



BROOKLYN BRIDGE PARK

BROOKLYN BRIDGE PARK CORPORATION (D/B/A BROOKLYN BRIDGE PARK) (A COMPONENT UNIT OF THE CITY OF NEW YORK)

**Financial Statements
(Together with Independent Auditors' Report)**

Years Ended June 30, 2025 and 2024

and

**Reports in Accordance with
*Government Auditing Standards***

Year Ended June 30, 2025

**BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)**

**FINANCIAL STATEMENTS
(Together with Independent Auditors' Report)**

YEARS ENDED JUNE 30, 2025 AND 2024

and

Reports in Accordance with *Government Auditing Standards*

YEAR ENDED JUNE 30, 2025

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CBIZ CPAs P.C.

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors of
Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park)
Brooklyn, NY

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park) ("BBP"), a component unit of The City of New York, which comprise the statements of net position as of June 30, 2025 and 2024, and the related statements of revenues, expenses and changes in net position and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of BBP as of June 30, 2025 and 2024, and the changes in its net position 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") and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 BBP 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 opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error. In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about BBP'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 audits.
- 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 audits 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 BBP'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 BBP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 3 through 7 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 audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 10, 2025, on our consideration of BBP'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 BBP'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 BBP's internal control over financial reporting and compliance.

CBIZ CPAs P.C.

New York, NY
October 10, 2025

**BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2025 AND 2024 (UNAUDITED)**

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following is an overview of the financial activities of Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park), ("BBP"), a component unit of The City of New York (the "City") for the years ended June 30, 2025 and 2024.

The financial statements consist of two parts: management's discussion and analysis (this section) and the financial statements. The basic financial statements, which include the statements of net position, the statements of revenues, expenses and changes in net position, the statements of cash flows and the notes to the financial statements, are prepared in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP"), as prescribed by the Governmental Accounting Standards Board ("GASB"). The financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting, in which revenues are recognized in the period they are earned and expenses are recognized in the period they are incurred.

FINANCIAL HIGHLIGHTS AND OVERALL ANALYSIS – FINANCIAL STATEMENTS

ORGANIZATION OVERVIEW

BBP is the entity responsible for the planning, construction, maintenance and operation of Brooklyn Bridge Park (the "Park"), an 85-acre sustainable waterfront park stretching 1.3 miles along Brooklyn's East River shoreline. BBP was incorporated in June 2010 under the New York State Not-for-Profit Laws and began operating on July 29, 2010 when it acquired control of, and responsibility for, the Park via a 99-year master ground lease from Brooklyn Bridge Park Development Corporation ("BBPDC"), a subsidiary of the Empire State Development Corporation. BBP is governed by a 17-member Board of Directors appointed by the Mayor of New York City, eight of whom are nominated by the Governor of New York State and local elected officials.

BBP operates under a mandate to be financially self-sustaining. This mandate was memorialized in the Memorandum of Understanding signed by Governor George Pataki and Mayor Michael Bloomberg in 2002 that created BBP. While a small fraction of the required operations and maintenance funds for the Park will be collected from concessions located throughout the Park, the majority of the funds will come from a limited number of revenue-generating development sites within the project's footprint. The development program was determined after an in-depth analysis of the potential development types and locations. The analysis focused on finding uses that would (1) generate sufficient revenue to support park operations, (2) minimize the size of the required development footprint, and (3) be compatible with the surrounding park and neighborhood uses. Development locations were chosen to (1) take advantage of the existing urban context by concentrating development on the city side of the site, particularly around the park entrances (2) maintain the protected view corridor from the Brooklyn Heights Promenade, and (3) create vital, active urban junctions at each of the Park's three main entrances.

FISCAL YEAR 2025 FINANCIAL HIGHLIGHTS:

Pursuant to its funding between the City and the New York City Department of Parks and Recreation ("DPR"), during the year ended June 30, 2025, BBP spent \$0 on eligible project costs. Since June 30, 2011, BBP processed the eighth through twenty-first funding agreements. These agreements revised the total amounts from \$132,111,000 to \$292,572,000, respectively. During the year ended June 30, 2024, BBP spent \$691,764 on eligible project costs.

**BROOKLYN BRIDGE PARK CORPORATION
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MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2025 AND 2024 (UNAUDITED)**

FINANCIAL HIGHLIGHTS AND OVERALL ANALYSIS – FINANCIAL STATEMENTS (Continued)

The following summarizes the activities of BBP for the years ended June 30:

				Variance (%)	
	2025	2024	2023	2025 vs 2024	2024 vs 2023
OPERATING REVENUES:					
Permits and fees	\$ 2,933,673	\$ 1,465,563	\$ 1,887,975	100%	-22%
PILOT payments and ground lease rent	23,855,271	22,993,028	20,257,185	4%	14%
Interest income - leases	8,682,051	8,541,916	8,335,024	2%	2%
Total operating revenues	35,470,995	33,000,507	30,480,184	7%	8%
OPERATING EXPENSES:					
Personnel costs	8,647,922	8,062,479	6,873,018	7%	17%
Utilities, repairs and maintenance and security	4,559,078	4,883,440	5,646,120	-7%	-14%
Professional fees	4,285,760	1,215,750	1,568,346	253%	-22%
Depreciation	22,848,363	22,711,038	21,447,070	1%	6%
Other general, administrative and other project expenses	1,879,200	1,965,986	3,023,326	-4%	-35%
Total operating expenses	42,220,323	38,838,693	38,557,880	9%	1%
Operating loss	(6,749,328)	(5,838,186)	(8,077,696)	16%	-28%
NONOPERATING REVENUES:					
Capital and other contributions	-	691,764	47,200	-100%	1366%
Loss on lease	(648,746)	-	-	100%	0%
Interest and other income	1,132,169	1,296,981	982,887	-13%	32%
Total nonoperating revenues	483,423	1,988,745	1,030,087	-43%	93%
Changes in net position	(6,265,905)	(3,849,441)	(7,047,609)	63%	-45%
Net position - beginning of year	375,781,361	379,630,802	386,678,411	-1%	-2%
Net position - end of year	\$ 369,515,456	\$ 375,781,361	\$ 379,630,802	-2%	-1%

OPERATING REVENUES:

FY2025 VS FY2024

The operating revenues for the year ended June 30, 2025, increased by \$2,470,488 from \$33,000,507 to \$35,470,995. This increase is primarily attributable to higher payments in lieu of real estate taxes ("PILOT"), lease revenues, and lease related interest income.

FY2024 VS FY2023

The operating revenues for the year ended June 30, 2024, increased by \$2,520,323 from \$30,480,184 to \$33,000,507. This increase is primarily attributable to PILOT, lease revenues, and lease related interest income.

