

**ST. LOUIS REGIONAL CONVENTION AND
SPORTS COMPLEX AUTHORITY**

FINANCIAL STATEMENTS

DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
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INDEPENDENT AUDITOR'S REPORT

Board of Commissioners
St. Louis Regional Convention and Sports Complex Authority
St. Louis, Missouri

Opinion

We have audited the accompanying financial statements of the St. Louis Regional Convention and Sports Complex Authority (the "Authority") as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the Authority's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the St. Louis Regional Convention and Sports Complex Authority as of December 31, 2022, and the changes in financial position and, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the St. Louis Regional Convention and Sports Complex Authority, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Prior Period Financial Statements

Other accountants performed a compilation engagement with respect to the 2021 financial statements, and their report, dated May 19, 2022, stated that they did not audit or review those financial statements and, accordingly, express no opinion or any other form of assurance on them. In addition, the other accountants stated that they were not independent with respect to the Authority.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the St. Louis Regional Convention and Sports Complex Authority'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.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance

and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the St. Louis Regional Convention and Sports Complex Authority's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the St. Louis Regional Convention and Sports Complex Authority'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 and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Schmersahl Treloar & Co.

St. Louis, Missouri
May 19, 2023

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021**

This section presents management's analysis of the St. Louis Regional Convention and Sports Complex Authority's (the Authority) financial condition and activities for the years ended December 31, 2022 and 2021. This information should be read in conjunction with the financial statements.

The Bylaws of the Authority and Missouri State Statutes require a biennial audit. The Authority, therefore, is presenting 2022 audited and 2021 compiled financial statements.

FINANCIAL HIGHLIGHTS

The following are key financial highlights for 2022 and 2021:

- Total assets at December 31, 2022 were \$206.30 million as compared to \$143.21 million in 2021, and exceeded liabilities by \$201.98 million and \$139.20 million (i.e. net position), respectively. Total net position increased in 2022 by \$62.78 million and increased in 2021 by \$12.55 million.
- Total assets at December 31, 2021 were \$143.21 million as compared to \$151 million in 2020, and exceeded liabilities by \$139.20 million and \$126.65 million (i.e. net position), respectively. Total net position increased in 2021 by \$12.55 million and increased in 2020 by \$11.57 million.
- The largest source of revenue for the Authority in 2022 was the litigation settlement income from the NFL settlement followed by the annual preservation payments from the State of Missouri, the City of St. Louis and St. Louis County.

OVERVIEW OF ANNUAL FINANCIAL REPORT

The MD&A of the Authority serves as an introduction to, and should be read in conjunction with, the financial statements. The MD&A provides an overall review of the Authority's financial activities for the years ended December 31, 2022 and 2021. The intent of this discussion and analysis is to look at the Authority's financial performance as a whole.

The financial statements report information about the Authority using the full accrual accounting method as utilized by similar business activities in the private sector. The financial statements include a statement of net position; a statement of revenues, expenses, and changes in net position; a statement of cash flows; and notes to financial statements.

The statement of net position presents information on all of the Authority's assets, deferred outflows of resources and liabilities, with the difference reported as net position. Over time, increases and decreases in net position are one indicator of whether the financial position of the Authority is improving or deteriorating.

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MANAGEMENT'S DISCUSSION AND ANALYSIS
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While the statement of net position provides information about the nature and amount of resources and obligations at year end, the statement of revenues, expenses, and changes in net position presents the results of the business activities over the course of the year and information as to how net position changed during the year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. This statement also provides certain information about the Authority's recovery of its costs.

The statement of cash flows presents changes in cash and cash equivalents, resulting from operational, financing, and investing activities.

The notes to financial statements provide required disclosures and other information that is essential to a full understanding of material data provided in the statements. The notes present information about the Authority's accounting policies, significant account balances and activities, material risks, obligations, commitments, contingencies, and subsequent events, if any.

FINANCIAL ANALYSIS

One of the questions to ask about the Authority's financial health is, "Has the Authority's net position increased or decreased as a result of the year's activities?" Increases or decreases in the Authority's net position provide one indicator of the financial health of the Authority. The statement of net position and the statement of revenues, expenses, and changes in net position include all of the Authority's assets, deferred outflows of resources and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenue and expenses are taken into account regardless of when cash is received or paid.

The largest portion of the Authority's net position (59% and 93% for the years ended December 31, 2022 and 2021, respectively), reflects its investment in capital assets (e.g. buildings, furniture, and equipment), net of any related outstanding debt used to construct or acquire those assets. These assets are used in the Authority's provision of services and are not available for liquidation and future spending. The resources necessary to repay the related debt must be provided from other sources. In 2022, the second largest portion of the Authority's net position (35%) was the litigation settlement receivable.

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021**

The following comparative condensed financial statements serve as the key financial data and indicators for management, monitoring, and planning:

Table I provides a summary of the Authority's Net Position (difference between its assets and deferred outflows of resources and liabilities) as of December 31, 2022 as compared to December 31, 2021 and 2020:

	2022	2021	2020
Table I Net Position (In Millions)			
Assets			
Current assets	\$ 70.32	\$ 0.67	\$ 0.54
Restricted assets	15.89	13.12	11.63
Capital assets	120.09	129.42	138.81
Total Assets	206.30	143.21	150.98
Deferred Outflows Of Resources	-	-	0.06
Liabilities			
Current liabilities	1.83	1.52	21.60
Long-term liabilities	2.49	2.49	2.79
Total Liabilities	4.32	4.01	24.39
Net Position			
Net investment in capital assets	120.09	129.41	119.56
Restricted	14.84	12.37	11.00
Unrestricted	67.05	(2.58)	(3.91)
Total Net Position	\$ 201.98	\$ 139.20	\$ 126.65

Capital assets decreased as a result of normal depreciation expense in excess of capital asset purchases and disposals during the year ended December 31, 2022. The statement of net position reports a separate section for deferred outflows of resources. This represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense) until then. As of December 31, 2022 and 2021 the Authority had no deferred outflows of resources.

