



December 6, 2022

To the Board of  
Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Las Vegas, NV

We have audited the financial statements of Clark County Stadium Authority, dba: Las Vegas Stadium Authority, a component unit of Clark County, NV ( the "Authority") of and for the year ended June 30, 2022, and have issued our report thereon dated December 6, 2022. Professional standards require that we advise you of the following matters relating to our audit.

**Our Responsibility in Relation to the Financial Statement Audit**

As communicated in our letter dated March 28, 2022, our responsibility, as described by professional standards, is to form and express an opinion about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the Authority solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process. However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

We have provided our findings regarding significant control deficiencies over financial reporting and material noncompliance, and other matters noted during our audit in a separate letter to you dated December 6, 2022.

## **Planned Scope and Timing of the Audit**

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

## **Compliance with All Ethics Requirements Regarding Independence**

The engagement team, others in our firm, as appropriate, our firm, and other firms utilized in the engagement, if applicable, have complied with all relevant ethical requirements regarding independence.

## **Significant Risks Identified**

As stated in our auditor's report, professional standards require us to design our audit to provide reasonable assurance that the financial statements are free of material misstatement whether caused by fraud or error. In designing our audit procedures, professional standards require us to evaluate the financial statements and assess the risk that a material misstatement could occur. Areas that are potentially more susceptible to misstatements, and thereby require special audit considerations, are designated as "significant risks". We have identified the following as significant risks:

*Assumed risk of management override of controls* - Professional standards require auditors to address the possibility of management overriding controls. Accordingly, we identified as a significant risk that management of the organization may have the ability to override controls that the organization has implemented.

*Assumed risk of improper revenue recognition* - We identified revenue recognition as a significant risk as there is a potential for errors.

## **Qualitative Aspects of the Entity's Significant Accounting Practices**

### *Significant Accounting Policies*

Management has the responsibility to select and use appropriate accounting policies. A summary of the significant accounting policies adopted by the Authority is included in Note 1 to the financial statements. There have been no initial selection of accounting policies and no changes in significant accounting policies or their application during the year ended June 30, 2022. No matters have come to our attention that would require us, under professional standards, to inform you about (1) the methods used to account for significant unusual transactions and (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

### *Significant Accounting Estimates*

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments are normally based on knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ markedly from management's current judgments.

The most sensitive accounting estimates affecting the financial statements are the useful lives of depreciable assets.

Management's estimate of the useful lives of depreciable assets are based on the expected benefit to be received from the asset. We evaluated the key factors and assumptions used to develop the estimate and determined that it is reasonable in relation to the basic financial statements taken as a whole.

### *Financial Statement Disclosures*

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. There were no financial statement disclosures that we consider to be particularly sensitive or involve significant judgement.

### **Significant Difficulties Encountered during the Audit**

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

### **Uncorrected and Corrected Misstatements**

For purposes of this communication, professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that we believe are trivial, and communicate them to the appropriate level of management. Further, professional standards require us to also communicate the effect of uncorrected misstatements related to prior periods on the relevant classes of transactions, account balances or disclosures, and the financial statements as a whole. Uncorrected misstatements or matters underlying those uncorrected misstatements could potentially cause future-period financial statements to be materially misstated, even though the uncorrected misstatements are immaterial to the financial statements currently under audit. There were no corrected misstatements identified as a result of our audit procedures. There was one uncorrected misstatement identified as the result of our audit procedures. The misstatement was limited to the governmental activities opinion unit. We identified potentially \$1,164,726 of construction costs that were not capitalized into the financial statements as of June 30, 2022, even though the construction costs were incurred prior to June 30, 2022. The result of this misstatement is an understatement of long-term assets of \$1,164,726 and an understatement of net position of \$1,164,726.

### **Disagreements with Management**

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the Authority financial statements or the auditor's report. No such disagreements arose during the course of the audit.

### **Circumstances that Affect the Form and Content of the Auditor's Report**

For purposes of this letter, professional standards require that we communicate any circumstances that affect the form and content of our auditor's report. We did not identify any circumstances that affect the form and content of the auditor's report.

### **Representations Requested from Management**

We have requested certain written representations from management which are included in the management representation letter dated December 6, 2022.

### **Management's Consultations with Other Accountants**

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

### **Other Significant Matters, Findings, or Issues**

In the normal course of our professional association with the Authority, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the Authority's auditors.

This report is intended solely for the information and use of the Board of Directors, and management of the Authority and is not intended to be, and should not be, used by anyone other than these specified parties.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Las Vegas, Nevada



Financial Statements  
June 30, 2022

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Officials.....	1
 Financial Section	
Independent Auditor’s Report .....	2
Management’s Discussion and Analysis .....	5
 Basic Financial Statements	
Statement of Net Position.....	13
Statement of Activities.....	14
Balance Sheet Governmental Funds .....	15
Reconciliation of the Balance Sheet to the Statement of Net Position .....	16
Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds .....	17
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances to the Statement of Activities .....	18
Notes to Financial Statements .....	19
 Required Supplementary Information	
General Fund (Stadium Authority Fund) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual .....	30
General Fund (Stadium Authority Fund) Reconciliation of General Fund Budgetary Information to General Fund GAAP Information.....	31
Notes to Required Supplementary Information .....	32
 Supplementary Information	
Waterfall Reserve Fund (Stadium Authority Fund) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual .....	33
Debt Services Fund (Stadium Authority Fund) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual .....	34
Capital Projects Fund (Stadium Authority Fund) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual .....	35
 Comments of Independent Auditors	
Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with <i>Government Auditing Standards</i> .....	36
Auditor's Comments .....	38