**BROOKLYN BRIDGE PARK CORPORATION
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(A COMPONENT UNIT OF THE CITY OF NEW YORK)
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2025 AND 2024 (UNAUDITED)**

FINANCIAL HIGHLIGHTS AND OVERALL ANALYSIS – FINANCIAL STATEMENTS (Continued)

FY2025 vs. FY2024

BBP's operating expenses increased from the year ended June 30, 2024 by \$3,381,630 from \$38,838,693 to \$42,220,323. Depreciation expenses increased from \$22,711,038 to \$22,848,363 due to improvements on existing park assets and marine infrastructure.

FY2024 vs. FY2023

BBP's operating expenses increased from the year ended June 30, 2023 by \$280,813 from \$38,557,880 to \$38,838,693. Depreciation expenses increased from \$21,447,070 to \$22,711,038 due to improvements on existing park assets and marine infrastructure. The decrease in general and administrative expenses is largely attributable to a one-time, \$1,260,000 purchase of wetland mitigation bank credits, associated with improvements to the Park's maritime infrastructure that occurred in prior year 2023, but not in current year 2024.

NONOPERATING REVENUES:

FY2025 vs. FY2024

BBP's nonoperating revenues decreased from the year ended June 30, 2024 by \$1,505,322 from \$1,988,745 to \$483,423. BBP recognizes capital funding as revenue when eligible projects costs are incurred. Therefore, the decrease in capital contributions correlates to a corresponding decrease in capital projects in the current year (see Note 5). Additionally, a nonoperating loss was recognized in 2025 as a result of lease terminations, which contributed to the decrease in nonoperating revenues.

FY2024 vs. FY2023

BBP's nonoperating revenues increased from the year ended June 30, 2023 by \$958,658 from \$1,030,087 to \$1,988,745. BBP recognizes capital funding as revenue when eligible projects costs are incurred. Therefore, the increase in capital contributions correlates to a corresponding increase in capital projects in the current year (see Note 5).

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MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2025 AND 2024 (UNAUDITED)**

FINANCIAL HIGHLIGHTS AND OVERALL ANALYSIS – FINANCIAL STATEMENTS (Continued)

The following summarizes BBP's assets, liabilities, and net position as of June 30:

	Variance (\$)				
	2025	2024	2023	2025 vs 2024	2024 vs 2023
ASSETS:					
Unrestricted cash and cash equivalents	\$ 41,371,657	\$ 46,550,281	\$ 33,138,432	\$ (5,178,624)	\$ 13,411,849
Restricted cash and cash equivalents	9,789,061	4,091,726	18,597,992	5,697,335	(14,506,266)
Accounts receivable	456,058	323,094	296,945	132,964	26,149
Long-term investments	27,246,413	21,367,210	18,840,661	5,879,203	2,526,549
Prepaid expenses	91,816	82,329	179,205	9,487	(96,876)
Leases receivable	132,167,935	135,671,630	133,394,974	(3,503,695)	2,276,656
Capital assets, net	279,149,395	295,220,070	307,945,271	(16,070,675)	(12,725,201)
Total Assets	<u>\$ 490,272,335</u>	<u>\$ 503,306,340</u>	<u>\$ 512,393,480</u>	<u>\$ (13,034,005)</u>	<u>\$ (9,087,140)</u>
LIABILITIES:					
Accounts payable and accrued expenses	\$ 2,292,147	\$ 3,030,996	\$ 5,200,426	\$ (738,849)	\$ (2,169,430)
Security deposits	6,477,264	6,302,556	7,596,377	174,708	(1,293,821)
Unearned revenue	<u>1,591,409</u>	<u>896,850</u>	<u>946,572</u>	<u>694,559</u>	<u>(49,722)</u>
Total Liabilities	<u>10,360,820</u>	<u>10,230,402</u>	<u>13,743,375</u>	<u>130,418</u>	<u>(3,512,973)</u>
Deferred inflows of resources					
Leases	<u>110,396,059</u>	<u>117,294,577</u>	<u>119,019,303</u>	<u>(6,898,518)</u>	<u>(1,724,726)</u>
NET POSITION:					
Invested in capital assets	279,149,395	295,220,070	307,945,271	(16,070,675)	(12,725,201)
Restricted for capital projects	7,145,950	1,412,550	13,688,590	5,733,400	(12,276,040)
Unrestricted	<u>83,220,111</u>	<u>79,148,741</u>	<u>57,996,941</u>	<u>4,071,370</u>	<u>21,151,800</u>
Total Net Position	<u>369,515,456</u>	<u>375,781,361</u>	<u>379,630,802</u>	<u>(6,265,905)</u>	<u>(3,849,441)</u>
Total Liabilities and Net Position	<u>\$ 490,272,335</u>	<u>\$ 503,306,340</u>	<u>\$ 512,393,480</u>	<u>\$ (13,034,005)</u>	<u>\$ (9,087,140)</u>

FY2025 vs. FY2024

At June 30, 2025, BBP maintained total assets of \$490,272,335 which was \$13,034,005 lower than total assets of \$503,306,340 as of June 30, 2024.

BBP's current assets as of the fiscal year ended June 30, 2024 were \$51,047,430, and such amounts increased by \$661,162 to \$51,708,592 as of June 30, 2025. Bank deposits, consisting of unrestricted and restricted cash and cash equivalents increased by \$518,711 to \$51,160,718 as of June 30, 2025 as compared to bank deposits of \$50,642,007 held at June 30, 2024. BBP receives operating cash from permits, concessions, and leases. Funding from the DPR was used for capital assets while the operating funding is used for personnel services and daily maintenance and operations of the Park. The increase in restricted and unrestricted cash is net of these costs used to build and maintain the Park.

BBP's noncurrent assets as of the fiscal year ended June 30, 2024, were \$452,258,910, and such amounts decreased by \$13,695,167 to \$438,563,743 (representing 89% of total assets) as of June 30, 2025. Such amounts consist of long-term investments, leases receivable and capital assets and include site improvements of \$401,587,887 for improvements to BBP's maritime infrastructure, Pier 2 Uplands, Pier 3, Pier 2, Pier 3/4 uplands, Pier 4 beach, Pier 5, Pier 6, and the Main and John Street sections of the Park. Other amounts for Building, improvements, and carousel of \$42,828,765 include the new Squibb Bridge, our Maintenance and Operations facility, Boathouse, Pier 6 Warming Hut, Jane's Carousel, and the educational facility at 99 Plymouth Street. A remaining amount of \$306,955 was for construction in progress.

**BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
MANAGEMENT'S DISCUSSION AND ANALYSIS
YEARS ENDED JUNE 30, 2025 AND 2024 (UNAUDITED)**

FINANCIAL HIGHLIGHTS AND OVERALL ANALYSIS – FINANCIAL STATEMENTS (Continued)

At June 30, 2025, BBP maintained long-term investments valued at \$27,246,413 in accordance with BBP's investment policy (See Note 3).

The increase in total liabilities of \$10,230,402 at June 30, 2024 to \$10,360,820 at June 30, 2025, is primarily due to an increase in unearned income offset by decreases in accounts payable and accrued expenses.

Net position as of June 30, 2025, was \$369,515,456, of which \$279,149,395 was invested in capital assets, \$7,145,950 was restricted and \$83,220,111 was unrestricted.

FY2024 vs. FY2023

At June 30, 2024, BBP maintained total assets of \$503,306,340, which was \$9,087,140 lower than total assets of \$512,393,480 as of June 30, 2023.

BBP's current assets as of the fiscal year ended June 30, 2023 were \$52,212,574, and such amounts decreased by \$1,165,144 to \$51,047,430 as of June 30, 2024. Bank deposits, consisting of unrestricted and restricted cash and cash equivalents decreased by \$1,094,417 to \$50,642,007 as of June 30, 2024 as compared to bank deposits of \$51,736,424 held at June 30, 2023. BBP receives operating cash from permits, concessions, and leases. Funding from the DPR was used for capital assets while the operating funding is used for personnel services and daily maintenance and operations of the Park. The decrease in restricted and unrestricted cash is net of these costs used to build and maintain the Park.

BBP's noncurrent assets as of the fiscal year ended June 30, 2023 were \$460,180,906, and such amounts decreased by \$7,921,996 to \$452,258,910 (representing 90% of total assets) as of June 30, 2024. Such amounts consist of long-term investments, leases receivable and capital assets and include site improvements of \$385,494,552 for improvements to BBP's maritime infrastructure, Pier 2 Uplands, Pier 3, Pier 2, Pier 3/4 uplands, Pier 4 beach, Pier 5, Pier 6, and the Main and John Street sections of the Park. Other amounts for Building, improvements, and carousel of \$42,661,912 include the new Squibb Bridge, our Maintenance and Operations facility, Boathouse, Pier 6 Warming Hut, Jane's Carousel, and the educational facility at 99 Plymouth Street. A remaining amount of \$9,873,517 was for construction in progress.

At June 30, 2024, BBP maintained long term investments valued at \$21,367,210 in accordance with BBP's investment policy (See Note 3).

The decrease in total liabilities of \$13,743,375 at June 30, 2023 to \$10,230,402 at June 30, 2024, is primarily due to decreases in accounts payable and accrued expenses.

Net position as of June 30, 2024, was \$375,781,361, of which \$295,220,070 was invested in capital assets, \$1,412,550 was restricted and \$79,148,741 was unrestricted.

****END****

BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
STATEMENTS OF NET POSITION
AS OF JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
ASSETS		
Current assets:		
Unrestricted cash and cash equivalents (Notes 2E and 8)	\$ 41,371,657	\$ 46,550,281
Restricted cash and cash equivalents (Notes 2E, 2F and 8)	9,789,061	4,091,726
Accounts receivable (Note 2D)	456,058	323,094
Prepaid expenses	91,816	82,329
Total current assets	<u>51,708,592</u>	<u>51,047,430</u>
Noncurrent assets:		
Long-term investments (Notes 2G and 3)	27,246,413	21,367,210
Leases receivable (Notes 2D and 6)	132,167,935	135,671,630
Capital assets, net of accumulated depreciation (Notes 2H, 4 and 5B)	279,149,395	295,220,070
Total noncurrent assets	<u>438,563,743</u>	<u>452,258,910</u>
TOTAL ASSETS	<u>\$ 490,272,335</u>	<u>\$ 503,306,340</u>
LIABILITIES		
Current liabilities:		
Accounts payable and accrued expenses (Note 4)	\$ 2,292,147	\$ 3,030,996
Security deposits	12,095	-
Unearned revenue (Notes 2C, 2D and 5A)	1,591,409	896,850
Total current liabilities	3,895,651	3,927,846
Noncurrent liabilities:		
Security deposits	6,465,169	6,302,556
TOTAL LIABILITIES	<u>10,360,820</u>	<u>10,230,402</u>
Deferred inflows of resources		
Leases (Notes 2D and 6)	110,396,059	117,294,577
COMMITMENTS AND CONTINGENCIES (Note 9)		
NET POSITION (Note 2I)		
Invested in capital assets	279,149,395	295,220,070
Restricted for capital projects (Note 2F)	7,145,950	1,412,550
Unrestricted	83,220,111	79,148,741
TOTAL NET POSITION	<u>369,515,456</u>	<u>375,781,361</u>
TOTAL LIABILITIES AND NET POSITION	<u>\$ 490,272,335</u>	<u>\$ 503,306,340</u>

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

BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
OPERATING REVENUES:		
Permits and other fees	\$ 2,933,673	\$ 1,465,563
Payments in lieu of all taxes and ground lease rent (Notes 2D and 6)	23,855,271	22,993,028
Interest income - leases (Notes 2D and 6)	8,682,051	8,541,916
Total operating revenues (Note 2B)	<u>35,470,995</u>	<u>33,000,507</u>
OPERATING EXPENSES:		
Personnel costs (Note 7)	8,647,922	8,062,479
Utilities	792,443	383,900
Professional fees	4,285,760	1,215,750
Repairs and maintenance	1,699,913	2,743,158
Security (Note 9C)	2,066,722	1,756,382
Depreciation (Note 4)	22,848,363	22,711,038
Other general, administrative and project expenses	1,879,200	1,965,986
Total operating expenses (Note 2B)	<u>42,220,323</u>	<u>38,838,693</u>
Operating loss	<u>(6,749,328)</u>	<u>(5,838,186)</u>
NONOPERATING REVENUES:		
Capital and other contributions (Notes 2C and 5A)	-	691,764
Investment income (Note 2G)	863,369	993,727
Loss on lease	(648,746)	-
Other interest income	268,800	303,254
Total nonoperating revenues	<u>483,423</u>	<u>1,988,745</u>
CHANGES IN NET POSITION	(6,265,905)	(3,849,441)
Net position, beginning of year	<u>375,781,361</u>	<u>379,630,802</u>
NET POSITION, END OF YEAR	<u>\$ 369,515,456</u>	<u>\$ 375,781,361</u>

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

BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
STATEMENTS OF CASH FLOWS
FOR THE YEARS ENDED JUNE 30, 2025 AND 2024