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021**

Table II shows the Changes in Net Position for the year ended December 31, 2022 as compared to December 31, 2021 and 2020.

Table II
Changes in Net Position
(In Millions)

	<u>2022</u>	<u>2021</u>	<u>2020</u>
Operating Revenues	\$ -	\$ -	\$ -
Operating Expenses	11.56	11.34	11.99
Nonoperating Revenues, Net	74.34	23.89	23.56
Increase In Net Position	62.78	12.55	11.57
Net Position - Beginning	139.20	126.65	115.08
Net Position - Ending	\$ 201.98	\$ 139.20	\$ 126.65

The net position of the Authority increased by \$62.78 million and major changes in total assets and total liabilities were the result of the following factors:

- Effective March 31, 2016, the lease between the St. Louis Convention and Visitors Commission (CVC) and the St. Louis Rams was terminated and their rights to occupy and use the Dome ended. In addition, on April 30, 2016, the training facility lease between the Authority and the St. Louis Rams terminated. As a result, the Authority has been operating and maintaining the training facility since May 1, 2016. During 2022, 2021, and 2020, the Authority incurred total costs of approximately \$29,000, \$207,000, and \$148,000, respectively, relating to the training facility.

During 2017, the Authority entered into a lease agreement and subsequent lease amendments with a tenant for the training facility as described in Note 11. During 2022, 2021, and 2020, the Authority recognized approximately \$37,000, \$224,000, and \$261,000 of lease income, respectively. The lease amendment that took effect on February 1, 2022, created a triple-net lease which requires the lessee to pay all costs to operate and maintain the facility, while the Authority will realize a decrease in lease income.

The lease between the St. Louis Rams and the Authority related to the training facility property contains a provision giving the St. Louis Rams an option of purchasing the facility and the land in October 2024 for \$1.

- During 2022, the Authority reached an agreement with St. Louis City and St. Louis County to allocate the settlement funds from the lawsuit with the National Football League and Rams owner Stan Kroenke. The Authority's allocation is \$70,000,000 and is recorded with interest on the statement of revenues, expenses, and changes in net position. 2022 is also the first year that the Authority receives only the Preservation payments of \$ 4,000,000 from the Sponsors.

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021**

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At December 31, 2022, the Authority had \$353.95 million invested in capital assets. Of this amount, \$233.86 million has been taken in depreciation. The Authority had a net book value of \$120.08 million or approximately 34% of the cost. Increases during the year represent additions while decreases represent retirements of assets during the year and the depreciation of depreciable assets for the year. This year the Authority continued improvements to the Building Automation System (BAS) and acquired chiller units.

At December 31, 2021, the Authority had \$353.42 million invested in capital assets. Of this amount, \$224.00 million has been taken in depreciation. The Authority had a net book value of \$129.41 million or approximately 37% of the cost. Increases during the year represent additions while decreases represent retirements of assets during the year and the depreciation of depreciable assets for the year. This year the Authority has taken measures to reduce capital asset activity in anticipation that capital assets will be needed in the future after the Sponsor payments expire. As of December 31, 2021, the Authority had \$428,921 in construction in progress for a new BAS system.

Table III provides a summary of the Authority's capital assets as of December 31, 2022 compared to December 31, 2021 and 2020.

Table III
Capital Assets At
December 31, 2022, 2021, and 2020
(In Millions)

	2022	2021	2020
Land	\$ 46.40	\$ 46.40	\$ 46.40
Construction in process	-	0.45	0.02
Multi-purpose convention and stadium facility	302.19	301.06	300.95
Furniture and equipment	5.36	5.51	5.44
Totals	\$ 353.95	\$ 353.42	\$ 352.81

Refer to Note 5 in the financial statements for a summary of the capital assets activity.

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2022 AND 2021**

Debt

At December 31, 2022 and 2021 the Authority had no outstanding general obligation bonds. The final principal payments on bonds outstanding at December 31, 2020 were made during 2021. The bonds originally issued were used for the acquisition of land and for the construction and equipping of the multi-purpose convention and sports facility (Facility). Since the bonds were originally issued, several refunding bond issues were sold to refund prior bond issues. Refer to Note 6 in the financial statements for a summary of the bonds payable activity.

At December 31, 2022, the Authority had \$1.50 million in outstanding notes payable.

Table IV provides a summary of the Authority's outstanding debt as of December 31, 2022 compared to December 31, 2021, 2020 and 2019.

Table IV
Outstanding Debt, At Year End
(In Millions)

	2022	2021	2020	2019
2007 - Series C (City of St. Louis, Missouri)	\$ -	\$ -	\$ 4.74	\$ 9.25
2013 - Series A (State of Missouri)	-	-	9.52	18.59
2013 - Series B (St. Louis County, Missouri)	-	-	4.76	9.28
Unamortized bond premium	-	-	0.29	1.01
Note payable	1.50	1.50	1.50	1.50
Totals	\$ 1.50	\$ 1.50	\$ 20.81	\$ 39.63

ECONOMIC FACTORS AND NEXT YEAR'S ESTIMATES

The Authority assumed operation and maintenance of the former St. Louis Ram's Leased Training Facility in Earth City, Missouri, on May 1, 2016, after the St. Louis Rams were allowed to leave St. Louis for Los Angeles. The Authority spent approximately 29,000 in 2022, \$207,00 in 2021 and \$148,000 in 2020 on operating the facility, primarily for security, utilities, inspections, insurance, and necessary repairs.

The Authority has leased the facility to two tenants since May 2016 and in the last three years has received lease revenue in the amount of approximately \$37,000 in 2022, \$224,000 in 2021 and \$261,000 in 2020. The current lease expires in October 2024.

In 2023, the Authority will receive preservation payments totaling \$4,000,000 from the Sponsors and is in the process of updating its investment policy in order to prudently maximize investment income on the litigation settlement funds received.