Stadium Authority Board of Directors

Steve Hill, Chairman	CEO/President, Las Vegas Convention and Visitors Authority
Ike Lawrence Epstein, Vice-Chairman	Sr. Executive Vice President/COO, UFC
Geoconda Argüello-Kline	Former Secretary-Treasurer for the Culinary Workers Union, Local 226
Jan Jones Blackhurst	Board of Directors Member, Caesars Entertainment
Ken Evans	Former President, Urban Chamber of Commerce
Mike Newcomb	Executive Director, Thomas & Mack Center
J. Tito Tiberti	Former President, J.A. Tiberti Construction
Tommy White	Business Manager-Secretary Treasurer, Laborers International Union, Local 872
Steve Zanella	Chief Commercial Officer, MGM Resorts International
Laura Fitzpatrick	Treasurer, Clark County



Financial Section  
June 30, 2022

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada





## Independent Auditor's Report

To the Honorable Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority Board of Directors  
Clark County, Nevada

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of the Clark County Stadium Authority, dba: Las Vegas Stadium Authority, Clark County, Nevada (the "Authority"), a component unit of Clark County, Nevada (the "County"), as of and for the year ended June 30, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the Authority, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 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 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 the 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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the 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 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, the General Fund (Stadium Authority Fund) Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual Schedule and the related Notes to Required Supplementary 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Authority's basic financial statements. The budget to actual schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the budget to actual schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated December 6, 2022 on our consideration of the Authority'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 the Authority'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 the Authority's internal control over financial reporting and compliance.

The image shows a handwritten signature in cursive script that reads "Eide Bailly LLP". The signature is written in black ink and is positioned above the typed name and date.

Las Vegas, Nevada  
December 6, 2022

Management of the Clark County Stadium Authority dba Las Vegas Stadium Authority (the "Authority") offers the following discussion and analysis as a narrative introduction to the basic financial statements and an analytical overview of the Authority's financial activities for the fiscal year ended June 30, 2022. This narrative is intended as a supplement and should be read in conjunction with the financial statements.

#### Financial Highlights

- The independent auditor's report offers an unmodified opinion that the Authority's financial statements are presented fairly in all material respects.
- The Authority's net position decreased by \$46,121,013 from \$1,168,245,981 as of June 30, 2021, to \$1,122,124,968 as of June 30, 2022. Unrestricted net position was \$413,284, an increase of \$17,782 from the prior year.
- Net capital assets were \$1,748,081,449, a decrease from the prior year due to depreciation.
- At year end, bonds payable totaled \$721,443,776, a decrease from the prior year resulting from principal payments and amortization of bond premiums.
- Charges for services related to the sale of personal seat license revenue decreased by \$550,535,713 from the prior year as all revenue related to the sale of personal seat license was recognized in fiscal year 2021.
- Room tax revenues increased by \$30,529,052 due to the economic recovery from the Covid-19 pandemic. Room occupancy rates increased by over 27% from the prior year.
- Expenses increased by \$5,985,778 primarily due to a full year of depreciation expense as the stadium was placed in service during fiscal year 2021.

## Overview of the Financial Statements

The Authority's financial statements include the following components:

- Government-Wide Financial Statements
  - Statement of Net Position – This statement presents information on the Authority's assets and liabilities. The difference between assets and liabilities is reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Authority is improving or deteriorating.
  - Statement of Activities – This statement presents information showing how the Authority's net position changed during the fiscal 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 cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future fiscal periods (e.g. uncollected tax revenue and accounts payable).
- Governmental Funds Financial Statements
  - Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Authority's near-term financial requirements.
  - Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with the same information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the Authority's near-term financing decisions. To facilitate this comparison, both the governmental funds balance sheet and the statement of governmental fund revenues, expenditures and changes in fund balances include an adjustments column that show reconciling items, if any, between governmental funds and governmental activities.
  - The Authority maintains three governmental funds. The Authority adopts an annual appropriated budget for these three governmental funds. A budgetary comparison statement is provided for each of the Authority's governmental funds to demonstrate compliance with the budget.

- Notes to Financial Statements

- The Notes to Financial Statements are an integral part of the financial statements and provide additional information that is necessary in order to gain a comprehensive understanding of data reported in the financial statements.

Government-Wide Financial Analysis

Comparative summary financial statements of the Authority are presented as follows:

	Net Position June 30, 2022 and 2021	
	2022	2021
<b>Assets</b>		
Current and other assets	\$ 106,104,929	\$ 102,222,433
Net capital assets	1,748,081,449	1,816,018,616
Total Assets	1,854,186,378	1,918,241,049
<b>Liabilities</b>		
Long-term liabilities	721,443,776	728,101,180
Other liabilities	10,617,634	21,893,888
Total Liabilities	732,061,410	749,995,068
<b>Net Position</b>		
Net investment in capital assets	1,048,865,218	1,110,144,981
Restricted	72,846,466	57,705,498
Unrestricted	413,284	395,502
Total net position	\$ 1,122,124,968	\$ 1,168,245,981

- As noted earlier, net position may serve over time as a useful indicator of the Authority's financial position. Assets exceeded liabilities and deferred inflows by \$1,122,124,968 as of June 30, 2022, and by \$1,168,245,981 as of June 30, 2021, a net decrease of \$46,121,013.
- The largest portion of the Authority's net position at June 30, 2022, reflects its investment in capital; less any related debt outstanding used to acquire those assets. These assets are comprised of land, land improvements, a football stadium, and related furniture, fixtures, and equipment. Accordingly, these assets are not available for future spending. Although the Authority's investments in its capital assets are reported net of related debt, it should be noted that the resources needed to repay the debt must be provided from other sources since capital assets themselves cannot be used to liquidate the debt.