	<u>2025</u>	<u>2024</u>
CASH FLOWS FROM OPERATING ACTIVITIES:		
Cash receipts from:		
Customer payments	\$ 2,873,305	\$ 1,520,962
Tenant payments	29,115,716	27,402,292
Payments from lessees - security deposits	-	-
Total cash receipts from operating activities	<u>31,989,021</u>	<u>28,923,254</u>
Cash payments for:		
Payments to lessees - security deposits	174,708	(1,293,821)
Personnel costs	(8,766,229)	(7,929,544)
Services and supplies	(10,623,443)	(8,090,161)
Total cash payments for operating activities	<u>(19,214,964)</u>	<u>(17,313,526)</u>
Net Cash Provided by Operating Activities	<u>12,774,057</u>	<u>11,609,728</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Capital and other contributions received	-	691,764
Capital asset expenditures	(6,777,688)	(9,985,839)
Net Cash Used in Capital and Related Financing Activities	<u>(6,777,688)</u>	<u>(9,294,075)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Purchases of investments	(27,609,255)	(22,687,259)
Securities matured	21,549,000	18,336,947
Interest received	582,597	940,242
Net Cash Used in Investing Activities	<u>(5,477,658)</u>	<u>(3,410,070)</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	518,711	(1,094,417)
Cash and cash equivalents - beginning of year	<u>50,642,007</u>	<u>51,736,424</u>
CASH AND CASH EQUIVALENTS—END OF YEAR	<u>\$ 51,160,718</u>	<u>\$ 50,642,007</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating loss	\$ (6,749,328)	\$ (5,838,186)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation	22,848,363	22,711,038
Changes in operating assets and liabilities:		
Accounts receivable	(132,964)	(26,149)
Prepaid expenses	(9,487)	96,876
Leases receivable	2,854,949	(2,276,656)
Accounts payable and accrued expenses	(8,225)	11,074
Security deposits	174,708	(1,293,821)
Unearned revenue	694,559	(49,722)
Deferred inflows of resources	(6,898,518)	(1,724,726)
Net Cash Provided by Operating Activities	<u>\$ 12,774,057</u>	<u>\$ 11,609,728</u>
RECONCILIATION TO CASH AND CASH EQUIVALENTS, END OF YEAR:		
Unrestricted cash and cash equivalents	\$ 41,371,657	\$ 46,550,281
Restricted cash and cash equivalents	<u>9,789,061</u>	<u>4,091,726</u>
CASH AND CASH EQUIVALENTS—END OF YEAR	<u>\$ 51,160,718</u>	<u>\$ 50,642,007</u>
Supplemental Disclosure of Cash Flow Information:		
Noncash capital and related financing transactions:		
Accrued capital asset expenditures	<u>\$ (1,051,702)</u>	<u>\$ (1,782,326)</u>

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

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NOTE 1 – ORGANIZATION AND NATURE OF ACTIVITIES

Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park) (“BBP”) was incorporated in June 2010 pursuant to the Not-for-Profit Corporation Law of the State of New York (the “State”), is a public charity and exempt from federal income taxes under Section 501(c)(3) of the Internal Revenue Code (“IRC”). BBP was formed for the purposes of lessening the burdens of government by furthering, developing and enhancing the economic vitality of the Brooklyn waterfront through the development, operation and maintenance of a renovated waterfront area, including a public park, which serves the people of the New York City region. BBP is responsible for the planning, construction, maintenance and operation of Brooklyn Bridge Park (the “Project”), an 85-acre sustainable waterfront park stretching 1.3 miles along Brooklyn’s East River shoreline. In advancing such purposes, BBP is performing an essential government function in partnership with The City of New York (The “City”). BBP is governed by a 17-member board of directors appointed by the Members of BBP on the nomination of the Mayor of the City of New York, the Governor of New York State, and local elected officials.

Portions of the Project area are leased by The City to Brooklyn Bridge Park Development Corporation (“BBPDC”), a subsidiary of the New York State Urban Development Corporation, pursuant to the Prime Ground Lease Agreement. On July 29, 2010, BBPDC and BBP entered into a Master Ground Lease Agreement (the “Ground Lease”) where BBPDC leased the Project area, including office space at 334 Furman Street, to BBP in order to advance the Project development plan for a one-time rental payment of \$1. Also provided in the Ground Lease is the assignment of the operating revenues from the Project to BBP to satisfy BBP’s obligations to maintain and operate the Project. The Ground Lease shall expire on July 28, 2109.

Pursuant to the Assignment Agreements between BBPDC and BBP, BBPDC assigned to BBP its entire right, title and interest in future capital funding from the Port Authority of New York and New Jersey (“PANYNJ”) under the Port Authority Funding Agreement between BBPDC and PANYNJ and future funding from The City under the Park Funding Agreement between BBPDC and The City.

For financial reporting purposes, BBP is included as a component unit in The City’s annual comprehensive financial report pursuant to Governmental Accounting Standards Board (“GASB”) Statement No. 14, The Financial Reporting Entity, as amended.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. *Basis of Accounting*

BBP’s financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. Under this basis, revenues are recognized in the period they are earned and expenses are recognized in the period they are incurred.

In its accounting and financial reporting, BBP follows accounting principles generally accepted in the United States of America (“U.S. GAAP”) as promulgated by GASB.

B. *Revenue and Expense Classification*

BBP distinguishes operating revenues and expenses from nonoperating items in the preparation of its financial statements. Operating revenues and expenses generally result from BBP’s ongoing operations. The principal operating revenues include permits, concessions, lease income, payments in lieu of taxes (“PILOT”), payments in lieu of sales taxes (“PILOST”), payments in lieu of mortgage recording taxes (“PILOMRT”) and other fees. Major operating expenses include park operating costs, personnel costs, professional fees and utilities.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. *Grants and Contributions*

BBP receives capital funding for certain eligible project costs pursuant to the funding agreements with The City, PANYNJ and other funding sources. BBP recognizes capital funding as revenue as eligible project costs are incurred. Differences between the project costs incurred on specific projects and the related receipts are reflected as grants and contributions receivable or as unearned revenue in the accompanying statements of net position.

BBP also records contributions of cash and other assets from private donors when an unconditional promise to give is received from a donor. Contributions are recorded at the fair value of the assets received and are classified as unrestricted or restricted net position in the accompanying statements of net position depending on any donor restriction.

D. *Revenues from Leases and Payments in Lieu of Taxes*

As required by U.S. GAAP, BBP recognizes a lease receivable and a deferred inflow of resources. The lease receivable is amortized over the life of the lease and interest revenue is recognized over the term of the lease. Rental revenue is recognized in a systematic and rational manner (typically straight-line) over the term of the lease and the deferred inflow of resources is reduced in the same manner. PILOT and upfront lease payments received in advance of the period to which they apply are deferred and recognized as revenue during future periods. Initial lease payments which are nonrefundable and PILOST and PILOMRT payments are recognized as revenue when received.