CONTACTING THE AUTHORITY

This report is designed to provide our citizens, taxpayers, investors or creditors with a full and complete disclosure of the Authority's finances and to show the Authority's accountability for the resources it receives. If you have any questions about this report or need additional copies, please contact the Authority's Executive Director at 901 North Broadway, St. Louis, Missouri 63101.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
STATEMENTS OF NET POSITION
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

	December 31,	
	2022 (Audited)	2021 (Compiled)
Current Assets		
Cash and cash equivalents	\$ 96,341	\$ 310,874
Accounts receivable	4,000	245
Accrued interest receivable	2,643	87
Litigation settlement receivable	70,110,275	-
Prepaid items	30,135	70,106
Short-term investments	74,866	290,428
Total Current Assets	70,318,260	671,740
Restricted Assets		
Trustee-held investments	15,444,410	13,108,904
Accrued interest receivable	446,751	12,654
Total Restricted Assets	15,891,161	13,121,558
Capital Assets		
Nondepreciable capital assets	46,395,862	46,846,429
Depreciable capital assets, net	73,686,759	82,565,422
Total Capital Assets	120,082,621	129,411,851
Total Assets	\$ 206,292,042	\$ 143,205,149
Liabilities And Net Position		
Current Liabilities		
Accounts payable and accrued expenses	\$ 720,904	\$ 709,640
Accounts payable and accrued expenses - restricted	1,050,631	752,266
Accrued interest payable	56,689	56,689
Total Current Liabilities	1,828,224	1,518,595
Long-Term Liabilities		
Note payable	1,499,366	1,499,366
Other	994,668	994,668
Total Long-Term Liabilities	2,494,034	2,494,034
Total Liabilities	4,322,258	4,012,629
Net Position		
Net investment in capital assets	120,082,621	129,411,851
Restricted for preservation and debt service	14,840,530	12,369,292
Unrestricted	67,046,633	(2,588,623)
Total Net Position	201,969,784	139,192,520
Total Liabilities And Net Position	\$ 206,292,042	\$ 143,205,149

See accompanying Notes to Financial Statements.

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)**

	For The Years Ended December 31,	
	2022	2021
	(Audited)	(Compiled)
Operating Revenues	\$ -	\$ -
Operating Expenses		
Salaries and employee benefits	103,491	156,702
General and administrative	344,671	235,229
Repairs and maintenance	1,097,222	948,203
Depreciation	10,014,524	10,003,038
Total Operating Expenses	11,559,908	11,343,172
Net Operating Loss	(11,559,908)	(11,343,172)
Nonoperating Revenues (Expenses)		
Intergovernmental revenue	4,000,000	24,000,000
Interest income and unrealized gain/loss on investments	368,844	353,414
Other revenues	70,037,489	223,881
Interest and arbitrage expense	(62,138)	(566,993)
Other expenses	(7,023)	(122,685)
Nonoperating Revenues (Expenses), Net	74,337,172	23,887,617
Increase In Net Position	62,777,264	12,544,445
Net Position - Beginning Of Year	139,192,520	126,648,075
Net Position - End Of Year	\$ 201,969,784	\$ 139,192,520

See accompanying Notes to Financial Statements.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

	For The Years Ended December 31,	
	2022 (Audited)	2021 (Compiled)
Cash Flows Used In Operating Activities		
Cash paid to suppliers	\$ (1,089,620)	\$ (1,391,664)
Cash paid to employees	(109,919)	(177,285)
Net Cash Used In Operating Activities	(1,199,539)	(1,568,949)
Cash Flows From Noncapital And Related Financing Activities		
Other	-	65,569
Net Cash Provided by (Used In) Noncapital And Related Financing Activities	-	65,569
Cash Flows From Capital And Related Financing Activities		
Acquisition and construction of capital assets	(685,294)	(609,005)
Proceeds from disposal of capital assets	-	-
Cash received from other governmental entities	4,000,000	24,000,000
Principal payments on bonds	-	(19,015,000)
Bond issuance and other costs related to refunding debt issued	-	(883,816)
Premiums on refunding debt issued		
Interest payments on bonds	(62,138)	(802,545)
Other	(79,809)	101,196
Net Cash Provided By Capital And Related Financing Activities	3,172,759	2,790,830
Cash Flows From Investing Activities		
Purchase of investments	(19,456,943)	(28,916,763)
Proceeds from sale of investments	17,053,526	27,171,305
Interest received on investments	215,664	509,263
Net Cash Used In Investment Activities	(2,187,753)	(1,236,195)
Net Increase (Decrease) in Cash and Cash Equivalents	(214,533)	51,255
Cash And Cash Equivalents - Beginning Of Year	310,874	259,619
Cash And Cash Equivalents - End Of Year	\$ 96,341	\$ 310,874
Reconciliation Of Net Operating Loss To Net Cash Used In Operating Activities		
Net operating loss	\$ (11,559,908)	\$ (11,343,172)
Adjustments to reconcile net operating loss to net cash used in operating activities:		
Depreciation	10,014,524	10,003,038
Amortization	-	(292,393)
Change in assets and liabilities:		
Accounts receivable	(3,755)	21,958
Prepaid items	39,971	(6,626)
Accounts payable and accrued expenses	309,629	48,246
Net Cash Used In Operating Activities	\$ (1,199,539)	\$ (1,568,949)

See accompanying Notes to Financial Statements.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the St. Louis Regional Convention and Sports Complex Authority (the Authority) conform to accounting principles generally accepted in the United States of America as applicable to governmental entities that use proprietary fund accounting. The following is a summary of the more significant policies:

