

**NIAGARA FALLS
BRIDGE COMMISSION**

Financial Statements and Additional Information
For the Years Ended
October 31, 2025 and 2024
with
Independent Auditors' Report

NIAGARA FALLS BRIDGE COMMISSION

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INDEPENDENT AUDITORS' REPORT

To the Commissioners of
Niagara Falls Bridge Commission
Lewiston, New York

Opinion

We have audited the financial statements of Niagara Falls Bridge Commission, which comprise the statements of financial position as of October 31, 2025 and 2024, and the related statements of activities and changes in net assets, of functional expenses, and of cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of Niagara Falls Bridge Commission as of October 31, 2025 and 2024, and the changes in its net assets and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Niagara Falls Bridge Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Niagara Falls Bridge Commission's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Niagara Falls Bridge Commission'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 Niagara Falls Bridge Commission'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.

Report on Additional Information

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The additional information included on pages 16 and 17 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Chingou Travis Besaw & Korahor LLP

January 15, 2026

NIAGARA FALLS BRIDGE COMMISSION

**STATEMENTS OF FINANCIAL POSITION
OCTOBER 31, 2025 AND 2024**

ASSETS	2025	2024
CURRENT ASSETS:		
Cash and cash equivalents	\$ 41,182,554	\$ 36,061,089
Accounts receivable, net	2,838,557	3,357,695
Current portion of promissory notes receivable	209,097	264,966
Prepaid expenses	682,717	508,231
Investments, short term	6,455,273	7,745,843
Total current assets	<u>51,368,198</u>	<u>47,937,824</u>
NONCURRENT ASSETS:		
Promissory notes receivable	492,588	711,887
Investments, long term	53,901,166	52,919,941
Land, bridges, buildings and equipment, net	344,405,134	355,284,865
Construction in progress	25,688,112	11,327,362
Total assets	<u>\$ 475,855,198</u>	<u>\$ 468,181,879</u>
LIABILITIES AND NET ASSETS		
CURRENT LIABILITIES:		
Current portion of bonds payable, net	\$ 2,725,000	\$ 2,615,000
Current portion of postretirement benefit obligation	1,115,512	1,083,459
Accounts payable	6,475,643	6,044,422
Accrued wages and related withholdings	1,402,867	1,320,252
Other accrued expenses	2,373,238	1,460,166
Bond interest payable	313,586	322,756
Deferred income	1,043,728	1,026,861
Total current liabilities	<u>15,449,574</u>	<u>13,872,916</u>
NONCURRENT LIABILITIES:		
Bonds payable, net	87,482,631	90,169,107
Postretirement benefit obligation	29,875,905	29,939,250
Total liabilities	132,808,110	133,981,273
NET ASSETS WITHOUT DONOR RESTRICTION:		
Revenue	2,416,220	2,867,661
Operation	(32,691,322)	(33,392,652)
General	70,778,390	66,094,262
Renewal and replacement	(6,222,485)	(5,280,558)
Debt sinking	4,496,535	4,299,941
Construction	319,320,081	313,555,058
	<u>358,097,419</u>	<u>348,143,712</u>
Cumulative effect of foreign currency translation	(15,050,331)	(13,943,106)
Total net assets without donor restriction	<u>343,047,088</u>	<u>334,200,606</u>
Total liabilities and net assets without donor restriction	<u>\$ 475,855,198</u>	<u>\$ 468,181,879</u>

See notes to financial statements.

NIAGARA FALLS BRIDGE COMMISSION

**STATEMENTS OF ACTIVITIES AND CHANGES IN NET ASSETS
FOR THE YEARS ENDED OCTOBER 31, 2025 AND 2024**

	2025	2024
REVENUES:		
Toll income	\$ 26,592,415	\$ 25,731,781
Rental income	12,553,608	13,777,652
Construction reimbursement	353,896	1,152,282
Investment income, net	3,358,480	2,723,428
Miscellaneous	149,102	119,499
Total revenues	<u>43,007,501</u>	<u>43,504,642</u>
EXPENSES:		
Administration and overhead	7,201,263	6,965,882
Maintenance	6,055,896	5,746,392
Toll	2,709,554	2,566,012
Management information systems	1,014,162	977,905
Security	1,166,047	1,060,083
Postretirement	8,990	(1,423,701)
Depreciation	12,650,952	11,967,154
Interest on indebtedness	3,863,903	3,968,594
Amortization of bond financing expenses	38,524	38,915
Total expenses	<u>34,709,291</u>	<u>31,867,236</u>
CHANGE IN NET ASSETS BEFORE UNREALIZED GAIN ON INVESTMENTS AND CHANGE IN FOREIGN CURRENCY TRANSLATION	8,298,210	11,637,406
UNREALIZED GAIN ON INVESTMENTS	1,655,497	2,878,327
CHANGE IN FOREIGN CURRENCY TRANSLATION (See Note 2)	<u>(1,107,225)</u>	<u>(444,413)</u>
CHANGE IN NET ASSETS	8,846,482	14,071,320
NET ASSETS WITHOUT DONOR RESTRICTION - beginning of year	<u>334,200,606</u>	<u>320,129,286</u>
NET ASSETS WITHOUT DONOR RESTRICTION - end of year	<u><u>\$ 343,047,088</u></u>	<u><u>\$ 334,200,606</u></u>