BBP determines whether an allowance for uncollectible receivables should be provided for leases receivable, PILOT, PILOST, PILOMRT and other receivables. Such estimate is based on management's assessment of the aged basis of its receivables, current economic conditions, creditworthiness of its donors, historical experience, and collections subsequent to year end. As of June 30, 2025 and 2024, BBP determined that no allowance was necessary for these receivables.

E. *Cash Equivalents*

For the purposes of the statements of cash flows, cash equivalents include cash in banks and on hand, certificates of deposit and highly liquid debt instruments with maturities of three months or less when acquired.

F. *Restricted Assets*

Restricted assets consist of cash and cash equivalents held and to be used for eligible project costs pursuant to funding agreements with The City, PANYNJ and other funding sources. Accordingly, such amounts are not available for general corporate purposes.

G. *Investments and Fair Value Measurements*

Investments are reported at fair value based on quoted market value. Securities transactions are recorded on a trade-date basis. Realized gains and losses on sales of investments are determined on a specific identification basis and are included in investment income in the accompanying statements of revenues, expenses and changes in net position. Interest income is recognized when earned.

Fair value measurements are based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. In order to increase consistency and comparability in fair value measurements, a fair value hierarchy prioritizes observable and unobservable inputs used to measure fair value into three levels, as described in Note 3.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

H. *Capital Assets*

Costs incurred by BBP in developing the Project are capitalized as Project assets and are recorded at cost. The costs of normal maintenance of the Project that do not add value to the Project or extend its useful life are not capitalized. Upon completion, site improvement costs are reclassified from construction-in-progress and amortized over the estimated useful lives.

Other property and equipment purchased for use in operations by BBP in excess of \$10,000 is capitalized and depreciated using the straight-line method over the estimated useful life assigned.

The estimated useful lives of depreciable capital assets are as follows:

Site improvements	10 to 30 years
Carousel	50 years
Building and improvements	15 to 25 years
Furniture and fixtures	3 to 5 years
Vehicles and equipment	3 to 5 years

I. *Net Position*

BBP's net position is classified in the following categories: invested in capital assets, consisting of project assets, net of accumulated depreciation and amortization; restricted for capital projects, consisting of net position restricted for specific purposes by law or parties external to BBP; and unrestricted net position, consisting of net position that is not classified as invested in capital assets or restricted. When both restricted and unrestricted resources are available for use for a specific purpose, it is BBP's policy to use restricted resources first, then unrestricted resources as they are needed.

Restricted net position represents restricted assets reduced by the liabilities related to those assets. A liability is related to a restricted asset when the asset results from incurring that liability or if the liability will be liquidated with the restricted asset. If the liabilities relating to the restricted assets are greater than those assets, then no balance is reported as restricted net position. Such negative amount would be reported as a reduction to unrestricted net position.

J. *Use of Estimates*

The preparation of financial statements in accordance with U.S. GAAP requires management to make certain estimates and assumptions that affect amounts reported and disclosed in the financial statements and related notes. Estimates include allowances for doubtful accounts receivable and depreciation and amortization. Actual results could differ from those estimates.

K. *Recent Accounting Pronouncements*

As a component unit of The City, BBP implements new GASB standards in the same fiscal year as they are implemented by The City. The following are discussions of the standards requiring implementation in the current year and standards which may impact BBP in future years.

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NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- GASB Statement No. 101, *Compensated Absences* (“GASB 101”), has been issued to align the recognition and measurement guidance of compensated absences. GASB 101 requires that liabilities for compensated absences be recognized for leave that has not been used and leave that has been used, but not yet paid in cash or settled otherwise. GASB 101 also establishes guidance for measuring a liability for leave that has not been used, generally using an employee’s pay rate as of the date of the financial statements. The requirements of GASB 101 are effective for fiscal years beginning after December 15, 2023. BBP has completed its evaluation of GASB 101 and there was no significant impact.
- GASB Statement No. 102, *Certain Risk Disclosures* (“GASB 102”), has been issued to provide users of governmental financial statements with essential information about risk related to a government’s vulnerabilities to certain concentrations or constraints. GASB 102 requires that governments assess whether a concentration or constraint makes the primary government reporting unit or other units that report a liability for revenue debt vulnerable to the risk of a substantial impact. GASB 102 also requires the government to assess whether an event or events associated with a concentration or constraint that could have substantial impact have occurred, have begun to occur, or are more likely than not to begin to occur within 12 months of the date the financial statements are issued. If the government determines that those criteria for disclosure have been met for a concentration or constraint, it should disclose the information in the notes to financial statements. The requirements of GASB 102 are effective for fiscal years beginning after June 15, 2024. BBP has completed its evaluation of GASB 102 and there was no significant impact.
- GASB Statement No. 103, *Financial Reporting Model Improvements* (“GASB 103”), has been issued to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government’s accountability. GASB 103 describes changes to the information presented in management’s discussion and analysis (MD&A), while stressing and emphasizing information included within. Additionally, GASB 103 provides the description on unusual or infrequent items, and their reporting requirements. GASB 103 also provides guidance on other reporting requirements inclusive of the presentation of the Proprietary Fund statement of revenues, expenses and changes in fund net position; major component unit information and budgetary comparison information. The requirements of GASB 103 are effective for fiscal years beginning after June 15, 2025. BBP has not completed its evaluation of GASB 103.
- GASB Statement No. 104, *Disclosure of Certain Capital Assets* (“GASB 104”), requires certain types of capital assets to be disclosed separately in the capital assets note disclosures that are required under GASB 34. Lease assets recognized in accordance with GASB 87, intangible right-to-use assets recognized in accordance with GASB 94 and subscription assets recognized in accordance with GASB 96 should be disclosed separately by major class of underlying asset in the capital assets note disclosures in addition to intangible assets other than those three types. GASB 104 also will require additional disclosure for capital assets held for sale and each reporting period the capital assets held for sale will require evaluation. The Governments should disclose (1) the ending balance of capital assets held for sale, with separate disclosure for historical cost and accumulated depreciation by major class of asset, and (2) the carrying amount of debt for which the capital assets held for sale are pledged as collateral for each major class of asset. Changes are effective for the year ended June 30, 2026. BBP has not completed its evaluation of GASB 104.