Financial Reporting Entity

The Authority was created by an Act of the State of Missouri (the State) in May 1989 for the purpose of financing, constructing, operating, and maintaining a multipurpose convention and sports facility (the Facility) (the Project) to be located adjacent to the A.J. Cervantes Convention Center in the city of St. Louis (the City). In connection with these activities, the Authority is granted all rights and powers necessary to plan, finance, construct, equip, and maintain the Facility. The Authority operates under a Board of Commissioners, three of whom are appointed by the Mayor of the City, three of whom are appointed by the County Executive of St. Louis County (the County), and five of whom are appointed by the Governor of the State. The Authority represents a joint venture between the City, County, and State (collectively, the Sponsors). The annual lease payments provided by the Sponsors were intended to defray the cost of debt service which was paid in full in 2021. These payments are:

	Annual Lease Payments	-	Annual Preservation Payments	
State	\$	-	\$	2,000,000
County	\$	-		1,000,000
City	\$	-		1,000,000
Total	\$	-	\$	4,000,000

The Authority entered into a Project Financing, Construction, and Operation agreement dated August 1, 1991 and terminating on August 1, 2021 with the Sponsors (the Financing Agreement). The Financing Agreement provides for the application of the proceeds from the sale of the initial bonds, the repayment of each respective series of Bonds (to be appropriated annually by the Sponsors), and the preservation of the Project. Pursuant to the Financing Agreement, the Authority has leased the Facility to the Sponsors, and the Sponsors have subleased the Facility back to the Authority. Each Sponsor has covenanted in the Financing Agreement to include in its annual budget proposal a request for appropriation of monies sufficient to pay its required payment during the next succeeding fiscal year. In addition, the Sponsors have committed, through their annual budgeting process, to provide the annual preservation payments through February 1, 2024. The Authority expects to receive \$4,000,000 in 2023 and \$2,000,000 in 2024.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Financial Reporting Entity (Continued)

The Authority entered into an operating lease agreement in 1991 with the St. Louis Convention and Visitors Commission (CVC) to maintain, operate, and manage the Facility pursuant to a 30-year lease between the Authority and the CVC. Under this agreement, the CVC pays nominal annual rent to the Authority, and the CVC has the right to terminate the operating lease on relatively short notice upon the occurrence of certain events (primarily non-appropriation by the Sponsors). The CVC is a public body corporate and politic of the State of Missouri. The CVC's primary source of revenue is a 3.75% tax on the sales or charges for all sleeping rooms paid by transient guests of hotels and motels within the city of St. Louis and St. Louis County, Missouri. The CVC operates the Facility on an integrated basis with the existing Convention Center, marketing the Facility and the Convention Center as America's Center. The Authority will continue to function to preserve the physical structure by providing oversight to the CVC as it relates to the operating lease and to compliance with existing government and legal requirements utilizing the preservation fund account. During the year ended December 31, 2022, the lease was extended through November 30, 2030.

Basis of Accounting and Presentation

The Authority prepares its financial statements on the full accrual basis of accounting in accordance with accounting principles generally accepted in the United States of America. In reporting its financial activity, the Authority applies all applicable Governmental Accounting Standards Board (GASB) pronouncements.

All activities of the Authority are accounted for within a single proprietary (enterprise) fund. Proprietary funds are used to account for operations that are (a) financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the cost (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Revenues and expenditures not meeting this definition are reported as non-operating revenues and expenditures.

The accounting and financial reporting treatment applied to the Authority is determined by its measurement focus. The transactions of the Authority are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources and all liabilities associated with the operations are included on the statement of net position. Net position (i.e., total assets and deferred outflows of resources net of total liabilities) is segregated into "net investment in capital assets;" "restricted for preservation and debt service;" and "unrestricted" components. When an expense is incurred that can be paid using either restricted or unrestricted resources, the Authority's policy is to first apply the expense toward restricted resources and then toward unrestricted resources.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

All capital assets are valued at historical cost and updated for additions and retirements during the year. The Authority maintains a capitalization threshold of ten thousand dollars. Depreciation expense is recorded on a straight-line basis over the estimated useful life of the Facility and improvements, which range from 7 to 35 years. Depreciation expense for furniture and equipment is recorded on a straight-line basis over estimated lives ranging from 3.5 to 20 years.

Amortization of Bond Discount

The bond discount is recorded as a reduction of the debt obligation. Bond discounts are amortized as a component of interest based upon the weighted average of bonds outstanding over the term of the bonds.

Amortization of Bond Premiums

The bond premium is recorded as an addition to the debt obligation. Bond premiums are amortized as a component of interest and are amortized using the same weighted average that actual interest expense bears to the outstanding debt balance on the bonds.

Investments

Investments are generally stated at fair value. The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. An exception to fair value is an external investment pool that provides a net asset value per share that approximates fair value. Similarly, investments in nonparticipating interest-earning investment contracts do not consider market rates and are reported using a cost-based measure.

Statement of Cash Flows

For purposes of the statement of cash flows, cash and cash equivalents consist of demand deposits and all unrestricted highly liquid investment securities with maturities of three months or less at the time of purchase.

Revenue Recognition

Beginning in 2022, substantially all the revenue of the Authority is derived from preservation payments received from the State of Missouri, City of St. Louis, and St. Louis County. In addition, the Authority receives investment income on amounts held in various accounts.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Subsequent Events

In preparing these financial statements, the Organization has evaluated events and transactions for potential recognition or disclosure through May 19, 2023 the date the financial statements were available to be issued.

Use of Estimates

The preparation of the financial statements requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources 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.

New and Emerging Accounting Pronouncements

The accounting principles governing the reported amounts, presentation and related disclosures are subject to change from time to time based on new pronouncements and/or rules issued by various governing bodies. The Governmental Accounting Standards Board (GASB) is responsible for establishing generally accepted accounting principles (GAAP) for state and local governments.

In June 2017, the GASB approved Statement No. 87, Leases. The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financing of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. The implementation of this standard did not have a material impact of the financial statements of the Authority.