See notes to financial statements.

NIAGARA FALLS BRIDGE COMMISSION

STATEMENTS OF FUNCTIONAL EXPENSES
FOR THE YEARS ENDED OCTOBER 31, 2025 AND 2024

	2025			2024		
	Program Services	Management and General	Total	Program Services	Management and General	Total
Administration and overhead	\$ 3,426,273	\$ 3,774,990	\$ 7,201,263	\$ 3,426,384	\$ 3,539,498	\$ 6,965,882
Maintenance	6,055,896	-	6,055,896	5,746,392	-	5,746,392
Toll	2,709,554	-	2,709,554	2,566,012	-	2,566,012
Management information systems	866,476	147,686	1,014,162	765,107	212,798	977,905
Security	1,056,611	109,436	1,166,047	972,133	87,950	1,060,083
Postretirement	10,465	(1,475)	8,990	(1,186,676)	(237,025)	(1,423,701)
Depreciation	12,406,745	244,207	12,650,952	11,702,444	264,710	11,967,154
Interest on indebtedness	3,863,903	-	3,863,903	3,968,594	-	3,968,594
Amortization of bond financing expenses	38,524	-	38,524	38,915	-	38,915
Total	<u>\$ 30,434,447</u>	<u>\$ 4,274,844</u>	<u>\$ 34,709,291</u>	<u>\$ 27,999,305</u>	<u>\$ 3,867,931</u>	<u>\$ 31,867,236</u>

See notes to financial statements.

NIAGARA FALLS BRIDGE COMMISSION

**STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED OCTOBER 31, 2025 AND 2024**

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES:		
Change in net assets before unrealized gain on investments and change in foreign currency translation	\$ 8,298,210	\$ 11,637,406
Adjustments to reconcile change in net assets before unrealized gain on investments and change in foreign currency translation to net cash flows provided by operating activities:		
Depreciation	12,650,952	11,967,154
Bad debt	454	-
Amortization of bond financing expenses	38,524	38,915
Amortization of investment premiums and discounts	87,080	57,392
Loss on sale of investments	152,314	536,668
Gain on disposal of property	(2,274)	(24,479)
Changes in operating assets and liabilities:		
Accounts receivable	472,373	810,662
Promissory notes receivable	274,722	390,934
Prepaid expenses	(175,986)	(36,597)
Accounts payable	374,795	(650,444)
Accrued wages and related withholdings	86,396	167,383
Other accrued expenses	170,474	(122,971)
Bond interest payable	(9,170)	(8,684)
Deferred income	20,878	46,855
Postretirement benefit obligation	8,991	(1,423,701)
Net cash provided by operating activities	<u>22,448,733</u>	<u>23,386,493</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Proceeds from sale of investments	22,374,803	26,860,193
Purchases of investments	(21,038,823)	(30,444,114)
Purchases of land, bridges, buildings, equipment and construction in progress	(16,034,982)	(7,141,290)
Proceeds from sale of property	2,274	24,479
Net cash used in investing activities	<u>(14,696,728)</u>	<u>(10,700,732)</u>
CASH FLOWS FROM FINANCING ACTIVITIES:		
Bond principal payments	<u>(2,615,000)</u>	<u>(2,515,000)</u>
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS		
	<u>(15,540)</u>	<u>(310)</u>
NET CHANGE IN CASH AND CASH EQUIVALENTS	5,121,465	10,170,451
CASH AND CASH EQUIVALENTS, BEGINNING OF YEAR	<u>36,061,089</u>	<u>25,890,638</u>
CASH AND CASH EQUIVALENTS, END OF YEAR	<u>\$ 41,182,554</u>	<u>\$ 36,061,089</u>

See notes to financial statements.