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NOTE 3 – INVESTMENTS AND FAIR VALUE MEASUREMENTS

BBP's investments consisted of the following at June 30:

	<u>2025</u>	<u>2024</u>
U.S. Government bonds	<u>\$27,246,413</u>	<u>\$21,367,210</u>

BBP's investment policy permits BBP to invest funds of BBP as summarized and restricted below:

- Obligations of the U.S. Treasury and other Federal Agency obligations.
- Commercial paper rated A-1 by Standard & Poor's Corporation or P-1 by Moody's Investors Service, Inc. or Fitch.
- Bankers' acceptances and time deposits of banks with worldwide assets in excess of \$50 million.
- Certificates of deposit with New York banks. Such certificates of deposit must be Federal Deposit Insurance Corporation ("FDIC") insured, except when otherwise collateralized.
- Other investments approved by the Comptroller of The City for the investment of City funds.

In addition to the above investments, BBP may deposit funds in the following, with respect to funds needed for operational expenses and funds awaiting investment or disbursement:

- Money market mutual funds that restrict their investments to short-term, highly rated money market instruments.
- Other interest-bearing accounts if permitted by applicable laws, rules and regulations, with New York City financial institutions designated by the New York City Banking Commission.

BBP categorizes its fair value measurements within the fair value hierarchy established by U.S. GAAP. The hierarchy is based on the valuation inputs used to measure fair value of the assets. Level 1 inputs are quoted prices in an active market for identical assets. Level 2 inputs are significant other observable inputs.

BBP has the following recurring fair value measurements as of June 30, 2025 and 2024:

- U.S. Government bonds of \$27,246,413 and \$11,052,218 are valued using quoted prices in an active market (Level 1 inputs).
- U.S. Government bonds of \$0 and \$10,314,992 are valued significant other observable inputs (Level 2 inputs).

Custodial Credit Risk

Custodial credit risk is the risk that, in the event of the failure of the custodian, BBP may not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. All investments are registered and are held by BBP's agent in BBP's name.

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NOTE 3 – INVESTMENTS AND FAIR VALUE MEASUREMENTS (Continued)

Credit Risk

All investments held by BBP at June 30, 2025 and 2024 are obligations of, or guaranteed by, the United States of America.

Interest Rate Risk

BBP's investments with short-term maturities are subject to minimal risk of fair value declines due to changes in market interest rates. Investments with longer terms are expected to be held until maturity thereby limiting the exposure from rising interest rates.

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of BBP's investments in a single issuer (5% or more). BBP's investment policy places no limits on the amount BBP may invest in any one issuer of eligible U.S. investments as defined in the Indenture. As of June 30, 2025 and 2024, 100% of BBP's investments are in eligible U.S. government obligations.

NOTE 4 – CAPITAL ASSETS

The changes in capital assets for the year ended June 30, 2025 were as follows:

	<u>June 30, 2024</u>	<u>Additions</u>	<u>Reclassifications /Dispositions</u>	<u>June 30, 2025</u>
Site improvements	\$ 385,494,552	\$ 16,093,335	\$ -	\$ 401,587,887
Building, improvements and carousel	42,661,912	166,853	-	42,828,765
Furniture and fixtures	1,585,930	-	-	1,585,930
Vehicles and equipment	<u>2,006,292</u>	<u>84,057</u>	<u>-</u>	<u>2,090,349</u>
Total project assets	<u>431,748,686</u>	<u>16,344,245</u>	<u>-</u>	<u>448,092,931</u>
Less: accumulated depreciation:				
Site improvements	(130,128,441)	(21,108,662)	-	(151,237,103)
Building, improvements and carousel	(13,208,391)	(1,565,601)	-	(14,773,992)
Furniture and fixtures	(1,427,871)	(54,190)	-	(1,482,061)
Vehicles and equipment	<u>(1,637,430)</u>	<u>(119,905)</u>	<u>-</u>	<u>(1,757,335)</u>
Total accumulated depreciation	<u>(146,402,133)</u>	<u>(22,848,358)</u>	<u>-</u>	<u>(169,250,491)</u>
Construction in progress	<u>9,873,517</u>	<u>-</u>	<u>(9,566,562)</u>	<u>306,955</u>
Net project assets	<u>\$ 295,220,070</u>	<u>\$ (6,504,113)</u>	<u>\$ (9,566,562)</u>	<u>\$ 279,149,395</u>

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NOTE 4 – CAPITAL ASSETS (Continued)

The changes in capital assets for the year ended June 30, 2024 were as follows:

	<u>June 30, 2023</u>	<u>Additions</u>	<u>Reclassifications /Dispositions</u>	<u>June 30, 2024</u>
Site improvements	\$ 382,394,117	\$ 3,100,435	\$ -	\$ 385,494,552
Building, improvements and carousel	41,809,180	852,732	-	42,661,912
Furniture and fixtures	1,585,930	-	-	1,585,930
Vehicles and equipment	<u>1,685,071</u>	<u>321,221</u>	<u>-</u>	<u>2,006,292</u>
Total project assets	<u>427,474,298</u>	<u>4,274,388</u>	<u>-</u>	<u>431,748,686</u>
Less: accumulated depreciation:				
Site improvements	(109,159,951)	(20,968,490)	-	(130,128,441)
Building, improvements and carousel	(11,653,791)	(1,554,600)	-	(13,208,391)
Furniture and fixtures	(1,360,175)	(67,696)	-	(1,427,871)
Vehicles and equipment	<u>(1,517,178)</u>	<u>(120,252)</u>	<u>-</u>	<u>(1,637,430)</u>
Total accumulated depreciation	<u>(123,691,095)</u>	<u>(22,711,038)</u>	<u>-</u>	<u>(146,402,133)</u>
Construction in progress	<u>4,162,068</u>	<u>10,296,028</u>	<u>(4,584,579)</u>	<u>9,873,517</u>
Net project assets	<u>\$ 307,945,271</u>	<u>\$ (8,140,622)</u>	<u>\$ (4,584,579)</u>	<u>\$ 295,220,070</u>

BBP has entered into planning, design, construction and other project-related contracts for site improvements, most of which are structured on a work order basis. BBP is responsible for accrued expenses per authorized work order, not for the payment of contract balances. Capital expenditures totaling \$1,051,702 and \$1,782,326 were accrued as of June 30, 2025 and 2024, respectively, which will be paid upon receipt and review of the contractor invoices.

NOTE 5 – GRANTS AND CONTRIBUTIONS

A. *Capital Contributions from Government Sources*

During the years ended June 30, 2025 and 2024, BBP recognized capital funding for projects totaling \$0 and \$691,764, respectively. During the years ended June 30, 2025 and 2024, BBP spent \$0 and \$691,764, respectively, on eligible project costs. BBP recognized the amount spent for eligible project costs as capital contributions in the accompanying statements of revenues, expenses and changes in net position, while the unspent funds are included in unearned revenue in the accompanying statements of net position. The estimated dates of completion for projects range from Summer 2023 through Fall 2024.

