT assets

DASNY's lease (as lessee) and subscription IT assets as of March 31, 2026, including the current portion, are comprised of the following (in thousands):

	Beginning balance	Additions	Deletions	Ending balance
Lease assets:				
Office space	\$ 36,048	—	—	36,048
Parking	4,267	—	—	4,267
Total lease assets	40,315	—	—	40,315
Less accumulated amortization:				
Lease assets:				
Office space	7,459	2,494	—	9,953
Parking	831	277	—	1,108
Total accumulated amortization	8,290	2,771	—	11,061
Total lease assets, net	32,025	(2,771)	—	29,254
Subscription IT assets	2,650	705	—	3,355
Less accumulated amortization	2,313	699	—	3,012
Subscription IT assets, net	337	6	—	343
Total leases and subscription IT assets, net	\$ 32,362	(2,765)	—	29,597

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(b) Lease and subscription IT liabilities

A summary of changes in the related lease and subscription IT liabilities during the year ended March 31, 2026 is as follows (in thousands):

	Beginning balance	Additions	Deletions	Ending balance	Due within one year
Lease liabilities	\$ 34,130	—	(2,234)	31,896	2,489
Subscription IT liabilities	338	705	(691)	352	247
Total	\$ 34,468	705	(2,925)	32,248	2,736

DASNY's future annual payments for lease (as lessee) and subscription IT arrangements are as follows (in thousands):

	Principal amount	Interest amount	Total
Year ending March 31,			
2027	\$ 2,736	880	3,616
2028	2,675	805	3,480
2029	2,648	728	3,376
2030	2,736	651	3,387
2031	2,859	573	3,432
2032-2036	16,600	1,514	18,114
2037-2041	1,994	37	2,031
	\$ 32,248	5,188	37,436

(c) Variable lease and subscription payments

Variable lease and subscription payments, other than those payments that depend on an index or rate or are fixed in substance, are excluded from the measurement of the lease and subscription IT liability. Such amounts are recognized as lease expense or subscription expense, respectively, in the period in which the obligation for those payments is incurred. DASNY does not have any leases with partial or completely variable payments.

Certain subscription IT arrangements require DASNY to make variable subscription payments. These variable payments are based on amounts under management, or the dollar amount of the projects used with the software. The amounts recognized as outflows (expense) for variable IT subscription payments not included in the measurement of the subscription IT liabilities was \$1.3 million during the year ending March 31, 2026.

(d) DASNY as Lessor

As discussed in note 2(i), DASNY is a lessor for a noncancellable lease of office space and parking. DASNY does not have any leases as a lessor with partial or completely variable payments. For the

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

year ended March 31, 2026, DASNY earned a total of \$873 thousand in lease revenue and \$240 thousand in lease interest revenue.

Lease receivable, which is included in other receivables in the statement of net position, and principal and interest requirements to maturity are as follows (in thousands):

	<u>Principal amount</u>	<u>Interest amount</u>	<u>Total</u>
Year ending March 31,			
2027	\$ 685	222	907
2028	713	203	916
2029	450	185	635
2030	429	171	600
2031	445	155	600
2032-2036	2,862	508	3,370
2037-2041	<u>1,333</u>	<u>47</u>	<u>1,380</u>
	<u>\$ 6,917</u>	<u>1,491</u>	<u>8,408</u>

The remaining amounts reported as deferred inflows of resources related to leases as lessor will be recognized in future rent income for the fiscal years ending March 31 as follows (in thousands):

2027	\$ 873
2028	873
2029	508
2030	475
2031	475
2032-2036	2,373
2037-2041	<u>909</u>
Total	<u>\$ 6,486</u>

(9) Debt Refundings

DASNY has issued bonds on behalf of various state related institutions to defease existing revenue bonds. Under the terms of the resolutions for the defeased bonds, investments have been deposited in irrevocable trusts with trustee banks to provide sufficient amounts for the sole purpose of paying scheduled debt service on these bonds. As a result, the refunded bonds, some of which are still held by investors, are considered to be defeased in accordance with the applicable bond resolutions and the liabilities for those bonds and related investments have been removed from the Statement of Net Position. As of March 31, 2026, revenue bonds of approximately \$3.8 billion (including \$0 direct placement bonds) were considered defeased under existing accounting standards; hence, such bonds and the related investments placed in trust are not included in the basic financial statements.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