- 6.5% of the Authority's net position is restricted due to resources that are subject to external restriction on how they may be used. The restricted net position is for repayment of long-term debt and capital projects.
- The remaining portion of the Authority's net position is unrestricted at \$413,284.

Changes in Net Position  
 Years ended June 30, 2022 and 2021

	2022	2021
Revenues		
Program revenues		
Charges for services	\$ -	\$ 550,535,713
Capital contributions	6,963,338	56,969,644
General Revenues		
Room tax revenues	51,573,114	21,044,062
Investment earnings	(608,197)	94,537
Total Revenues	57,928,255	628,643,956
Expenses		
General government	75,367,713	69,251,314
Interest expense	28,681,555	28,812,166
Total Expenses	104,049,268	98,063,480
Change in Net Position	(46,121,013)	530,580,476
Net Position		
Beginning of year	1,168,245,981	637,665,505
End of year	\$ 1,122,124,968	\$ 1,168,245,981

- Program revenues decreased by \$600,542,019 due to the revenue recognition of personal seat licenses sales in fiscal year 2021 and a decrease in donated capital for the football stadium during the fiscal year.
- Room tax revenues increased by \$30,529,052 due to the economic recovery from the Covid-19 pandemic.
- Investment earnings decreased by \$702,734 due to the spending of bond proceeds during the fiscal year and decreases in the fair market value of investments.

#### Financial Analysis of the Authority's Funds

- At June 30, 2022, the Authority's governmental funds reported a combined ending fund balance of \$98,095,451, an increase of \$15,144,959.
- Fund balance components have been classified as nonspendable, restricted, and unassigned based on the extent to which the Authority is bound to observe constraints imposed on the use of fund resources.
- Nonspendable fund balance was \$18,944 and consists of prepaid expenses.
- \$97,682,164 of fund balance is restricted. Spending of these resources is constrained either by externally imposed (statutory, bond covenant, or grantors) limitations on their use or imposed by law through constitutional provisions or enabling legislation. Restricted fund balances include \$7,457,214 for capital projects and \$90,224,953 for debt service.
- Unassigned fund balance was \$394,343.
- The General Fund (Stadium Authority Fund) is the main operating fund of the Authority. The fund balance decreased by \$450,286 from \$9,905,643 to \$9,455,357.
- The fund balance of the Debt Service Fund increased by \$15,612,745 mainly due to transfers of room taxes in excess of debt service requirements that were required to replenish debt service reserves that were drawn in fiscal year 2021.
- The fund balance of the Capital Projects Fund decreased by \$17,500.

#### Budgetary Highlights

- The Stadium Authority Fund's actual total revenue was higher than the final budget by \$1,790,101 primarily due to higher room tax revenue than expected for the fiscal year.
- The Stadium Authority Fund's actual total expenditures and other financing uses were \$283,042 less than the final budget, primarily due to lower service and supplies expense than expected for the fiscal year.



Capital Assets

The Authority's investment in capital assets, net of accumulated depreciation at June 30, 2022, was \$1,748,081,449. Major additions during the fiscal year were for the completion of stadium construction. Detail by type of assets is summarized in the table below.

	Capital Assets June 30, 2022 and 2021	
	2022	2021
Land and Improvements	\$ 97,764,459	\$ 98,453,367
Allegiant Stadium	1,510,130,525	1,563,058,112
Stadium Scoreboard	25,370,315	28,508,911
Stadium Wi-Fi	13,522,947	15,195,889
Stadium FF&E	101,293,203	110,802,337
Total Assets	\$ 1,748,081,449	\$ 1,816,018,616

For additional information on the Authority's capital assets see note 4 in the accompanying financial statements.

Long-Term Debt

On May 1, 2018, on behalf of the Authority, Clark County, Nevada issued Clark County, Nevada General Obligation (Limited Tax) Stadium Improvement Bonds (Additionally Secured with Pledged Revenues) Series 2018A. The proceeds are being used to (i) acquire, construct, lease, improve or equip or any combination thereof, within the boundaries of the stadium district a football stadium capable of hosting the home games of the National Football League team; (ii) fund a debt service reserve fund for the Bonds; (iii) fund a capitalized interest fund; and (iv) pay the costs of issuing the Bonds. Interest payments are paid semiannually beginning December 1, 2018, with an interest rate ranging from 4.0% to 5.0%. Principal will be paid annually beginning June 1, 2019. The bonds mature on May 1, 2048.

	Outstanding Debt June 30, 2022 and 2021	
	2022	2021
Revenue backed general obligation bonds	\$ 721,443,776	\$ 728,101,180

### Economic Factors

The Southern Nevada economy experienced a year of positive overall growth amid its ongoing recovery from the deep impacts of the pandemic and related response. Although visitation to Las Vegas has not returned to pre-pandemic levels, employment, population, wages, retail spending and other key economic indicators remained on positive growth trends.

Total employment climbed through Fiscal Year 2022 as relatively tight labor market conditions prevailed. All of the jobs lost in the initial months of the pandemic were regained by April 2022, and employment finished the fiscal year at 1.06 million. The 78,600 jobs gained over the year equated to an 8 percent annual growth rate, which was the highest among the nation's 30 largest metropolitan areas. During that time, the regional unemployment rate improved from 9.1 percent to 5.7 percent, and initial unemployment insurance claims mirrored pre-pandemic levels.

Southern Nevada's primary industry is tourism, which accounts for one-fifth of direct economic activity. The rapid recovery of regional employment came even as the tourism industry continued to recover from losses triggered by the pandemic and related response. Pent-up demand in the leisure travel segment resulted in a marked improvement in visitation to Southern Nevada, which grew by 63.8 percent over the fiscal year to 37.3 million. Visitation remained about 12 percent below the pre-pandemic high, with the gap largely attributed to the still-recovering convention and international segments.