In January 2020, the GASB approved Statement No. 92, *Omnibus 2020*. The objectives of this Statement are to enhance comparability in accounting and financial reporting and to improve the consistency of authoritative literature by addressing practice issues that have been identified during implementation and application of certain GASB Statements.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

New and Emerging Accounting Pronouncements (Continued)

In March 2020, the GASB approved Statement No. 93, *Replacement of Interbank Offered Rates*. The objective of this Statement is to address the accounting and financial reporting effects that result from the replacement of IBORs with other reference rates in order to preserve the reliability, relevance, consistency, and comparability of reported information. Some governments have entered into agreements in which variable payments made or received depend on an interbank offered rate (IBOR) - most notably, the London Interbank Offered Rate (LIBOR). As a result of global reference rate reform, LIBOR is expected to cease to exist in its current form, prompting governments to amend or replace financial instruments for the purpose of replacing LIBOR with other reference rates by either (a) changing the reference rate or (b) adding or changing fallback provisions related to the reference rate.

In March 2020, the GASB approved Statement No. 94, *Public-Private and Public-Public Partnerships and Availability Payment Arrangements*. The primary objective of this Statement is to improve financial reporting by addressing issues related to public-private and public-public partnership arrangements (PPPs). As used in this Statement, a PPP is an arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right to operate or use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction. Some PPPs meet the definition of a service concession arrangement (SCA), which the Board defines in this Statement as a PPP in which (1) the operator collects and is compensated by fees from third parties; (2) the transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and (3) the transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.

This Statement also provides guidance for accounting and financial reporting for availability payment arrangements (APAs). As defined in this Statement, an APA is an arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction.

The effects of the Authority's financial statements as a result of the adoption of these new pronouncements are undetermined.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 2 DEPOSITS AND INVESTMENTS

Investments

The Authority is governed by the deposit and investment limitations of state law. It is the policy of the Authority to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of the Authority and conforming to all state and local statutes governing the investment of public funds. The Authority's policy and state law authorize the following types of investments:

- i. Bonds, notes, certificates of indebtedness, treasury bills, or other securities which are fully guaranteed by the United States of America, or securities which represent an undivided interest in such obligations, which obligations are held in a custody account by a custodian of the Authority and senior debt obligations of other government-sponsored agencies.
- ii. Bonds, notes or other obligations of any state of the United States of America or any political subdivision of any state, which at the time of their purchase are rated in either of the two highest rating categories by a nationally recognized rating service.
- iii. Certificates of deposit, time deposits, or money market accounts, constituting direct obligations of any bank that are either insured or secured with acceptable collateral.
- iv. Repurchase agreements with any bank, bank holding company, savings and loan association, trust company, financial institution or other credit provider organized under the laws of the United States or any state, which are adequately secured.
- v. Investment agreements constituting an obligation of a bank, bank holding company, savings and loan association, trust company, financial institution or other credit provider whose outstanding unsecured long-term debt is rated at the time of such agreement in either of the two highest rating categories by a nationally recognized rating service.
- vi. Short-term discount obligations of the Federal National Mortgage Association and Government National Mortgage Association.
- vii. Commercial paper issued by domestic corporations, which has received the highest rating issued by Moody's Investor Services, Inc. or Standard and Poor's Corporation. Eligible paper is further limited to issuing corporations that have total commercial paper program size in excess of two hundred and fifty million dollars (\$250,000,000) and have a long-term debt rating of A or better from at least one nationally recognized rating service.
- viii. Time drafts drawn on and accepted by a commercial bank, otherwise known as bankers' acceptances. The Authority may invest in bankers' acceptances issued by domestic commercial banks possessing the highest rating issued by Moody's Investor Services, Inc. or Standard and Poor's Corporation.
- ix. Local government investment pools established under the authority of Article VI, Section 16 of the Constitution of Missouri and Section 70.210 to 70.320 of the Revised Statutes of Missouri, as amended and rated at the highest rating category of at least one nationally recognized rating service.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

The Authority's policy does not apply to the investment of proceeds of any revenue funds issued by the Authority, which proceeds are held by a trustee or escrow agent under a trust indenture, escrow agreement or similar agreement in a construction fund, acquisition fund, project fund or other similar such fund.

GASB Statement No. 72, *Fair Value Measurement and Application*, provides the framework for measuring fair value. That framework provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements). The three levels of the fair value hierarchy under GASB 72 are described below:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets that the Authority has the ability to access.

Level 2 – Inputs to the valuation methodology include:

Quoted prices for similar assets or liabilities in active markets;

Quoted prices for identical or similar assets or liabilities in inactive markets;

Inputs other than quoted prices that are observable for the asset or liability;

Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement.

The assets or liability'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. The following is a description of the valuation methodologies used for assets measured at fair value.

- Money market mutual funds: Valued using quoted market prices (Level 1 inputs).
- Debt Securities, Commercial Paper and Negotiable Certificates of Deposit: Valued using a matrix pricing model where similar securities are given a price based on the credit rating and maturity (Level 2 inputs).

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

The deposits and investments held at December 31 are as follows:

Type	Carrying Value	
	2022 (Audited)	2021 (Compiled)
Deposits:		
Demand deposits	\$ 96,341	\$ 310,874
Total Deposits	\$ 96,341	\$ 310,874
Investments:		
Money Market Mutual Funds	\$ 2,097,609	\$ 4,421,494
Negotiable Certificates of Deposit	7,059,312	5,730,454
Commercial Paper	-	3,247,384
United States Treasury Notes	6,362,355	-
Total Investments	15,519,276	13,399,332
Total Deposits And Investments	\$ 15,615,617	\$ 13,710,206
Reconciliation to the Statements of Net Position:		
Current:		
Cash and cash equivalents	\$ 96,341	\$ 310,874
Short-term investments	74,866	290,428
Restricted Assets:		
Trustee-held investments	15,444,410	13,108,904
Total	\$ 15,615,617	\$ 13,710,206

Custodial Credit Risk – Deposits – Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority has adopted the depository policy of the Treasurer of the State of Missouri. Missouri statute requires all deposits with the state, including linked deposits, be collateralized at a level of at least 100% over the FDIC insurance limit. Statutes further define the types of bonds and other collateral the state may accept. At December 31, 2022 and 2021, the Authority was in compliance with its policy.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

Custodial Credit Risk – Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party. The Authority has adopted the investment policy of the Treasurer of the State of Missouri. As such, the Authority's investments are required to be fully collateralized and to be committed to the principles of safety, liquidity and yield, in that order, when managing its funds. The policy must restrict investments from speculative or risky investment vehicles. The Authority must review the value, the rating and investment return on a regular basis. At December 31, 2022 and 2021, the Authority was in compliance with its policy.