During the fiscal year ended March 31, 2026, refundings involved the issuance of fixed rate bonds to refund previously issued fixed rate bonds. The refunding par issued totaled \$1.4 billion par value for new fixed rate bonds with an average interest rate of 4.899% to refund \$1.6 billion in par value of outstanding fixed rate bonds with an average interest rate of 4.925%. The proceeds of \$1.5 billion from the sale of new bonds, including net original issue premium, plus \$27.6 million of refunded bond monies and deposits from State institutions, were deposited in irrevocable trusts (escrow accounts and in certain cases, redemption accounts) and used to purchase U.S. Government securities as described above. The new bonds also provided funds for issuance costs and project reimbursements. These refundings led to a decrease of \$269.9 million in aggregate future debt service payments and a net present value economic gain of \$102.9 million for the fiscal year ended March 31, 2026.

(10) Commitments and Contingencies

(a) Litigation

DASNY has been named as a defendant in various pending actions which seek to recover damages for alleged wrongful death, personal injuries, and loss of service or medical expenses. There are other pending or threatened actions or matters with regard to breach of contract, retained percentages, damages, work at certain projects, liens filed with DASNY, and other claims involving DASNY contracts. It is management's opinion, based upon the advice of General Counsel, that these pending or threatened matters are covered either by DASNY's insurance program, surety bonds filed with DASNY, indemnification from the State or its agencies and municipalities under applicable statutes or other agreements (subject to the availability of funds), indemnification and hold harmless provisions included in DASNY contractor or vendor agreements, are recoverable from institutions, or DASNY has sufficient resources to meet any potential liability associated with such pending or threatened actions or matters and, therefore, could not be deemed to have a material adverse effect on DASNY.

(b) Construction Commitments

In the normal course of business, DASNY enters into various commitments for construction costs. Such commitments, when added to the costs already incurred, are not expected to exceed the total amount of indebtedness issued and other available funding, including future authorized bond issues. Commitments for future construction costs totaled approximately \$4 billion at March 31, 2026.

(c) Risk Management

DASNY is exposed to various risks of loss, including torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; accidents; and natural disasters. DASNY maintains commercial insurance coverage, subject to certain limits and deductible/retention provisions, for each of these risks of loss through the purchase of general liability, excess liability, property, builder's risk, directors' and officers' liability, blanket crime, business travel accident, auto liability, and workers compensation insurance policies.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(11) Retirement Plans

(a) New York State and Local Employees' Retirement System

(i) Description of Plan

DASNY participates in the ERS and the Public Employees' Group Life Insurance Plan (the Systems) administered by the New York State and Local Retirement System. These are cost-sharing multiple-employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller promulgates rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their monies. The Systems issue a publicly available financial report that includes financial statements and supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, 110 State Street, Albany, New York 12236 or on the Comptroller's website at www.osc.state.ny.us/pension. For financial reporting purposes, the Systems are presented on an aggregated basis.

(ii) Benefits

The classes of employees covered under the ERS range from Tiers 1-6. In order to be eligible for retirement, all members must be at least age 55 and have a minimum of 5 years of service for Tiers 2-4, and 10 years of service for Tiers 5 and 6. There is no minimum service requirement for Tier 1 members. Generally, all members are eligible for early retirement at age 55 with a benefit calculation of 1.67% of final average salary for each year of service. Benefit calculations for Tiers 1 and 2 members with greater than 20 years of service credit, or Tiers 3-5 members between 20 and 30 years of service credit, is 2.0% of final average salary for each year of service. Tier 3-5 members are eligible for an additional 1.50% of final average salary applied to each year of service over 30 years. Generally, Tier 6 member retirement benefits are 1.75% of final average salary for each year of service for members with 20 years of service, with an additional 2.0% of final average salary for each year of service over 20 years. For Tiers 1-5, final average salary is the average of the wages earned in the three highest consecutive years of employment. Tier 6 final average salary is the average of the wages earned in the five highest consecutive years of employment. Other benefits provided under the ERS include: ordinary disability, accidental disability, and post-retirement benefit increases.

(iii) Funding Policy

Funding of the Systems is accomplished through member and employer contributions and investment earnings, according to the New York State Retirement and Social Security Law. Plan members who joined the Systems before July 27, 1976 are not required to make contributions. Those joining on or after July 27, 1976 and before January 1, 2010 who have less than 10 years of service or membership are required to contribute 3% of salary. Those joining on or after January 1, 2010, and before April 1, 2012, are required to contribute 3% throughout active service. Persons joining on or after April 1, 2012, are required to contribute between 3% and 6% throughout active service. Employers are required to contribute at an actuarially determined rate. Fully contributed

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

average employer contribution rate for the Tiers of 15.2% was applicable to the annual covered payroll for the year ended March 31, 2025. DASNY's required contribution for the fiscal year ended March 31, 2026 was \$9.0 million and was 100% of the contribution required.