Visitation to Southern Nevada provides the primary revenue source for the Authority via room taxes. The amount collected is a factor of the number of hotel and motel rooms occupied and the average daily room rate (ADR). ADR trended positively in Fiscal Year 2022, setting a series of record highs throughout the year. Room inventory remained relatively flat, while the occupancy rate improved from 49.2 percent to 76.3 percent on an annual average basis. The combination of those factors resulted in higher-than-budgeted room tax revenues for the Authority in Fiscal Year 2022.

Investment in the Southern Nevada tourism industry remains active, with more than \$6 billion in tourism-related projects currently under construction, including the Fontainebleau Las Vegas and the MSG Sphere at the Venetian, and an additional \$10 billion in planned projects. These new investments are expected to support the continued recovery of visitation to Southern Nevada, which will generate additional economic activity and stability throughout the region.

### Requests for Information

Questions concerning the information provided in this report or requests for additional financial information should be addressed to Las Vegas Stadium Authority c/o Applied Analysis at 6385 S. Rainbow Blvd., Suite 105, Las Vegas, NV 89118.



Basic Financial Statements  
June 30, 2022

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Clark County Stadium Authority,  
 dba: Las Vegas Stadium Authority  
 Clark County, Nevada  
 Statement of Net Position  
 June 30, 2022

	Governmental Activities
<b>Assets</b>	
Cash and investments	
In custody of the County Treasurer	\$ 16,703,600
In custody of other officials	150,000
With fiscal agent	84,228,863
Interest receivable	34,606
Room taxes receivable	4,968,916
Prepaid expenses	18,944
Capital assets not being depreciated	77,780,128
Capital assets being depreciated, net of accumulated depreciation	1,670,301,321
Total assets	1,854,186,378
<b>Liabilities</b>	
Accounts payable	8,009,478
Accrued interest	2,608,156
Long-term liabilities	
Bonds payable, due within one year	4,240,000
Bonds payable, due after one year	717,203,776
Total liabilities	732,061,410
<b>Net Position</b>	
Net investment in capital assets	1,048,865,218
Restricted	
Capital projects	7,457,214
Debt service	65,389,252
Unrestricted	413,284
Total net position	\$ 1,122,124,968

Clark County Stadium Authority,  
 dba: Las Vegas Stadium Authority  
 Clark County, Nevada  
 Statement of Activities  
 For the Fiscal Year Ended June 30, 2022

	<u>Expenses</u>	<u>Program Revenues Charges for Services</u>	<u>Program Revenues Capital Grants and Contributions</u>	<u>Net (Expenses) Revenues and Changes in Net Position Primary Government</u>
				<u>Governmental Activities</u>
Governmental activities:				
General government	\$ 75,367,713	\$ -	\$ 6,963,338	\$ (68,404,375)
Interest expense	<u>28,681,555</u>	<u>-</u>	<u>-</u>	<u>(28,681,555)</u>
Total governmental activities	<u>104,049,268</u>	<u>-</u>	<u>6,963,338</u>	<u>(97,085,930)</u>
General revenues				
Room taxes				51,573,114
Investment earnings				<u>(608,197)</u>
Total general revenues				<u>50,964,917</u>
Change in net position				(46,121,013)
Net position, beginning				<u>1,168,245,981</u>
Net position, ending				<u>\$ 1,122,124,968</u>

Clark County Stadium Authority,  
 dba: Las Vegas Stadium Authority  
 Clark County, Nevada  
 Balance Sheet Governmental Funds  
 June 30, 2022

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<b>Assets</b>				
<b>Cash and investments</b>				
In custody of the County Treasurer	\$ 14,409,009	\$ 2,281,875	\$ 12,716	\$ 16,703,600
On hand	-	-	150,000	150,000
With fiscal agent	-	66,633,441	17,595,422	84,228,863
Interest receivable	25,591	5,649	3,366	34,606
Due from other funds	-	9,894,260	-	9,894,260
Room taxes receivable	4,968,916	-	-	4,968,916
Prepaid expenses	18,944	-	-	18,944
	<u>18,944</u>	<u>-</u>	<u>-</u>	<u>18,944</u>
Total assets	<u>\$ 19,422,460</u>	<u>\$ 78,815,225</u>	<u>\$ 17,761,504</u>	<u>\$ 115,999,189</u>
<b>Liabilities</b>				
Accounts payable	\$ 79,112	\$ -	\$ 7,930,366	\$ 8,009,478
Due to other funds	9,887,991	-	6,269	9,894,260
	<u>9,887,991</u>	<u>-</u>	<u>6,269</u>	<u>9,894,260</u>
Total liabilities	<u>9,967,103</u>	<u>-</u>	<u>7,936,635</u>	<u>17,903,738</u>
<b>Fund balances</b>				
Nonspendable	18,944	-	-	18,944
Restricted	9,042,070	78,815,225	9,824,869	97,682,164
Unassigned	394,343	-	-	394,343
	<u>394,343</u>	<u>-</u>	<u>-</u>	<u>394,343</u>
Total fund balances	<u>9,455,357</u>	<u>78,815,225</u>	<u>9,824,869</u>	<u>98,095,451</u>
Total liabilities and fund balances	<u>\$ 19,422,460</u>	<u>\$ 78,815,225</u>	<u>\$ 17,761,504</u>	<u>\$ 115,999,189</u>

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Reconciliation of the Balance Sheet to the Statement of Net Position  
June 30, 2022