NIAGARA FALLS BRIDGE COMMISSION

NOTES TO FINANCIAL STATEMENTS FOR THE YEARS ENDED OCTOBER 31, 2025 AND 2024

1. ORGANIZATION

The Niagara Falls Bridge Commission (the “Commission”) is a public instrumentality created by an Act of the Congress of the United States (Chapter 490, 75th Congress, 3rd Session, as amended) (the “Act”) to own, operate and maintain the Rainbow, Whirlpool-Rapids and Lewiston-Queenston bridges across the Niagara River from the United States of America to Canada. The Extra Provincial Corporations Act of the Province of Ontario, Canada licenses the Niagara Falls Bridge Commission. Canada and the United States are equally represented on the Niagara Falls Bridge Commission by an eight-member Board of Commissioners. The Commission has no stockholders or equity holders. The Act provides that upon retirement of the Bridge Revenue Bonds, the bridges will be transferred to the State of New York and the Province of Ontario.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The provisions of the Bond Indenture with the Commission’s bondholders (the “bond agreement”) govern the disposition of revenues and prescribe certain accounting practices of the Commission, which include the conditions for the transfer of funds between the various accounts held by the Commission or the trustee and the use of such funds. The financial statements are prepared in accordance with accounting principles generally accepted in the United States of America and are reflected in United States currency. The accounting policies followed by the Commission in preparing financial statements are set forth below.

Reporting and Accounting Guidelines – The financial statements are prepared on the accrual basis of accounting and according to current standards, which require all nonprofit organizations provide a statement of financial position, a statement of activities and changes in net assets, a statement of functional expenses, and a statement of cash flows. Classification of net assets and revenues, expenses, gains, and losses is based on the existence or absence of donor-imposed restrictions. The standards also require that the amounts for each of the two classes of net assets – net assets with donor restriction and net assets without donor restriction be displayed in a statement of financial position and that the amounts of change in each of those classes of net assets be displayed in a statement of activities and changes in net assets. As of October 31, 2025, and 2024, the Commission had only net assets without donor restriction.

The net assets without donor restriction of the Commission consist of the following:

Revenue Net Assets – Revenue net assets represent toll and non-toll revenues which are transferred to other various net asset subgroups to be used for their specific purposes. Non-toll revenues are to be used for payment of operations and maintenance expenses and for renewal and replacement. Toll revenues are first to be used for operating purposes if there is a deficiency of non-toll revenue. The remaining excess of toll revenue must be expended in the following order: (1) to meet debt service requirements of the outstanding bond issues, (2) any remaining renewal and replacement expenses not paid for by non-toll revenues are to be paid for by toll revenues, and (3) any excess is to be deposited into the general net asset subgroup.

Operation Net Assets – Operation net assets represent the portion of expendable funds that are available for all reasonable and necessary operation and maintenance expenses.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

General Net Assets – General net assets consist of undesignated net assets obtained from excess toll revenues, after the replenishment of debt sinking requirements, which may be used for any lawful purpose of the Commission. General net assets may be used to cover net operation deficits or accrued liabilities.

Renewal and Replacement Net Assets – Renewal and replacement net assets represent net assets designated for major or extraordinary renewal, replacement, resurfacing or reconstruction of the Toll Bridge System.

Debt Sinking Net Assets – Debt sinking net assets represent net assets set aside to meet debt service requirements.

Construction Net Assets – Construction net assets represent net assets designated for the capital program for improvements and expansion of the bridges, tolls and toll plazas.

Cash and Cash Equivalents – Cash equivalents are highly liquid investments (valued at cost, which approximates fair value) acquired with original maturities of three months or less. The Commission’s cash, at times, may exceed federally-insured limits. The Commission has not experienced any losses in such accounts and management believes it is not exposed to any significant credit risk with respect to cash.

Accounts Receivable – Accounts receivable primarily represents rents receivable from Duty Free and the General Services Administration (“GSA”) and EZ Pass payments receivable from other EZ Pass agencies. Also included in accounts receivable at October 31, 2024, is approximately \$742,000 due from the GSA for the United States Customs and Border Protection administration building and Nexus building at the Whirlpool-Rapids Bridge. There was no such amount due at October 31, 2025. The Commission utilizes EZ Pass, a form of electronic toll collection, which involves collection of tolls via the use of electronic transponders issued by other participating agencies. These agencies then forward payment to the Commission for amounts collected through their transponders. Included in accounts receivable at October 31, 2025 and 2024, is approximately \$1,389,000 and \$1,501,000, respectively, due from EZ Pass agencies.