(iv) Net Pension Liability

	Beginning balance	Additions	Deletions	Ending balance
Net pension liability	\$ 18,211	15,995	(10,998)	23,208

DASNY's proportionate share of the Systems' net pension liability reported as of March 31, 2026 was \$23.2 million. The net pension liability was measured as of March 31, 2025. DASNY's proportion of the net pension liability was based on DASNY's projected long term contribution effort compared to the projected total long term contribution effort of all employers in the Systems. At March 31, 2025, DASNY's proportion of the net pension liability was 0.14%, which is up slightly compared to the 0.12% at the March 31, 2024 measurement date.

For purposes of measuring the net pension liability and related pension amounts, information about the fiduciary net position of the Systems and additions to/deductions from the Systems' fiduciary net position have been determined on the same basis as they are reported by the Systems. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms and investments are reported at fair value.

(v) Actuarial Information

The total pension liability for the March 31, 2025, measurement date was determined by using an actuarial valuation as of April 1, 2024, with updated procedures used to roll forward the total pension liability to March 31, 2025. This actuarial valuation used the following assumptions:

Actuarial cost method	Entry age normal
Inflation	2.9 percent
Salary scale	4.3 percent indexed by service
Investment rate of return, including inflation	5.9 percent compounded annually, net of investment expenses
Cost of living adjustments	1.5 percent annually
Decrement	Developed from the Plan's 2020 experience study of the Period April 1, 2015 through March 31, 2020
Mortality improvement	Society of Actuaries Scale MP-2021

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

weighting the expected future real rate of return by the target asset allocation percentage and by adding expected inflation.

Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocation as of March 31, 2025 are summarized below:

Asset	Target Allocation	Long-term expected real rate of return
Domestic equity	25.0%	3.54%
International equity	14.0%	6.57%
Private equity	15.0%	7.25%
Real estate	12.0%	4.95%
Opportunistic/ARS portfolio	3.0%	5.25%
Credit	4.0%	5.40%
Real assets	4.0%	5.55%
Fixed income	22.0%	2.00%
Cash	1.0%	0.25%
	<u>100.0%</u>	

The discount rate used to calculate the total pension liability at March 31, 2025 was 5.9%, the same rate used at the March 31, 2024 measurement date. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon the assumptions, the Systems' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

The following presents DASNY's current period net pension liability (asset) calculated using the current period discount rate assumption of 5.9%, as well as what the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (4.9%) or 1 percentage point higher (6.9%) than the current assumption (in thousands):

	1% Decrease (4.9%)	Current assumption (5.9%)	1% Increase (6.9%)
DASNY net pension liability (asset)	\$ 67,167	23,208	(13,498)

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(vi) *Deferred Outflows of Resources and Deferred Inflows of Resources*

At March 31, 2026, DASNY reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources (in thousands):

	Deferred outflows of resources	Deferred inflows of resources
Differences between expected and actual experience	\$ 5,761	272
Changes of assumptions	973	—
Net difference between projected and actual earnings on plan investments	1,821	—
Changes in proportion and differences between DASNY contribution and proportionate share of contributions	4,188	820
Contributions subsequent to the measurement date	<u>8,968</u>	<u>—</u>
Total deferred outflows/inflows of resources	\$ <u>21,711</u>	<u>1,092</u>

Deferred outflows of resources of \$9.0 million, resulting from contributions subsequent to the measurement date will be recognized as a reduction to net pension liability in the year ended March 31, 2026.

The remaining amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in future pension expense for the fiscal years ending March 31 as follows (in thousands):

2026	\$ 5,193
2027	6,795
2028	(1,196)
2029	<u>859</u>
Total	\$ <u>11,651</u>

(vii) *Total Pension Expense*

Total pension expense includes certain current period changes in the total net pension liability, projected earnings on pension plan investments and the amortization of deferred outflows of resources and deferred inflows of resources for the current period. The collective pension expense reported for the period ended March 31, 2026 is \$6.4 million.