---

Total fund balance - governmental funds		\$ 98,095,451
<p>Amounts reported for governmental activities in the statement of net position are different because:</p> <p>Capital assets used in governmental activities are not current financial resources and, therefore, are not reported in the fund financial statements, but are reported in the governmental activities on the statement of net position.</p>		
Capital assets not being depreciated	77,780,128	
Capital assets being depreciated, net of accumulated depreciation	<u>1,670,301,321</u>	
		1,748,081,449
<p>Long-term liabilities and deferred outflows and inflows of resources, such as general obligation bonds and loans payable and compensated absences, are not due and payable in the current period and are not included in the fund financial statements, but are included in the governmental activities on the statement of net position.</p>		
Bonds payable	<u>(721,443,776)</u>	
		(721,443,776)
Accrued interest payable		<u>(2,608,156)</u>
Total net position - governmental activities		<u>\$ 1,122,124,968</u>

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Statement of Revenues, Expenditures and Changes in Fund Balances Governmental Funds  
For the Fiscal Year Ended June 30, 2022

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>				
Room taxes	\$ 51,573,114	\$ -	\$ -	\$ 51,573,114
Investment earnings	(533,456)	(85,167)	10,426	(608,197)
Total revenues	<u>51,039,658</u>	<u>(85,167)</u>	<u>10,426</u>	<u>50,964,917</u>
<b>Expenditures</b>				
General government	466,958	250	-	467,208
Debt service				
Principal	-	3,365,000	-	3,365,000
Interest	-	31,987,750	-	31,987,750
Total expenditures	<u>466,958</u>	<u>35,353,000</u>	<u>-</u>	<u>35,819,958</u>
Excess (deficiency) of revenues over (under) expenditures	<u>50,572,700</u>	<u>(35,438,167)</u>	<u>10,426</u>	<u>15,144,959</u>
<b>Other financing sources (uses)</b>				
Transfers from other funds	-	51,050,912	-	51,050,912
Transfers to other funds	(51,022,986)	-	(27,926)	(51,050,912)
Total other financing sources and uses	<u>(51,022,986)</u>	<u>51,050,912</u>	<u>(27,926)</u>	<u>-</u>
Net change in fund balances	(450,286)	15,612,745	(17,500)	15,144,959
Fund balances-beginning	<u>9,905,643</u>	<u>63,202,480</u>	<u>9,842,369</u>	<u>82,950,492</u>
Fund balances-ending	<u>\$ 9,455,357</u>	<u>\$ 78,815,225</u>	<u>\$ 9,824,869</u>	<u>\$ 98,095,451</u>



Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Reconciliation of the Statement of Revenues, Expenditures and  
Changes in Fund Balances to the Statement of Activities  
For the Fiscal Year Ended June 30, 2022

---

Net change in fund balances - total governmental funds \$ 15,144,959

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, the statement of activities reports only a portion of the outlay as expense. The outlay is allocated over the assets' estimated useful lives as depreciation expense for the period. The Authority utilizes a capital capital projects fund to construct the stadium project.

Capital contributions	6,963,338	
Less current year depreciation	<u>(74,900,505)</u>	
		(67,937,167)

Governmental funds report bond proceeds as current financial resources. In contrast, the statement of activities treats such issuance of debt as a liability. Governmental funds report repayment of bond principal as an expenditure. In contrast the statement of activities treats such repayments as a reduction in long-term liabilities. This is the amount by which repayments exceeded proceeds.

Principal payments	<u>3,365,000</u>	
		3,365,000

Some expenses reported in the statement of activities do not require the use of current financial resources and these are not reported as expenditures in governmental funds.

Change in accrued interest	13,791	
Amortization of bond premiums	<u>3,292,404</u>	
		<u>3,306,195</u>

Change in net position of governmental activities		<u><u>\$ (46,121,013)</u></u>
---	--	-------------------------------

## **Note 1 - Summary of Significant Accounting Policies**

### **The Reporting Entity**

The Clark County Stadium Authority, dba: Las Vegas Stadium Authority (the "Authority") was created on October 17, 2016, by Senate Bill 1 during the 30th Special Session of the Nevada State Legislature in 2016 to provide a pathway for the construction, development and operation of an NFL stadium in Clark County, Nevada.

The organization and funding of the Authority are governed by Senate Bill 1. The governing board (the "Board") includes three representatives appointed by the Nevada Governor's Office, three representatives appointed by the Clark County Commission, two representatives appointed by the Stadium Authority Board of Directors and one representative appointed by the University of Nevada, Las Vegas. The Authority is funded by a 0.88 percent tax on rooms rented on the Strip and some adjacent areas to the west and south, and a 0.5 percent tax on rooms within the remainder of the Authority district as defined in Senate Bill 1.

The Authority is an integral part of the Clark County, Nevada financial reporting entity and as such, the Authority is considered a component unit of the County. The accounting policies of the Authority conform to accounting principles generally accepted in the United States of America as applicable to governmental entities.

### **Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the Authority. The effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. All governmental funds are considered to be major funds and they are reported as separate columns in the fund financial statements.

### **Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

#### **Government-Wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Amounts reported as program revenues include charges to customers or applicants for goods, services, or privileges provided. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

### **Governmental Fund Financial Statements**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current year or within 90 days after year-end. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Room taxes and interest revenue associated with the current fiscal year are considered to be susceptible to accrual and have been recognized as revenues in the current year.

The Authority reports the following major governmental funds:

*Stadium Authority General Fund* – this is the general operating fund of the Authority. The general operating fund is used to account for all resources and cost of operations traditionally associated with governments, which are not accounted for and reported in other funds.