The Commission uses the reserve method to account for bad debts and charges operations when an account is deemed to be uncollectible after customary collection efforts are made. The Commission reviews the allowance for estimated credit losses by considering factors such as the age of the receivable balance, historical experience, credit quality, current economic conditions, and reasonable and supportable forecasts of future economic conditions that may affect a customer’s ability to pay. At October 31, 2025 and 2024, accounts receivable is net of an allowance for estimated credit losses of approximately \$167,000 and \$252,000, respectively.

Investments – Investments in marketable securities with readily determinable fair values, and all investments in debt securities, are reported at their fair values in the statements of financial position. Unrealized gains and losses are included in the statements of activities and changes in net assets. If, and when, a determination is made that a decline in fair value below the cost basis is other than temporary, the related investment is written down to its estimated fair value.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Investment Valuation and Income Recognition – The Commission follows accounting standards that were established to determine the fair value of assets and liabilities which are subject to reporting at fair value. This guidance established a hierarchy for the determination of fair value, as well as disclosure requirements relative to those assets and liabilities. The hierarchy identified three levels of input. Level 1 inputs are generally quoted market prices for identical assets or liabilities, which are actively traded on an exchange. Level 2 inputs generally consist of market prices for identical assets which are not actively traded or market prices of similar assets or liabilities which are actively traded on an exchange.

Level 3 inputs are referred to as unobservable inputs and consist primarily of information derived by management where Level 1 and Level 2 inputs are not available. These may include such things as present value of expected future cash flows or other valuation methodologies. Under the hierarchy, Level 1 inputs are the most preferred followed by Level 2 and Level 3. Level 3 inputs are to be used when neither Level 1 nor Level 2 inputs are available.

An investment's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. Valuation techniques used need to maximize the use of observable inputs and minimize the use of unobservable inputs.

Following is a description of the valuation methodologies used for investments measured at fair value as of October 31, 2025 and 2024:

U.S. Government Obligations and Corporate Bonds: Under the Commission's current investment asset strategy, the Commission's investment assets in this category are classified as Level 1. These assets include government agency bonds, and corporate and treasury bonds. Quoted prices for these securities are provided to the Commission by published market sources.

Canadian Government Obligations and Corporate Bonds: Under the Commission's current investment asset strategy, the Commission's investment assets in this category are classified as Level 1. These assets consist of guaranteed interest certificates and corporate bonds. Quoted prices for the guaranteed interest certificates are based on the original cost plus the amount of interest these investments have earned. Quoted prices for the corporate bonds are provided to the Commission by published market sources.

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

The Commission presents unrealized gains on investments in the statements of activities and changes in net assets.

Purchases and sales of obligations and bonds are recorded on a trade date basis. Interest income is recorded on the accrual basis.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Land, Bridges, Buildings and Equipment – Land, bridges, buildings and equipment are stated at cost. Depreciation is computed using the straight-line method over the estimated useful life of the assets and amounted to \$12,650,952 and \$11,967,154 for the years ended October 31, 2025 and 2024, respectively. Depreciation is recorded as of the date the asset is placed into service. The estimated useful lives used are as follows:

Bridges	62 – 120 years
Buildings and leasehold improvements	20 – 50 years
Equipment	3 – 15 years

Deferred Income – Deferred income represents prepaid toll payments received as part of the Commission’s electronic toll program. The program consists of prepaid deposits linked to an electronic card. Each time a participating patron crosses a bridge, the card is read and their account balance is decreased as toll revenue is recognized.

Revenue Recognition – The two primary recurring sources of revenue for the Commission consist of toll and rental income. The Commission recognizes toll income as earned and accepts payment in both United States and Canadian currency. The Commission also recognizes monthly rental income from various duty-free shops on an accrual basis.

Foreign Currency Translation – The revenues, expenses, assets and liabilities recorded in Canadian currency have been translated into United States currency in the accompanying financial statements based on the appropriate rates of exchange. Revenues and expenses are translated using an average of the currency exchange rates which prevailed during the fiscal year. The average of the currency exchange rates for the years ended October 31, 2025 and 2024 were .7140 and .7348 respectively, and resulted in exchange gains of \$1,296,323 and \$959,783 for the years ended October 31, 2025 and 2024, respectively. Assets and liabilities are translated at currency exchange rates prevailing at the statement of financial position date. The spot rates at October 31, 2025 and 2024 were .7134 and .7186, respectively, and resulted in an exchange loss of \$1,107,225 and \$444,413 as of October 31, 2025 and 2024, respectively.