Included in capital and other contributions in the accompanying statements of revenues, expenses and changes in net position are revenues derived from capital contracts with The City, which amounted to \$0 and \$691,764 for the years ended June 30, 2025 and 2024, respectively.

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NOTE 5 – GRANTS AND CONTRIBUTIONS (Continued)

B. *Non-Cash Capital Contributions*

During the year ended June 30, 2012, BBP also received a donation of a restored 1920's carousel ("Jane's Carousel") along with a structure in which Jane's Carousel is housed. BBP recorded such donated assets at their estimated fair values of \$4,250,000 and \$9,200,000, respectively. Such fair values were estimated based upon independent appraisals.

Pursuant to the Donation Agreement (the "Agreement") with the donor of Jane's Carousel, BBP has agreed that for a period of thirty years, commencing as of the date of the Agreement of May 21, 2010, BBP shall not permanently remove Jane's Carousel from the Park, provided, however, that Jane's Carousel may be temporarily removed for repair, refurbishment, protection from flood or other dangerous natural occurrence, to accommodate necessary excavation work, and for other similar purposes, and that Jane's Carousel shall be promptly reinstalled in the Park after the purpose for which it was removed is concluded.

In addition, the donor has agreed to operate and maintain Jane's Carousel and to fund all costs and expenses of such operation and maintenance of Jane's Carousel.

NOTE 6 – FUTURE MINIMUM GROUND LEASE REVENUES

BBP is entitled to future ground lease rents and PILOT payments from the development at 360 Furman Street pursuant to a ground lease entered into by BBPDC and a tenant in February 2008. The ground lease is for a 99-year term expiring in 2107. The ground lease provides for base annual rental payments of \$1,250,000 for the first three years and increases 3% annually thereafter.

In June 2012, BBP entered into agreements for the development of a hotel and residential development on Pier 1. BBP has entered into ground lease and lease administration agreements which expire in July 2109. The ground leases provide for upfront base rent payments totaling \$5,940,000, which is equal to the base rent payable under such leases for the first lease year. Base rents for years two through four of the ground leases amount to \$800,000 per year and on the first day of the fifth lease year the tenant shall pay the non-refundable sum of \$9,660,000. Commencing on the first day of the tenth lease year and the first day of every fifth lease year thereafter throughout the term, the annual base rent shall be increased by 7.5%. The ground leases also contain provisions for the payment of PILOT, PILOST and PILOMRT to BBP.

In August 2013, BBPDC acquired fee title to a property which automatically became part of BBPDC's Ground Lease with BBP. The cost of acquiring the property of \$9,200,000 was paid by BBP and was reflected as land acquisition costs in nonoperating expenses for the year ended June 30, 2014. BBP then entered into a ground lease agreement, for a portion of the acquired property, with the developer, which expires in July 2109.

During the year ended June 30, 2014, BBP received an initial lease payment from the developer amounting to \$9,350,000, and such payment was used to fund the acquisition of the property. The ground lease provided for a second lease payment of \$17,150,000, which was paid to BBP in August 2014 and base rental payments commencing on the fourth anniversary of the commencement date increasing 3% annually thereafter. The ground lease also contains provisions for the payment of percentage rent, PILOT, PILOST and PILOMRT to BBP. The initial and second lease payments were deemed fully earned and are non-refundable under any circumstances.

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NOTE 6 – FUTURE MINIMUM GROUND LEASE REVENUES (Continued)

In September 2013, BBP entered into an agreement for the development of Empire Stores. Pursuant to this agreement, BBP has entered into a ground lease agreement with the developer which expires in July 2109. During the year ended June 30, 2014, BBP received an initial lease payment from the developer amounting to \$26,000,000. Such initial lease payment was deemed fully earned and is non-refundable under any circumstances. BBP reflected such payment as ground lease rent revenue during the year ended June 30, 2014. The ground lease provides for base annual rents commencing after the third anniversary of the commencement date with escalation clauses for increases in base rent over the term of the lease. The ground lease also contains provisions for the payment of percentage rent, PILOT, PILOST and PILOMRT to BBP.

In December 2013, BBP entered into an agreement for the development of a marina at Pier 5. Pursuant to this agreement, BBP has entered into a ground lease agreement with the developer which expires in December 2043. The ground lease also contains provisions for the payment of percentage rent, PILOT, PILOST and PILOMRT to BBP. The lease for One 15 Brooklyn Marina was terminated, and effective February 1, 2025, BKNY Marina LLC became the new tenant. The termination of the lease amounted to a loss of approximately \$612,000. The ground lease with the new tenant expires in December 2034. During 2025, another lease was terminated and the loss amounted to approximately \$36,000.

In July 2016, BBP entered into an agreement for the development of condominium buildings on two parcels of Pier 6. Pursuant to this agreement, BBP has entered into a ground lease agreement with the developer which expires in July 2109. During the year ended June 30, 2017, BBP received two initial lease payments from the developer amounting to approximately \$12,500,000. Such initial lease payments were deferred as of June 30, 2017 as they were refundable pending on a litigation against the construction. During the year ended June 30, 2018, the lawsuit was dismissed and the two initial lease payments were deemed fully earned and are non-refundable under any circumstances. In addition, the ground lease provided for second lease payments of \$91,500,000, of which \$13,000,000 was paid to BBP in April 2018 and the remainder of \$78,500,000 was paid during the year ended June 30, 2019. The second lease payments were deemed fully earned and are non-refundable under any circumstances. BBP reflected such payments received as ground lease revenue during the year ended June 30, 2019. The ground lease provides for base annual rents commencing after the third anniversary of the commencement date with escalation clauses for increases in base rent over the term of the lease. The ground lease also contains provisions for the payment of percentage rent, PILOT, PILOST, and PILOMRT to BBP.

BBP has lease receivables of \$132,167,935 and \$135,671,630 as of June 30, 2025 and 2024, respectively. Lease revenue of \$2,616,633 and \$3,189,748, and interest revenue of \$8,682,051 and \$8,541,916 were recognized related to lease payments received for the years ended June 30, 2025 and 2024, respectively. The lease terms vary and are specific to each individual tenant.