*Stadium Debt Service Fund* - this fund is used to account for the payment of principal and interest, and the cost of operations associated with the debt service for the Authority's general obligation debt.

*Stadium Capital Projects Fund* - this fund is used to account for the costs of constructing the stadium paid from bond proceeds, room tax revenues, and interest earnings.

### **Assets, Liabilities, and Net Position or Equity**

#### **Cash and Investments**

The majority of all cash and investment transactions of the Authority are held with a fiscal agent. These investments are invested by third-party trustees in various securities. The remaining cash and investment transactions of the Authority are handled by the Clark County Treasurer's office. Cash balances are combined and invested as permitted by law in combination with Clark County funds. Investments are reported at fair value on the balance sheet and statement of net position. Changes in the fair value of investments are included in investment income of the individual funds.

Fair value is the amount at which a financial instrument could be exchanged in a current transaction between willing parties other than in a forced or liquidation sale. Changes in the fair value of Authority investments are part of interest earnings of the individual fund.

### **Accounts Receivable**

The accounts receivable are shown net of any provision for doubtful accounts. Room tax revenues are due from various jurisdictions throughout Southern Nevada are paid approximately two months in arrears.

The authority does not have an allowance for doubtful accounts.

### **Capital Assets**

Capital assets are recorded at cost or the acquisition value on the date of donation. Expenditures for renewals and improvements that significantly add to the productive capacity or extend the useful life of an asset are capitalized. Expenditures for maintenance and repairs are charged to expense. When equipment is retired or sold, the cost and related accumulated depreciation are eliminated from the accounts and the resultant gain or loss is reflected in the statement of revenues, expenses, and changes in net position.

Depreciation is provided using the straight-line method, based on useful lives of the assets which range from three to thirty years.

The Authority reviews its property and equipment whenever events indicate that the carrying amount of the asset may not be recoverable. An impairment loss is recorded when the sum of the future cash flows is materially less than the carrying amount of the asset. An impairment loss is measured as the amount by which the carrying amount of the asset exceeds its fair value. No impairments occurred in fiscal year 2022.

### **Long-Term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts, as well as prepaid bond insurance and deferred losses, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources whereas discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

### **Net Position or Equity**

In the government-wide statements, equity is classified as net position and displayed in three components:

- Net investment in capital assets – Capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets net of unspent financing proceeds.

- Restricted net position – Net position with constraints placed on their use that are either (a) externally imposed by creditors, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.
- Unrestricted net position – All other net position that does not meet the definition of “restricted” or “net investment in capital assets.”

In the fund financial statements, the classifications of fund balance represent amounts that are not subject to appropriation or are legally segregated for a specific purpose. The following classifications have been implemented by the Authority:

- Nonspendable – amounts that are not in spendable form (such as inventory and prepaids) or are legally or contractually required to be maintained intact.
- Restricted – amounts constrained to specific purposes by external providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.
- Committed – amounts constrained to specific purposes by the Authority itself, using its highest level of decision-making authority, the Stadium Authority Board of Directors (the Board). To be reported as committed, the Board must take formal action, via entering into interlocal agreements or professional service contracts, prior to the end of the reporting period. Amounts cannot be used for any other purpose unless the Board takes the same formal action to remove or change the constraint.
- Assigned – amounts the Authority intends to use for a specific purpose. These assignments, however, are not legally binding and are meant to reflect intended future uses of the Authority's ending fund balance. The Board has authority to assign amounts of ending fund balance.
- Unassigned – amounts that are available for any purpose. Positive amounts are reported only in the general fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Authority considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Authority considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed.

### **Subsequent Events**

The Authority has evaluated subsequent events through December 6, 2022, the date which the financial statements were available to be issued.

**Note 2 - Stewardship, Compliance and Accountability**

**Compliance with Nevada Revised Statutes**

Per NRS 354.626, no governmental agency may expend or contract to expend funds in excess of amounts appropriated for that function. The Authority is required to report and explain expenditures or contracts to expend that exceeded budgeted appropriations for the General Fund, Special Revenue, and Capital Project Funds. As of June 30, 2022, the Authority had no exceptions to report.

**Note 3 - Cash and Investments**

The majority of all cash and investments of the Authority are included in the investment pool of the Clark County Treasurer (the "Treasurer") and the Authority's trustees, the Bank of New York Mellon and U.S. Bank. As of June 30, 2022, these amounts are distributed as follows:

Cash and investments held in Clark County Investment Pool	\$ 16,703,600
In custody of other officials	150,000
Cash with fiscal agents	<u>84,228,863</u>
Grand total	<u><u>\$ 101,082,463</u></u>

**Clark County Investment Pool**

The Treasurer invests monies held both by individual funds and through a pooling of monies. The pooled monies, referred to as the investment pool, are invested as a whole and not as a combination of monies from each fund belonging to the pool. In this manner, the Treasurer is able to invest the monies at a higher interest rate for a longer period of time. Interest is apportioned monthly to each fund in the pool based on the average daily cash balance of the fund for the month in which the investments mature.

According to state statutes, County monies must be deposited with federally insured banks and savings and loan associations within the County. The Treasurer is authorized to use demand accounts, time accounts, and certificates of deposit.

State statutes do not specifically require collateral for demand deposits, but do specify that collateral for time deposits may be of the same type as those described for permissible state investments. Permissible state investments are similar to allowable County investments described below except that some state investments are longer term and include securities issued by municipalities outside the state of Nevada.

Due to the nature of the investment pool, it is not possible to separately identify any specific investment as being that of the Authority. Instead, the Authority owns a proportionate share of each investment, based on the Authority's participation percentage in the investment pool.