Functional Expenses – The Commission’s primary functional purpose is to own and operate the Rainbow, Whirlpool-Rapids, and Lewiston-Queenston bridges across the Niagara River. All support costs, primarily interest and depreciation, have been charged to that function. The allocation of all other expenses between program and management and general are based on management’s reasonable percentage estimate of job function.

Use of Estimates – The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Income Taxes – No provision for income tax is recorded because the Commission is a tax-exempt organization as a public instrumentality.

Statement of Cash Flows – Interest paid was \$3,873,073 and \$3,977,278 for the years ended October 31, 2025 and 2024, respectively. Accounts payable and other accrued expenses as of October 31, 2025 and 2024, included \$6,184,567 and \$5,048,898 related to additions to land, bridges, buildings, equipment and construction in progress, respectively.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Subsequent Events – Management of the Commission has evaluated the effects of all subsequent events through January 15, 2026, the date which the financial statements were available to be issued, to determine if events or transactions occurring through that date require potential adjustment or disclosure in the financial statements.

3. LIQUIDITY

Financial assets available for general expenditure, that is, without donor or other contractual restrictions limiting their use, within one year of the date of the statements of financial position, comprise the following as of October 31:

	2025	2024
Cash and cash equivalents	\$ 41,182,554	\$ 36,061,089
Investments	6,455,273	7,745,843
Accounts receivable, net	2,838,557	3,357,695
Promissory notes receivable	<u>209,097</u>	<u>264,966</u>
	<u>\$ 50,685,481</u>	<u>\$ 47,429,593</u>

None of the financial assets are subject to donor or other contractual restrictions which make them unavailable for general expenditure within one year of the statements of financial position date. The accounts receivable and promissory notes receivable are subject to implied time restrictions but are expected to be collected within one year.

4. INVESTMENTS

Investments consisted of the following as of October 31:

	<u>2025</u>		<u>2024</u>	
	Cost	Fair Value	Cost	Fair Value
U.S. government obligations	\$ -	\$ -	\$ 1,389,171	\$ 1,313,728
U.S. treasury obligations	30,894,638	31,153,925	30,565,581	30,075,603
Canadian guaranteed interest certificates (stated in U.S. dollars)	8,025,750	8,629,016	10,132,260	10,415,602
Canadian corporate bonds (stated in U.S. dollars)	2,444,646	2,720,327	3,848,335	3,896,114
U.S. corporate bonds	16,216,758	16,188,298	13,719,149	13,228,329
Global corporate bonds	<u>1,692,153</u>	<u>1,664,873</u>	<u>1,787,743</u>	<u>1,736,408</u>
	<u>\$ 59,273,945</u>	<u>\$ 60,356,439</u>	<u>\$ 61,442,239</u>	<u>\$ 60,665,784</u>

4. INVESTMENTS (continued)

Investment maturity as of October 31 is as follows:

	2025	2024
	Fair Value	Fair Value
Due in less than one year	\$ 6,455,273	\$ 7,745,843
Due in one to five years	33,837,425	38,876,749
Due in greater than five years	<u>20,063,741</u>	<u>14,043,192</u>
	<u>\$ 60,356,439</u>	<u>\$ 60,665,784</u>

The Commission's investment income, consisting of interest income, net of related fees, and amortization of discounts and premiums, was \$3,358,480 and \$2,723,428 for the years ended October 31, 2025 and 2024, respectively. The adjustment of fair value of the investments resulted in unrealized gains of \$1,655,497 and \$2,878,327 for the years ended October 31, 2025 and 2024, respectively.

The Commission regularly assesses its investment portfolio in order to determine if unrealized losses on individual securities held represent an other-than-temporary decline in fair value, in which case a realized loss would be recognized. The Commission did not deem any securities to be other-than-temporarily impaired as of October 31, 2025 and 2024.

5. LAND, BRIDGES, BUILDINGS AND EQUIPMENT, NET

A summary of land, bridges, buildings and equipment as of October 31 is as follows:

	2025	2024
Land and land improvements	\$ 50,755,104	\$ 50,910,250
Bridges	147,750,217	148,126,975
Buildings and leasehold improvements	296,377,101	295,700,728
Equipment	<u>4,834,912</u>	<u>4,782,129</u>
	499,717,334	499,520,082
Less accumulated depreciation	<u>155,312,200</u>	<u>144,235,217</u>
	<u>\$ 344,405,134</u>	<u>\$ 355,284,865</u>

The Commission has construction in progress of \$25,668,112 and \$11,327,362 as of October 31, 2025 and 2024, respectively. This consists of construction projects funded by the reserves of the Commission. Construction in progress consists primarily of construction costs related to bridge renovations, reconstruction of the Lewiston and Queenston plazas, and the Rainbow Stone and Pier repair project.