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NOTE 6 – FUTURE MINIMUM GROUND LEASE REVENUES (Continued)

Future rental payments due to BBP to be received under the ground leases are as follows for the years ending June 30:

Fiscal Year Ending				
<u>June 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	
2026	\$ (2,611,760)	\$ 4,818,613	\$ 2,206,853	
2027	(2,552,993)	8,084,852	5,531,859	
2028	(2,600,063)	8,219,803	5,619,740	
2029	(2,646,379)	8,355,421	5,709,042	
2030	(2,691,738)	5,703,707	3,011,969	
2031-2035	(15,914,273)	30,344,700	14,430,427	
2036-2040	(18,337,981)	33,653,717	15,315,736	
2041-2045	(19,946,180)	37,510,510	17,564,330	
2046-2050	(21,448,090)	41,905,680	20,457,590	
2051-2055	(22,703,088)	46,688,176	23,985,088	
2056-2060	(23,502,317)	51,726,888	28,224,571	
2061-2065	(23,540,118)	56,896,546	33,356,428	
2066-2070	(22,373,822)	61,994,257	39,620,435	
2071-2075	(19,367,148)	66,706,867	47,339,719	
2076-2080	(13,610,412)	70,565,943	56,955,531	
2081-2085	(3,807,881)	72,885,915	69,078,034	
2086-2090	11,881,525	72,679,236	84,560,761	
2091-2095	36,069,976	68,540,276	104,610,252	
2096-2100	72,461,332	58,486,691	130,948,023	
2101-2105	126,307,534	39,742,986	166,050,520	
2106-2110	103,101,811	11,788,812	114,890,623	
	<u>\$ 132,167,935</u>	<u>\$ 857,299,596</u>	<u>\$ 989,467,531</u>	

NOTE 7 – PENSION PLAN

BBP contributes to the Brooklyn Bridge Park Pension Plan (the “Plan”), a defined contribution plan which covers substantially all of BBP’s employees. Employees will become eligible for the Plan upon the completion of two years of service with BBP. The Plan is administered by BBP and BBP may choose to amend and/or terminate the Plan at any time.

The Plan provides for variable contribution rates by BBP ranging from 6% to 14% of the employee’s eligible wages as defined in the Plan document. Employee contributions to the Plan are not permitted. Employees become vested after the completion of two years of service with BBP and non-vested employer contributions are forfeited upon termination of employment. Such forfeitures are used to cover a portion of the Plan’s administrative expenses. There were no forfeitures for the years ended June 30, 2025 and 2024.

**BROOKLYN BRIDGE PARK CORPORATION
(D/B/A BROOKLYN BRIDGE PARK)
(A COMPONENT UNIT OF THE CITY OF NEW YORK)
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 7 – PENSION PLAN (Continued)

Pension expense included in personnel costs in the accompanying statements of revenues, expenses and changes in net position for the years ended June 30, 2025 and 2024 amounted to \$633,857 and \$521,211, respectively.

NOTE 8 – CONCENTRATION OF CREDIT RISK

As of June 30, 2025, the cash balances of BBP's deposits were \$51,712,326, of which \$500,000 was covered by FDIC insurance and investment balances were \$27,246,413, of which \$1,900,000 was covered by Securities Investor Protection Corporation ("SIPC") insurance limits, and excess of SIPC coverage and the remaining balance was collateralized. As of June 30, 2024, the cash balances of BBP's deposits were \$50,652,048, of which \$500,000 was covered by FDIC insurance and investment balances were \$21,367,210 of which \$1,900,000 was covered by SIPC insurance limits and excess of SIPC coverage and the remaining balance was collateralized. The uninsured balance was exposed to custodial risk on the basis that the uninsured bank balance is not collateralized. Custodial credit risk is the risk that in the event of bank failure, BBP's deposits may not be returned to it or BBP will not be able to recover collateral securities that are in the name of an outside party.

BBP has entered into a custodial agreement (the "Agreement") with JP Morgan Chase Bank, N.A. (the "Bank") in which the Bank will deliver to a custodian for deposit the amount of any uninsured deposits of BBP multiplied by a margin factor of 102%. The custodian will hold any eligible securities pledged by the Bank as collateral for the benefit of BBP pursuant to the Agreement. All securities held by the custodian as collateral are registered and are held in BBP's name. As of June 30, 2025 and 2024, the collateral held by the Bank for the benefit of BBP amounted to \$54,049,129 and \$52,312,565, respectively, which consisted of U.S. Treasury securities.

NOTE 9 – COMMITMENTS AND CONTINGENCIES

A. *Contingencies for Future Audits by Governmental and Other Funding Sources*

Pursuant to BBP's contractual relationships with certain governmental and other funding sources, such funding sources have the right to examine the books and records of BBP involving transactions relating to these contracts. The accompanying financial statements make no provision for possible disallowances. Although such possible disallowances could be substantial in amount, in the opinion of management, any actual disallowances would be immaterial.

B. *Litigation*

BBP is involved in several personal injury actions for which management expects BBP to be fully indemnified. Accordingly, these matters are not expected to have a material adverse effect on BBP's financial condition.

BBP is also involved with a lawsuit related to damages for excessive noise at the Pierhouse Condominium building. BBP is vigorously opposing this litigation.

C. *Park Security Agreement with the New York City Department of Parks and Recreation*

BBP has entered into an agreement with New York City Department of Parks and Recreation ("DPR") for DPR to provide security and enforcement of all applicable laws, rules and regulations in and around the public areas of the Park. The original agreement was through February 28, 2011. The agreement has been renewed annually and was renewed through June 30, 2024, and was then extended through June 30, 2025. Total costs for security expenses amounted to \$2,066,722 and \$1,756,382 for the years ended June 30, 2025 and 2024, respectively.

**BROOKLYN BRIDGE PARK CORPORATION
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NOTE 10 – SUBSEQUENT EVENTS

Management has evaluated, for potential recognition and disclosure, events subsequent to the date of the statement of financial position through October 10, 2025, the date these financial statements were available to be issued.

As of July 1, 2025, BBP has entered into a merger with Brooklyn Bridge Park Conservancy (“Conservancy”). BBP and the Conservancy are separate independent New York not-for-profit corporations recognized under Section 501 (c)(3) of the IRC. Per the agreement, BBP and the Conservancy are to establish joint advisory committees consisting of BBP and Conservancy directors in mutually agreed topic areas. The merger did not impact the financial statements as of June 30, 2025.



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

To the Board of Directors of
Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park)
Brooklyn, NY

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of Brooklyn Bridge Park Corporation (d/b/a Brooklyn Bridge Park) ("BBP"), a component unit of The City of New York, as of and for the year ended June 30, 2025, which comprise the statement of net position as of June 30, 2025 and the related statements of revenues, expenses and changes in net position and cash flows for the year then ended, and the related notes to the financial statements and have issued our report thereon dated October 10, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether BBP's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of BBP's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering BBP's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

CBIZ CPAs P.C.

New York, NY
October 10, 2025