(b) Optional Retirement Plan

Unrepresented DASNY employees who have estimated annual salary of \$75 thousand or greater may participate in an Optional Retirement Program (ORP) under IRS Section 401(a), which is a multiple employer, defined contribution plan administered by separate vendors – TIAA CREF, Fidelity,

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

Metropolitan Life, VALIC, and VOYA. DASNY's plan is administered exclusively by TIAA CREF. ORP employer and employee contributions are dictated by State law. The ORP provides benefits through annuity contracts and provides retirement and death benefits to those employees who elected to participate in an ORP. Benefits are determined by the amount of individual accumulations and the retirement income option selected. All benefits generally vest after the completion of one year of service if the employee is retained thereafter. Employer contributions are not remitted to an ORP plan until an employee is fully vested. As such there are no forfeitures reported by these plans if an employee is terminated prior to vesting. Employees who joined an ORP after July 27, 1976 and have less than ten years of service or membership are required to contribute 3% of their salary. Those joining on or after April 1, 2012 are required to contribute between 3% and 6%, dependent upon their salary, for their entire working career. Employer contributions are 8%. Employee contributions are deducted from their salaries and remitted on a current basis to the respective ORP. Pension expense for the plan for the period ended March 31, 2026 is \$71 thousand.

(12) Postemployment Benefits

(a) Plan Description

DASNY provides postemployment healthcare benefits for eligible retired employees and their dependents who retire from DASNY. DASNY is a voluntary participating employer in NYSHIP, which is administered by the State of New York. Article XI of the New York State Civil Service Law assigns the authority to NYSHIP to establish and amend the benefit provisions of the plans and to establish maximum obligations of the plan members to contribute to the plan. Subject to collective bargaining agreements, DASNY's Board is authorized to establish the contribution rates of DASNY employees and retirees below those set by Civil Service Law. NYSHIP is considered a single employer defined benefit plan offered by DASNY to its employees.

In order to be eligible, employees must be enrolled as a NYSHIP enrollee or a dependent of a NYSHIP enrollee at the time of retirement from DASNY, be eligible to receive a pension from the ERS and to have ten years of State service. In calculating the ten year service requirement, all of the employee's service need not be with DASNY, but may be a composite of New York State service elsewhere, with a minimum of one year with DASNY immediately preceding retirement. Employees with no prior State service must work a minimum of ten years with DASNY before they and their dependents are eligible for the retirement medical benefits.

DASNY pays 100% of the cost of single coverage and 75% of the cost of dependent coverage for employees who retired before January 1, 1983. DASNY pays 90% of the cost of single coverage and 75% of dependent coverage for employees who retire on or after January 1, 1983. A vestee is a DASNY employee vested as a member of the retirement system administered by the State, who has withdrawn from State service after meeting DASNY's minimum service requirement but has not met the age requirement for continuing health insurance. As of the measurement date, there were 958 participants consisting of 522 current employees, 0 retirees entitled to benefits under DASNY but not yet receiving, and 436 retired and/or spouses of retired employees under DASNY.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(b) Funding

DASNY has not funded a qualified trust or its equivalent as defined in GASB Statement No. 75, therefore, benefits are funded on a pay as you go basis. DASNY's OPEB expenses are paid from fees collected from clients. As of March 31, 2026, the portion of the OPEB expense allocable to certain public clients was 94% and will be paid from future fees to be collected. A receivable in the amount of \$154.7 million is included in Other Receivables—noncurrent in the Statement of Net Position at March 31, 2026. The OPEB expense allocable to nonprofit health care institutions, independent colleges, universities, and other nonprofit institutions, and certain New York State agencies was funded with \$4.5 million as of March 31, 2026, with \$5.4 million of the allocation remaining unfunded from client program operating funds for the related changes in the OPEB liability.

(c) Actuarial Assumptions and Other Inputs

The total OPEB liability as of March 31, 2026 was measured as of March 31, 2025 and determined by a valuation as of March 31, 2025. The measurement of the total OPEB liability at March 31, 2025 used the following actuarial assumptions:

Valuation date	March 31, 2025
Inflation	2.5%
Salary increase rate	3.5% per year
Discount rate	4.45%
Healthcare cost trend rates	6.55% for 2026, decreasing to an ultimate rate of 4.5% for 2032 and later years
Retirees' share of benefit-related costs	10% of the individual premium, plus 25% of the excess of any family premium over the individual premium

The discount rate was based on the Bond Buyer 20-Bond General Obligation Index.

Mortality rates were based on those used in the "Annual Report to the Comptroller on Actuarial Assumptions" published in August 2025 projected generationally from 2020 using the Society of Actuaries Mortality Improvement Scale (MP-2021 report published in October 2021).