6. BONDS PAYABLE

The outstanding bonds are presented net of the discount and premium on bond issuance and financing costs. The discount, premium and financing costs are being amortized on a basis consistent with the principal payments due on the bonds.

As of October 31, bridge revenue bonds payable consisted of the following:

	2025	2024
Total outstanding bonds:		
Series 2018	\$ 62,355,000	\$ 63,960,000
Series 2014A	<u>28,430,000</u>	<u>29,440,000</u>
	90,785,000	93,400,000
Net premium on bond issuance	389,964	426,035
Bond financing costs	<u>(967,333)</u>	<u>(1,041,928)</u>
	90,207,631	92,784,107
Less current portion	<u>2,725,000</u>	<u>2,615,000</u>
	<u>\$ 87,482,631</u>	<u>\$ 90,169,107</u>

Principal payments on the outstanding bonds are due as follows:

2026	\$ 2,725,000
2027	2,840,000
2028	2,945,000
2029	3,050,000
2030	3,170,000
Thereafter	<u>76,055,000</u>
	<u>\$ 90,785,000</u>

On October 1, 2014, the Commission issued \$33,830,000 of Toll Bridge System Revenue Bonds Series 2014A maturing on October 1, 2044. The net proceeds of approximately \$34,200,000 (after issuance costs and premiums received), were used for reconstruction and expansion at the Lewiston-Queenston Bridge.

On June 27, 2018, the Commission issued \$71,225,000 of Toll Bridge System Revenue Bonds Series 2018 maturing on October 1, 2048. The net proceeds of approximately \$70,000,000 (after issuance costs and premiums received), were used for reconstruction and expansion at the Lewiston-Queenston Bridge.

The bonds provide, among other things, that the Commission meet specified requirements for debt service coverage. The Commission was in compliance with these requirements as of October 31, 2025.

The Commission maintains a Sinking Fund Debt Service Reserve representing a minimum of 125% of the average annual debt service of the remaining term of all outstanding bonds which are not covered under a surety bond. The balance in the Sinking Fund Debt Service Reserve, consisting principally of cash and investments, was approximately \$4,810,000 and \$4,623,000 as of October 31, 2025 and 2024, respectively.

7. LEASES

The Commission's leasing operations consist primarily of renting various bridge facilities to third parties under operating-type leases, some of which contain renewal options and escalation clauses.

The cost of the leased facilities is included in the statements of financial position as a portion of the cost of bridges and related structures and is not separately determinable.

A schedule by year of minimum future rentals receivable for the next five years under noncancelable operating leases in effect as of October 31, 2025, is as follows:

2026	\$ 11,241,622
2027	11,207,316
2028	11,202,585
2029	11,163,647
2030	11,215,618

The above minimum future rentals for the next five years do not include contingent rentals which may be received under lease agreements based upon gross sales of the lessee.

The Commission holds one (1) and two (2) promissory notes from their tenant(s) as of October 31, 2025 and 2024, respectively. Under the terms of the note outstanding as of October 31, 2025, the Commission is to receive monthly principal payments of \$17,114 which commenced on May 1, 2022, and maturing through April 2029. The note was non-interest bearing through April 2025, and beginning in May 2025, interest was charged at a rate of 3% and will increase by 0.5% annually through maturity of the note. The Commission held a second promissory note from another tenant as of October 31, 2024, which was repaid in-full during March 2025. Under the terms of the agreement, the Commission received monthly principal payments of \$11,574, which commenced on July 1, 2022. The balance of the promissory note(s) receivable amounted to \$701,685 and \$976,853 at October 31, 2025 and 2024, respectively.

In addition, if payments remain current through the maturity dates of the respective notes, both lease agreements will be extended an additional three (3) years beyond the lease agreements' original maturity date.

8. PENSION PLANS

The Commission has defined contribution pension plans covering substantially all full-time employees after completing six months of service. The retirement contribution is generally based on annual compensation. Employees may elect to contribute a minimum of 3% of their salary to the United States plans and 5% of their salary to the Canadian plans to receive the Commission match. Contributions by the Commission under the plans amounted to approximately \$449,000 and \$430,000 for the years ended October 31, 2025 and 2024, respectively.