### **Interest Rate Risk**

Through its investment policy, the County manages its exposure to fair value losses arising from increasing interest rates by limiting the duration of its investment portfolio to less than 2.5 years. The County's investment policy limits investment portfolio maturities for certain investment instruments as follows: U.S. Treasury and U.S. agencies to less than ten years; bankers' acceptances to 180 days maturity; commercial paper to 270 days maturity; certificates of deposit to 1 year maturity; corporate notes and bonds to 5 years maturity; and repurchase agreements to 90 days maturity.

### **Interest Rate Sensitivity**

At June 30, 2022, the County invested in the following types of securities that have a higher sensitivity to interest rates:

*Callable Securities* are directly affected by the movement of interest rates. Callable securities allow the issuer to redeem or call a security before maturity, one time or generally on coupon dates.

*Asset Backed Securities* are financial securities backed by a loan, lease, or receivable against assets other than real estate and mortgage backed securities. These securities are subject to interest rate risk in that the value of the assets fluctuates inversely with changes in the general levels of interest rates.

### **Credit Risk**

The County's investment policy applies the prudent-person rule: "In investing the County's monies, there shall be exercised the judgment and care under the circumstances then prevailing which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

### **Concentrations of Credit Risk**

Concentration of credit risk is defined as the risk of loss attributed to the magnitude of a government's investment in a single issuer. The County's investment policy limits the amount that may be invested in obligations of any one issuer, except direct obligations of the U.S. government or federal agencies, to no more than five percent of the Clark County investment pool.

### **GASB 31**

GASB Statement No. 31 requires the County to adjust the carrying amount of its investment portfolio to reflect the change in fair or market values. Interest revenue is increased or decreased in relation to this adjustment of unrealized gain or loss. Net interest income in the funds reflects this positive or negative market value adjustment.

**Trustee Cash**

The Authority utilizes two Trustee's to service their debt and capital outlay, Bank of New York Mellon and U.S. Bank, respectively.

As of June 30, 2022, the \$84,228,863 held by the Trustees were invested in short-term investments with entities as indicated in the tables below:

Investment Type	Investment Maturities (in Years)	
	Fair Value June 30, 2022	Less Than 1
United States Agency Discounts	\$ 27,161,585	\$ 27,161,585
United States Treasury Notes	9,764,100	9,764,100
United States Treasury Bills	28,900,374	28,900,374
First American Treasury Obligation	17,595,422	17,595,422
Morgan Stanley Money Market Funds	807,382	807,382
	<u>\$ 84,228,863</u>	<u>\$ 84,228,863</u>

  

Investment Ratings	Moody's	S&P
United States Agency Discounts	P-1	A-1+
United States Treasury Notes	Aaa	AA+
United States Treasury Bills	P-1	A-1
First American Treasury Obligation	Aaa	AAA
Morgan Stanley Money Market Funds	Aaa	AAA



Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada  
Notes to Financial Statements  
June 30, 2022

**Note 4 - Capital Assets**

Capital asset activity for the year ended June 30, 2022 was as follows:

	Balance June 30, 2021	Increases	Decreases	Balance June 30, 2022
Capital assets not being depreciated:				
Land	\$ 77,780,128	\$ -	\$ -	\$ 77,780,128
Total capital assets not being depreciated	<u>77,780,128</u>	<u>-</u>	<u>-</u>	<u>77,780,128</u>
Capital assets being depreciated:				
Allegiant Stadium	1,612,323,554	816,531	-	1,613,140,085
Land improvements	21,324,831	21,920	-	21,346,751
Stadium scoreboard	31,385,957	-	-	31,385,957
Stadium Wi-Fi	16,729,419	-	-	16,729,419
Stadium FF&E	125,133,523	6,124,887	-	131,258,410
Total capital assets being depreciated	<u>1,806,897,284</u>	<u>6,963,338</u>	<u>-</u>	<u>1,813,860,622</u>
Less accumulated depreciation for:				
Allegiant Stadium	49,265,442	53,744,118	-	103,009,560
Land improvements	651,592	710,828	-	1,362,420
Stadium scoreboard	2,877,046	3,138,596	-	6,015,642
Stadium Wi-Fi	1,533,530	1,672,942	-	3,206,472
Stadium FF&E	14,331,186	15,634,021	-	29,965,207
Total accumulated depreciation	<u>68,658,796</u>	<u>74,900,505</u>	<u>-</u>	<u>143,559,301</u>
Total capital assets being depreciated, net	<u>1,738,238,488</u>	<u>(67,937,167)</u>	<u>-</u>	<u>1,670,301,321</u>
Governmental activities capital assets, net	<u>\$ 1,816,018,616</u>	<u>\$ (67,937,167)</u>	<u>\$ -</u>	<u>\$ 1,748,081,449</u>

**Note 5 - Interfund Balances and Transfers**

The composition of interfund balances at June 30, 2022 is as follows:

Receivable Fund	Payable Fund	Amount
Debt Service Fund	General Fund	\$ 9,887,991
	Capital Projects Fund	6,269
		\$ 9,894,260

These balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system and (3) payments between funds are made.

Interfund transfers for the year ended June 30, 2022, consisted of the following:

Transfers In:	Transfers Out:		
	General Fund	Capital Projects Fund	Total
Debt service fund	\$ 51,022,986	\$ 27,926	\$ 51,050,912

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorization.