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(d) Accounting Information

(i) Changes in Total OPEB Liability during the Fiscal Year

	Total OPEB liability
	(In thousands)
Total OPEB Liability, beginning balance	\$ 202,127
Service cost	7,252
Interest	7,391
Changes in assumptions	(22,909)
Experience (Gain)/Loss	(3,458)
Benefit payments	(5,883)
Net changes	(17,607)
Total OPEB Liability, ending balance	\$ 184,520

The decrease in Total OPEB Liability was primarily driven by the increase in the discount rate from 3.58% in the prior year to 4.45% in the current year and from the percentage of future retirees electing coverage decreasing from 100% to 90%.

(ii) Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents DASNY's total OPEB liability, as well as what the total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower and 1 percentage point higher than the current year rate (in thousands):

	1% Decrease 3.45%	Current rate 4.45%	1% Increase 5.45%
Total OPEB Liability	\$ 215,553	184,520	159,736

(iii) Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rate

The following presents DASNY's total OPEB liability, as well as what the total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage point lower and 1 percentage point higher than the current year rate (in thousands):

	1% Decrease 5.25%	Current trend rates 6.25%	1% Increase 7.25%
Total OPEB Liability	\$ 159,202	184,520	216,536

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

DASNY recognized (\$6.5) million in expenses related to OPEB for the year ended March 31, 2026. At March 31, 2026, DASNY reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources (in thousands):

	Deferred outflows of resources	Deferred inflows of resources
Demographic experience different than expected	\$ —	4,692
Changes in assumptions	13,921	41,389
Employer contributions subsequent to measurement date	<u>6,200</u>	<u>—</u>
Total	\$ <u>20,121</u>	<u>46,081</u>

DASNY will recognize the contributions subsequent to the measurement date in the next fiscal year. The remaining amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in future OPEB expense for the fiscal years ending March 31 as follows (in thousands):

2027	\$ (19,964)
2028	(4,411)
2029	(2,986)
2030	<u>(4,799)</u>
Total	\$ <u>(32,160)</u>

DORMITORY AUTHORITY OF THE STATE OF NEW YORK

(A Component Unit of the State of New York)

Notes to Basic Financial Statements

March 31, 2026

(13) Unrestricted Net Position (Deficit)

Unrestricted Net Position (Deficit) includes amounts that are not appropriable for operating expenses and are Board designated for a specific future use. Designations at March 31, 2026 are as follows (in thousands):

Designated:

Health care institution assistance	\$	26,329
Advance funding new projects		5,000
Coverage for financial risks associated with directors and officers liability insurance policies		1,852
Women/Minority Business Enterprises capital access, training and development		3,678
Reserve for replacement of corporate facilities		4,755
Reserve for 21st Century Technology Transformation		1,704
Reserve for Evolution		<u>2,703</u>

Total designated		46,021
------------------	--	--------

Undesignated ⁽¹⁾		<u>(32,176)</u>
-----------------------------	--	-----------------

Total net position (deficit) unrestricted	\$	<u>13,845</u>
---	----	---------------

(1) This net negative undesignated balance consists of approximately \$57.4 million in accumulated deficits resulting primarily from the implementation of GASB 75, GASB 96, and the adoption of GASB 101. This deficit is offset by a net positive undesignated balance of approximately \$25.2 million primarily representing accumulated operational surpluses.

(14) Subsequent Events

Management has evaluated subsequent events from the balance sheet date through July 9, 2026, the date at which the basic financial statements were available to be issued. Based upon this evaluation, DASNY has determined that there are no recognized or nonrecognized subsequent events occurring during this period that required adjustment to, or disclosure in, the basic financial statements.

REQUIRED SUPPLEMENTARY INFORMATION
(Unaudited)

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Required Supplementary Information

Schedule of Proportionate Share of the Net Pension Liability
New York State and Local Employees' Retirement System (Unaudited)
(Dollars in thousands)

	2026	2025	2024	2023	2022	2021	2020	2019	2018	2017
DASNY's proportion of the net pension liability	0.14 %	0.12 %	0.13 %	0.15 %	0.15 %	0.15 %	0.16 %	0.15 %	0.15 %	0.15 %
DASNY's proportionate share of the net pension liability (asset)	\$ 23,208	18,211	28,258	(12,122)	146	40,294	11,133	4,686	13,797	24,119
Covered payroll	56,278	55,211	48,508	50,173	52,890	52,380	52,200	51,472	46,666	45,656
Net pension liability as a percentage of covered payroll	41.24	32.98	58.25	(0.24)	0.28	76.93	23.33	9.10	26.80	52.80
Plan fiduciary net position as a percentage of the total pension liability	93.1	93.9	90.8	103.7	100.0	86.4	96.3	98.2	94.7	90.7

Schedule is intended to show information for 10 years.