Investment Interest Rate Risk – Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Authority's investment policy limits investment maturities for certain investments as noted below as a means of managing its exposure to fair value losses arising from increasing interest rates.

Investment Type	Maximum Maturity
United States Agency Discount Notes	One (1) year
United States Agency Callable Securities	Five (5) years
United States Agency Step-Up Securities	Five (5) years
United States Mortgage Backed Securities	Five (5) years
Repurchase Agreements	90 days
Bankers' Acceptance	180 days
Commercial Paper	180 days

Maturities of investments held at December 31, 2022 and 2021 are as follows:

Investment Type	2022 (Audited)			
	Amount	Investment Maturities (In Years)		
		Less Than 1	1 - 5	6 - 10
Money Market Mutual Funds	\$ 2,097,609	\$ 2,097,609	\$ -	\$ -
Negotiable Certificates of Deposit	7,059,312	4,368,270	2,691,042	-
US Treasury Notes	6,362,355	1,922,855	4,439,500	-
	\$ 15,519,276	\$ 8,388,734	\$ 7,130,542	\$ -

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

Investment Type	Amount	2021 (Compiled)		
		Investment Maturities (In Years)		
		Less Than 1	1 - 5	6 - 10
Money Market Mutual Funds	\$ 4,421,494	\$ 4,421,494	\$ -	\$ -
Negotiable Certificates of Deposit	5,730,454	2,495,767	3,234,687	-
Commercial Paper	3,247,384	3,247,384	-	-
	\$ 13,399,332	\$ 10,164,645	\$ 3,234,687	\$ -

Investment Credit Risk – Credit risk is that an issuer or other counterparty to an investment will not fulfill its obligations. The Authority's investment policy and state law limit its investment choices, as documented above. At December 31, 2022 and 2021, the Authority's investments subject to credit risk were rated as follows:

Description	2022 (Audited)		2021 (Compiled)	
	Amount	Rating	Amount	Rating
Money Market Mutual Funds	\$ 2,097,609	AAA	\$ 4,421,494	AAA
Negotiable Certificates of Deposit	7,059,312	Not rated	5,730,454	Not rated
US Treasury Notes	6,362,355	AAA	-	AAA
Commercial Paper	-	N/A	3,247,384	A-1

Concentration of Investment Credit Risk – Concentration of credit risk is the risk of loss attributed to the magnitude of the Authority's investment in a single issuer. Concentration of credit risk is required to be disclosed by the Authority for any single investment that represents 5% or more of total investments (excluding investments issued by or explicitly guaranteed by the U.S. Government, investments in mutual funds, investments in external investment pools and investments in other pooled investments).

The Authority places the following limits on the amount it may invest in any one issuer.

Description	Concentration Maximum
Repurchase Agreements	No more than 15%
Bankers' Acceptances	No more than 5%
Commercial Paper	No more than 5%

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)**

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

Cash and Cash Equivalents

Following is a summary of the Authority's cash and cash equivalents at December 31, 2022 and 2021:

	2022 (Audited)	2021 (Compiled)
Demand Deposits	\$ 96,341	\$ 310,874
	<u>\$ 96,341</u>	<u>\$ 310,874</u>

Short-Term Investments

Short-term investments represent investments of the Expense Fund; balances as of December 31, 2022 and 2021 as follows:

	2022 (Audited)	2021 (Compiled)
Money Market Mutual Funds	\$ 74,866	\$ 290,428
	<u>\$ 74,866</u>	<u>\$ 290,428</u>

Trustee-Held Investments

Investments in trustee-held investments are summarized; balances as of December 31, 2022 and 2021 as follows:

	2022 (Audited)	2021 (Compiled)
Money Market Mutual Funds	\$ 2,022,743	\$ 4,131,066
Negotiable Certificates of Deposit	7,059,312	5,730,454
US Treasury Notes	6,362,355	-
Commercial Paper	-	3,247,384
	<u>\$ 15,444,410</u>	<u>\$ 13,108,904</u>

**ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)**

NOTE 3 TRUSTEE-HELD ACCOUNTS

UMB Bank and Trust, N.A. is trustee, bond registrar, and paying agent in accordance with the bond indentures. The trustee has invested the unexpended bond proceeds in accordance with the bond indentures for future payment of bond principal, interest, and construction costs.

A summary of restricted cash and investments in trustee-held accounts; balances; as of December 31, 2022 and 2021 follows:

	2022 (Audited)	2021 (Compiled)
Preservation Fund	15,444,410	13,108,904
Total	\$ 15,444,410	\$ 13,108,904

The bond documents require the Authority to establish certain accounts as follows:

Preservation Funds

Beginning August 1, 1994, and semiannually thereafter, during each Sponsor's fiscal year, the Sponsors are required to make preservation payments in accordance with the Financing Agreement, as follows: State Sponsor – \$1,000,000 (\$2,000,000 annually) and the County and City Sponsors – \$500,000, each (\$1,000,000 annually, each). These proceeds will be used for preservation costs to maintain and improve the Facility. During 2022 and 2021, the Authority expended approximately \$1.63 million and \$1.47 million, respectively, for the preservation of the Facility. The preservation payments from the Sponsors will end with the last payment of \$2,000,000 in February 2024.