9. POSTRETIREMENT BENEFITS

The Commission has postretirement medical, dental and group life plans. To be eligible to receive benefits in the plans, the employee must be full-time with twenty (20) years of service and have reached age fifty (50) for both United States and Canadian employees. No new non-union U.S. or Canadian employees will enter the plan subsequent to December 31, 2005, unless through board resolution. No new Canadian union employees will enter the plan subsequent to October 31, 2007. No new U.S. union employees will enter the plan subsequent to June 30, 2010.

9. POSTRETIREMENT BENEFITS (continued)

The accumulated postretirement benefit obligation as of October 31, is summarized below:

	2025	2024
Retirees	\$ (14,538,250)	\$ (15,125,974)
Active participants	<u>(11,443,912)</u>	<u>(12,235,063)</u>
Total	<u>\$ (25,982,162)</u>	<u>\$ (27,361,037)</u>
Plan assets at fair value	<u>\$ -</u>	<u>\$ -</u>
Payments for beneficiaries	<u>\$ 952,873</u>	<u>\$ 892,095</u>
Accumulated postretirement benefit obligation in excess of plan assets	\$ (25,982,162)	\$ (27,361,037)
Unrecognized gain	<u>(5,009,255)</u>	<u>(3,661,672)</u>
Accrued postretirement benefit cost	<u>\$ (30,991,417)</u>	<u>\$ (31,022,709)</u>

The assumed health care cost trend rate used in measuring the accumulated postretirement benefit obligation was 8% for the first year, and 5% for all subsequent years. The assumed discount rate used in determining the accumulated postretirement benefit obligation was 5.0% and 4.75% at October 31, 2025 and 2024, respectively.

Benefit payments, which reflect expected future service, expected to be paid for the years ending October 31 are approximately as follows:

2026	\$ 1,116,000
2027	1,182,000
2028	1,232,000
2029	1,258,000
2030	1,304,000
2031-2034	7,385,000

10. CONCENTRATIONS

At October 31, 2025, approximately 59% of the Commission's U.S. employees are covered by a U.S. collective bargaining agreement which expires on October 31, 2028, and approximately 57% of the Commission's Canadian employees are covered by a Canadian collective bargaining agreement which expires on October 31, 2026.

Approximately 60% and 55% of accounts receivable are due from two (2) customers at October 31, 2025 and 2024, respectively. Approximately 19% of accounts payable is due to one vendor at October 31, 2025. No such concentration existed at October 31, 2024.

11. CONTINGENCIES

The Commission is involved in various legal actions and claims arising in the ordinary course of its operations. The Commission believes its ultimate liability, if any, in connection with these matters will not have a material effect on the Commission's results of operations or financial position.

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NIAGARA FALLS BRIDGE COMMISSION