See accompanying independent auditors' report.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)
Required Supplementary Information
Schedule of Pension Contributions
New York State and Local Employees' Retirement System (Unaudited)
(Dollars in thousands)

	<u>2026</u>	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Contractually required contribution	\$ 8,968	8,168	6,080	5,704	8,380	7,297	7,230	7,232	6,805	6,875
Contributions in relation to the contractually required contribution	<u>(8,968)</u>	<u>(8,168)</u>	<u>(6,080)</u>	<u>(5,704)</u>	<u>(8,380)</u>	<u>(7,297)</u>	<u>(7,230)</u>	<u>(7,232)</u>	<u>(6,805)</u>	<u>(6,875)</u>
Contribution deficiency (excess)	<u>\$ —</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Covered payroll	\$ 60,578	56,278	55,211	48,508	50,173	52,890	52,380	52,200	51,472	46,666
Contributions as a percentage of covered payroll	14.80 %	14.51 %	11.01 %	11.76 %	16.70 %	13.80 %	13.80 %	13.85 %	13.22 %	14.73 %

Schedule is intended to show information for 10 years.

See accompanying independent auditors' report.

DORMITORY AUTHORITY OF THE STATE OF NEW YORK
(A Component Unit of the State of New York)

Required Supplementary Information

Schedule of Changes in the Total OPEB Liability
and Related Ratios (Unaudited)
(Dollars in thousands)

	2026	2025	2024	2023	2022	2021	2020	2019
Total OPEB Liability:								
Service cost	\$ 7,252	5,951	5,851	11,722	8,171	7,450	7,584	6,895
Interest	7,391	7,443	6,475	5,231	6,885	7,017	7,238	7,086
Differences between expected and actual experience	(3,458)	(2,641)	(297)	(1,664)	—	(10,662)	—	—
Changes in assumptions	(22,909)	16,367	(9,863)	(117,341)	53,200	21,422	(6,985)	7,436
Benefit payments	(5,883)	(5,657)	(5,561)	(5,573)	(5,166)	(4,941)	(4,708)	(4,838)
Net change in total OPEB liability	(17,607)	21,463	(3,395)	(107,625)	63,090	20,286	3,129	16,579
Total OPEB liability, beginning	202,127	180,664	184,059	291,684	228,594	208,308	205,179	188,600
Total OPEB liability, ending	\$ 184,520	202,127	180,664	184,059	291,684	228,594	208,308	205,179
Net position as a percentage of total OPEB liability	141.6%	164.1% ⁽¹⁾	108.1 %	67.7 %	42.8 %	39.0 %	83.8 %	118.0 %
Covered-employee payroll	\$ 64,355	58,399	50,647	56,173	52,890	52,380	52,200	51,472
Total OPEB liability as a percentage of covered-employee payroll	286.7%	346.1 %	356.7 %	327.7 %	551.5 %	436.4 %	399.1 %	398.6 %

⁽¹⁾ Calculated with the restated net position.

Schedule is intended to show information for 10 years.

Additional years will be displayed as they become available.

Changes in benefit terms. There were no significant changes in benefits for the March 31, 2018, 2020, 2022, 2023, 2024 and 2025 actuarial valuation.

Changes in assumptions:

The index used for the discount rate was changed to the Bond Buyer 20-Bond General Obligation Index in 2025.

The discount rate was updated from 3.58% in 2025 to 4.45% in 2026.

The discount rate was updated from 3.46% in 2023 to 4.05% in 2024.

The salary increase rate was updated from 3.00% in 2022 to 3.3% in 2023.

The discount rate was updated from 1.74% in 2022 to 3.46% in 2023.

The discount rate was updated from 2.94% in 2021 to 1.74% in 2022.

The discount rate was updated from 3.29% in 2020 to 2.94% in 2021.

The salary increase rate was updated from 3.25% in 2020 to 3.0% in 2021.

A liability held for potential excise tax was removed and the discount rate was updated from 3.44% in 2019 to 3.29% in 2020.

The discount rate was updated from 3.67% in 2018 to 3.44% in 2019.

The participation rate assumptions were updated in March 2026 to reflect actual plan experience.

See accompanying independent auditors' report.