Expense Fund

The Expense Fund is the operational account of the Authority and is partially funded from the investment earnings from the Bond and Reserve Funds, if there are any earnings remaining after the bond requirements are paid. The earnings from the Expense Fund are invested at UMB Bank, generally in short-term investments. The expenditures paid from the Expense Fund are used to pay for operating expenses of the Authority and provide supplemental funding for capital expenditures on the Facility, as needed. The Authority does not consider the fund to be restricted and this is the fund the Authority used in 2022 and 2021 for the expenses of the training facility (Note 7).

NOTE 4 LITIGATION SETTLEMENT RECEIVABLE

During the year ended December 31, 2022, as a result of a 2021 lawsuit settlement with the National Football League and Rams owner Stan Kroenke, the Authority reached an agreement with St. Louis City and St. Louis County to allocate the settlement funds. The Authority's allocation is \$70,000,000 and is recorded with interest on the statement of revenues, expenses, and changes in net position.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 5 CAPITAL ASSETS

A summary of changes in capital assets for the years ended December 31, 2022 and 2021 were as follows:

	2022 (Audited)			Ending Balance
	Beginning Balance	Additions	Deductions	
Capital Assets, Not Being Depreciated				
Land	\$ 46,395,862	\$ -	\$ -	46,395,862
Construction in process	450,567	-	(450,567)	-
Total Capital Assets, Not Being Depreciated	46,846,429	-	(450,567)	46,395,862
Capital Assets, Being Depreciated				
Multi-purpose convention and stadium facility	301,058,674	1,135,861	-	302,194,535
Furniture and equipment	5,511,212	-	(154,011)	5,357,201
Total Capital Assets, Being Depreciated	306,569,886	1,135,861	(154,011)	307,551,736
Accumulated Depreciation				
Multi-purpose convention and stadium facility	(219,471,118)	(9,820,184)	-	(229,291,302)
Furniture and equipment	(4,533,346)	(194,340)	154,011	(4,573,675)
Total Accumulated Depreciation	(224,004,464)	(10,014,524)	154,011	(233,864,977)
Total Capital Assets Being Depreciated, Net	82,565,422	(8,878,663)	-	73,686,759
Capital Assets, Net	\$ 129,411,851	\$ (8,878,663)	\$ (450,567)	\$ 120,082,621

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 5 CAPITAL ASSETS (CONTINUED)

	2021 (Compiled)			Ending Balance
	Beginning Balance	Additions	Deductions	
Capital Assets, Not Being Depreciated				
Land	\$ 46,395,862	\$ -	\$ -	\$ 46,395,862
Construction in process	21,646	428,921	-	450,567
Total Capital Assets, Not Being Depreciated	46,417,508	428,921	-	46,846,429
Capital Assets, Being Depreciated				
Multi-purpose convention and stadium facility	300,949,110	109,564		301,058,674
Furniture and equipment	5,440,693	70,519	-	5,511,212
Total Capital Assets, Being Depreciated	306,389,803	180,083	-	306,569,886
Accumulated Depreciation				
Multi-purpose convention and stadium facility	(209,673,780)	(9,797,338)		(219,471,118)
Furniture and equipment	(4,327,647)	(205,699)		(4,533,346)
Total Accumulated Depreciation	(214,001,427)	(10,003,037)	-	(224,004,464)
Total Capital Assets Being Depreciated, Net	92,388,376	(9,822,954)	-	82,565,422
Capital Assets, Net	\$ 138,805,884	\$ (9,394,033)	\$ -	\$ 129,411,851

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2022 (AUDITED) AND 2021 (COMPILED)

NOTE 6 LONG-TERM LIABILITIES

A summary of changes in notes payable for the years ended December 31, 2022 and 2021 were as follows:

	2022 (Audited)				Amounts Due Within One Year
	Beginning Balance	Additions	Reductions	Ending Balance	
Note payable	1,499,366	-	-	1,499,366	-
	\$ 1,499,366	\$ -	\$ -	\$ 1,499,366	\$ -

	2021 (Compiled)				Amounts Due Within One Year
	Beginning Balance	Additions	Reductions	Ending Balance	
Bonds Payable					
Series A	\$ 9,520,000	\$ -	\$ (9,520,000)	\$ -	-
Series B	4,755,000	-	(4,755,000)	-	-
Series C	4,740,000	-	(4,740,000)	-	-
Add: Unamortized premiums	292,393	-	(292,393)	-	-
Note payable	1,499,366	-	-	1,499,366	-
	\$ 20,806,759	\$ -	\$ (19,307,393)	\$ 1,499,366	\$ -

Bonds Payable

The Authority originally issued Convention and Sports Facility Project Bonds during August 1991, the proceeds of which were used for the acquisition of land and construction and equipping of the Facility. The bonds were sponsored in the amount of \$132,910,000 by the State (Series A), \$65,685,000 by the County (Series B), and \$60,075,000 by the City (Series C). Pursuant to the Financing Agreement entered into with the Sponsors in August 1991, the Authority leased the Facility to the Sponsors, who subleased the Facility back to the Authority. The payments made by the Sponsors under the Financing Agreement, which are subject to annual appropriation by the Sponsors, are designed to be sufficient to pay the principal of and interest on the bonds when due.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Bonds Payable (Continued)

On December 15, 1993, the Authority issued \$121,705,000 in Series A refunding bonds and \$60,180,000 in Series B refunding bonds to advance refund \$101,410,000 of outstanding 1991 Series A bonds and \$50,275,000 of outstanding 1991 Series B bonds, respectively. This transaction was considered to be a partial defeasance of the outstanding 1991 Series A and Series B bonds as the advance refunding related only to those bonds scheduled to mature on August 15, 2004 and thereafter. The 1991 Series A and Series B bonds were fully refunded in 2003.

On February 27, 1997, the Authority issued \$61,285,000 in Series C refunding bonds to advance refund \$47,155,000 of outstanding 1991 Series C bonds. This transaction was considered to be a partial defeasance of the outstanding 1991 Series C bonds as the advance refunding related only to those bonds scheduled to mature on August 15, 2004 and thereafter. The 1991 Series C bonds were fully refunded in 2007.