SCHEDULE OF FINANCIAL POSITION BY NET ASSETS
OCTOBER 31, 2025

ASSETS	Revenue	Operation	General	Renewal and Replacement	Debt Sinking	Construction	Total
Cash and cash equivalents	\$ 544,057	\$ 2,288,288	\$ 33,425,981	\$ 5,977	\$ 4,794,916	\$ 123,335	\$ 41,182,554
Accounts receivable, net	2,285,956	50,407	-	138,824	-	363,370	2,838,557
Promissory notes receivable	701,685	-	-	-	-	-	701,685
Prepaid expenses	-	682,717	-	-	-	-	682,717
Investments	-	-	60,341,234	-	15,205	-	60,356,439
Land, bridges, buildings and equipment, net	-	-	-	-	-	344,405,134	344,405,134
Construction in progress	-	-	-	-	-	25,688,112	25,688,112
Total assets	<u>\$ 3,531,698</u>	<u>\$ 3,021,412</u>	<u>\$ 93,767,215</u>	<u>\$ 144,801</u>	<u>\$ 4,810,121</u>	<u>\$ 370,579,951</u>	<u>\$ 475,855,198</u>
LIABILITIES AND NET ASSETS WITHOUT DONOR RESTRICTION							
Accounts payable	\$ 2,896	\$ 820,030	\$ -	\$ 5,446,679	\$ -	\$ 206,038	\$ 6,475,643
Accrued wages and related withholdings	-	1,402,867	-	-	-	-	1,402,867
Other accrued expenses	-	1,339,100	-	122,986	-	911,152	2,373,238
Bond interest payable	-	-	-	-	313,586	-	313,586
Deferred income	1,043,728	-	-	-	-	-	1,043,728
Bonds payable, net	-	-	-	-	-	90,207,631	90,207,631
Postretirement benefit obligation	-	30,991,417	-	-	-	-	30,991,417
Total liabilities	1,046,624	34,553,414	-	5,569,665	313,586	91,324,821	132,808,110
NET ASSETS WITHOUT DONOR RESTRICTION:							
Revenue	2,416,220	-	-	-	-	-	2,416,220
Operation	-	(32,691,322)	-	-	-	-	(32,691,322)
General	-	-	70,778,390	-	-	-	70,778,390
Renewal and replacement	-	-	-	(6,222,485)	-	-	(6,222,485)
Debt sinking	-	-	-	-	4,496,535	-	4,496,535
Construction	-	-	-	-	-	319,320,081	319,320,081
	2,416,220	(32,691,322)	70,778,390	(6,222,485)	4,496,535	319,320,081	358,097,419
Cumulative effect of foreign currency translation	68,854	1,159,320	22,988,825	797,621	-	(40,064,951)	(15,050,331)
Total net assets without donor restriction	<u>2,485,074</u>	<u>(31,532,002)</u>	<u>93,767,215</u>	<u>(5,424,864)</u>	<u>4,496,535</u>	<u>279,255,130</u>	<u>343,047,088</u>
Total liabilities and net assets without donor restriction	<u>\$ 3,531,698</u>	<u>\$ 3,021,412</u>	<u>\$ 93,767,215</u>	<u>\$ 144,801</u>	<u>\$ 4,810,121</u>	<u>\$ 370,579,951</u>	<u>\$ 475,855,198</u>

NIAGARA FALLS BRIDGE COMMISSION

SCHEDULE OF ACTIVITIES AND CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTION BY NET ASSETS
FOR THE YEAR ENDED OCTOBER 31, 2025

	Revenue	Operation	General	Renewal and Replacement	Debt Sinking	Construction	Total
REVENUES:							
Toll income	\$ 26,592,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,592,415
Rental income	12,553,608	-	-	-	-	-	12,553,608
Construction reimbursement	-	-	-	-	-	353,896	353,896
Investment income, net	2,457	31,129	3,133,937	-	190,957	-	3,358,480
Miscellaneous	133,451	15,651	-	-	-	-	149,102
Total revenues	39,281,931	46,780	3,133,937	-	190,957	353,896	43,007,501
EXPENSES:							
Administration and overhead	-	7,035,241	166,022	-	-	-	7,201,263
Maintenance	-	6,027,804	-	28,092	-	-	6,055,896
Toll	1,819	2,707,413	-	322	-	-	2,709,554
Management information systems	-	1,014,162	-	-	-	-	1,014,162
Security	-	1,166,047	-	-	-	-	1,166,047
Postretirement	-	8,990	-	-	-	-	8,990
Depreciation	-	-	-	-	-	12,650,952	12,650,952
Interest on indebtedness	-	-	-	-	3,863,903	-	3,863,903
Amortization of bond financing expenses	-	-	-	-	-	38,524	38,524
Total expenses	1,819	17,959,657	166,022	28,414	3,863,903	12,689,476	34,709,291
CHANGE IN NET ASSETS BEFORE UNREALIZED GAIN ON INVESTMENTS AND CHANGE IN FOREIGN CURRENCY TRANSLATION	39,280,112	(17,912,877)	2,967,915	(28,414)	(3,672,946)	(12,335,580)	8,298,210
UNREALIZED GAIN ON INVESTMENTS	-	-	1,655,497	-	-	-	1,655,497
CHANGE IN FOREIGN CURRENCY TRANSLATION	(1,822)	46,125	(112,425)	17,398	-	(1,056,501)	(1,107,225)
CHANGE IN NET ASSETS	39,278,290	(17,866,752)	4,510,987	(11,016)	(3,672,946)	(13,392,081)	8,846,482
TRANSFER OF NET ASSETS	(39,731,553)	18,614,207	60,716	(913,513)	3,869,540	18,100,603	-
NET ASSETS WITHOUT DONOR RESTRICTION - beginning of year	2,938,337	(32,279,457)	89,195,512	(4,500,335)	4,299,941	274,546,608	334,200,606
NET ASSETS WITHOUT DONOR RESTRICTION - end of year	\$ 2,485,074	\$ (31,532,002)	\$ 93,767,215	\$ (5,424,864)	\$ 4,496,535	\$ 279,255,130	\$ 343,047,088