On August 1, 2003, the Authority issued \$116,030,000 in Series A refunding bonds to refund \$2,845,000 of Series A 1991 Bonds and \$113,170,000 of Series A 1993 refunding bonds and the Authority issued \$58,790,000 in Series B refunding bonds to refund \$1,390,000 of Series B 1991 Bonds and \$56,020,000 of Series B 1993 refunding bonds. These transactions were considered to be a current refunding and the remaining Series 1991 and all of the 1993 refunding bonds were fully refunded on August 15, 2003. The 2003 Series A and Series B bonds were fully refunded in 2013.

On May 17, 2007, the Authority issued \$49,585,000 in Series C 2007 refunding bonds to refund all of the Series C 1997 bonds maturing on August 15, 2009 and thereafter. The Series C 1997 bonds were fully refunded on August 15, 2007.

On August 20, 2013, the Authority issued \$65,195,000 in Series A refunding bonds to current refund \$65,385,000 of Series A 2003 Bonds and issued \$32,560,000 in Series B refunding bonds to current refund \$32,180,000 of Series B 2003 Bonds.

Interest rates on the Series A and B bonds range from 2% to 5% and the interest rate for the Series C bonds is 5.25%.

During 2021 the series 2013 A, 2013 B and 2007 C bonds were repaid in full.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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NOTE 6 LONG-TERM LIABILITIES (CONTINUED)

Note Payable

On February 1, 2016, the Authority entered into a promissory note and loan agreement (note payable) with the Missouri Development Finance Board for a maximum amount of \$3 million. The note bears interest at 4% per annum and matures January 14, 2021, subject to extension. The note was extended in October 2020 through January 14, 2026.

The note is interest only and no scheduled principal payments are required until maturity. The first interest due date was January 14, 2019, and interest is payable annually until the maturity date.

As of December 31, 2022 and 2021, the balance on the note was \$1,499,366. Accrued interest totaled \$56,689 and \$59,689, respectively, as of December 31, 2022 and 2021.

NOTE 7 COOPERATIVE AGREEMENT

On November 1, 1995, the Authority entered into a Cooperative Agreement (the Agreement) with the City and the CVC to provide a portion of the \$12,500,000 funding necessary for construction of a training facility for the St. Louis Rams. In conjunction with the Agreement, the Authority issued \$5,000,000 in Revenue Anticipation Notes, Series 1995 Rams Training Facility Project (the Notes). Funding for the repayment of principal and interest on the Notes came from the City's 5% tax on admission charges to Rams' games played within the City.

The tax proceeds represent the City's portion of the training facility's cost. The Authority's obligation to repay the Notes is limited to the funds appropriated by the City, and no funds or assets of the Authority are to be pledged for repayment. The Notes and interest do not constitute a debt or liability of the Authority, nor will the Authority be liable or obligated to levy any form of taxation to make appropriation for payment. In May 1996, the Authority received title to the training facility which it, in turn, leased to the St. Louis Rams. Such lease provides for the St. Louis Rams to operate and maintain the training facility at their sole, exclusive cost. The Authority has not recorded the assets or liabilities relating to these transactions in its financial statements for the years ended December 31, 2022 or 2021. The Revenue Anticipation Notes were paid in full on August 16, 2000.

On April 30, 2016, the training facility lease was terminated and since that time, the Authority has operated and maintained the property. The Authority has leased the facility to two tenants since that time. See Note 11.

The original lease between the St. Louis Rams and the Authority contains a provision giving the St. Louis Rams an option of purchasing the facility and the land in October 2024 for \$ 1.

ST. LOUIS REGIONAL CONVENTION AND SPORTS COMPLEX AUTHORITY
NOTES TO FINANCIAL STATEMENTS
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NOTE 8 RISK MANAGEMENT

The Authority is exposed to various risks of loss and the operating lease agreement requires the CVC to obtain insurance coverage for the Facility. The CVC purchases commercial insurance for risks it considers significant and includes the Authority as an additional insured interest on these policies. The amount of settlements did not exceed insurance coverage in any of the past three years.

NOTE 9 EMPLOYEE BENEFIT PLAN

The Authority has adopted a Simplified Employee Pension plan (SEP). A SEP plan allows employers to contribute to traditional IRAs set up for each employee. Employers are not required to contribute; however, when employers do contribute, they must contribute the same percentage for all eligible employees. The Authority contributes 10% of annual salary to an individual employee account. Employees are not eligible to contribute. Contributions to SEP accounts and earnings on those contributions are 100% vested by the employee. The Authority contributed \$17,623 during 2022 and \$22,800 in 2021 .

NOTE 10 COMMITMENTS

The Authority, in conjunction with America's Center, has approved a budget for Preservation expenditures based upon the America's Center's fiscal years ending June 30, 2023 and 2022 in the amount of approximately \$2.5 million and \$2.5 million, respectively. As of December 31, 2022, the amount encumbered relating to these budgets amounted to approximately \$1.29 million and \$.56 million for June 30, 2022 and 2021, respectively. At the end of an 18-month operating cycle any unencumbered funds are reprogrammed to a current fiscal year, if necessary.

NOTE 11 LEASE AGREEMENT

On April 30, 2016, the training facility lease with the St. Louis Rams was terminated and the Authority has operated and maintained the property. However, the original lease between the St. Louis Rams and the Authority contains a provision giving the St. Louis Rams an option of purchasing the facility and the land in October 2024.

The Authority entered into an original lease agreement with a tenant for a portion of the training facility described in Note 7. The original lease commencement date was February 1, 2017 through January 31, 2018 with seven (7) optional extension terms through October 21, 2024. On September 15, 2017, the first amendment to the lease expanded the lease to the entire property. On September 26, 2019, the second amendment to the lease allows the tenant to sublease a portion of the property. The 3rd lease amendment was agreed to in January 2022, and extends the lease through October 15, 2024. During 2022 and 2021, the Authority recognized approximately \$37,500 and \$224,000 of lease income.