**Note 6 - Long-Term Liabilities**

Bonds payable at June 30, 2022, are comprised of the following bonds:

Series	Purpose	Date Issued	Date of Final Maturity	Interest Rate	Original Amount	Balance June 30, 2022
2018A	Construction	05/01/18	05/01/48	4.00-5.00%	\$ 645,145,000	\$ 636,390,000
Total general obligation bonds					\$ 645,145,000	\$ 636,390,000

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada  
Notes to Financial Statements  
June 30, 2022

Summary of Debt Service – The annual debt service requirements to maturity are as follows:

Year ending June 30,	Total Principal	Total Interest	Total
2023	\$ 4,240,000	\$ 31,819,500	\$ 36,059,500
2024	5,175,000	31,607,500	36,782,500
2025	6,170,000	31,348,750	37,518,750
2026	7,230,000	31,040,250	38,270,250
2027	8,355,000	30,678,750	39,033,750
2028 - 2032	61,330,000	145,870,500	207,200,500
2033 - 2037	102,055,000	126,705,500	228,760,500
2038 - 2042	156,510,000	96,058,000	252,568,000
2043 - 2047	228,755,000	50,109,000	278,864,000
2048	56,570,000	2,592,792	59,162,792
	<u>\$ 636,390,000</u>	<u>\$ 577,830,542</u>	<u>\$ 1,214,220,542</u>

There are a number of limitations and restrictions contained in the bond indentures. The Authority is in compliance with all significant limitations and restrictions.

#### Pledged Revenues

The Authority has pledged future receipts from the levy of the room taxes imposed pursuant to Section 33 of the Act and the Room Tax Ordinance. The total principal and interest remaining to be paid on the bonds is \$1,214,220,542. Principal and interest paid for the current year and pledged revenues received were as follows:

Pledged revenues - room taxes	\$ 51,573,114
Debt service	35,352,750
Coverage	1.46

Changes in Long-Term Liabilities:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Bonds payable:					
General obligation bonds	\$ 639,755,000	\$ -	\$ (3,365,000)	\$ 636,390,000	\$ 4,240,000
Plus: issuance premiums	88,346,180	-	(3,292,404)	85,053,776	-
Total long-term liabilities	<u>\$ 728,101,180</u>	<u>\$ -</u>	<u>\$ (6,657,404)</u>	<u>\$ 721,443,776</u>	<u>\$ 4,240,000</u>

**Note 7 - Commitments**

In March 2018, the Authority approved a series of documents related to the construction and operation of the Authority project. These agreements are primarily between the Clark County Stadium Authority and LV Stadium Events Company LLC (“StadCo”), the developer and operator of the stadium, as well as other entities. The agreements include, but are not limited to, the following: the Stadium Development Agreement, generally relating to the funding and construction of the stadium project; the Stadium Lease Agreement, generally relating to the operation of the stadium upon completion; the Construction Funds Trust Agreement and the Stadium Disbursing Agreement, generally relating to the management and disbursement of project funds; the Authority PSL Account Agreement, the PSL Sales and Marketing Agreement and the Purchase and Sale Agreement, generally relating to the marketing, sales and revenues of personal seat licenses; and other legal agreements related to various aspects of the project.



Required Supplementary Information  
June 30, 2022

**Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada**

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

General Fund (Stadium Authority Fund)  
Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual  
For the year ended June 30, 2022

	2022			
	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance</u>
Revenues				
Intergovernmental revenue				
Room taxes	\$ 36,227,000	\$ 49,519,073	\$ 51,573,114	\$ 2,054,041
Investment earnings	50,000	75,000	(263,940)	(338,940)
Other Financing Sources				
Transfers from other funds	1,650	-	-	-
Total revenues and other financing sources	<u>36,278,650</u>	<u>49,594,073</u>	<u>51,309,174</u>	<u>1,715,101</u>
Expenditures				
Current				
Service and supplies	2,263,707	750,000	466,958	(283,042)
Other Financing Uses				
Transfers to other funds	34,014,943	51,022,986	51,022,986	-
Total expenditures and other financing uses	<u>36,278,650</u>	<u>51,772,986</u>	<u>51,489,944</u>	<u>(283,042)</u>
Net change in fund balance	-	(2,178,913)	(180,770)	1,998,143
Fund Balances - Beginning	-	2,178,913	2,178,913	-
Fund Balances - Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,998,143</u>	<u>\$ 1,998,143</u>

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Reconciliation of General Fund Budgetary Information to General Fund GAAP Information  
For the year ended June 30, 2022

	<u>General Fund Budgetary Basis</u>	<u>Waterfall Residual Fund (Internally Reported)</u>	<u>Eliminations</u>	<u>General Fund as reported on statement of revenues, expenditures and changes in fund balances (GAAP Basis)</u>
Revenues				
Intergovernmental revenue				
Room taxes	\$ 51,573,114	\$ -	\$ -	\$ 51,573,114
Investment earnings	(263,940)	(269,516)	-	(533,456)
Other Financing Sources				
Transfers from other funds	-	1,730,638	(1,730,638)	-
Total revenues and other financing sources	<u>51,309,174</u>	<u>1,461,122</u>	<u>(1,730,638)</u>	<u>51,039,658</u>
Expenditures				
Current				
Service and supplies	466,958	-	-	466,958
Other Financing Uses				
Transfers to other funds	<u>51,022,986</u>	<u>1,730,638</u>	<u>(1,730,638)</u>	<u>51,022,986</u>
Total expenditures and other financing uses	<u>51,489,944</u>	<u>1,730,638</u>	<u>(1,730,638)</u>	<u>51,489,944</u>
Net change in fund balance	(180,770)	(269,516)	-	(450,286)
Fund Balances - Beginning	<u>2,178,913</u>	<u>7,726,730</u>	<u>-</u>	<u>9,905,643</u>
Fund Balances - Ending	<u>\$ 1,998,143</u>	<u>\$ 7,457,214</u>	<u>\$ -</u>	<u>\$ 9,455,357</u>

**Note 1 - Budgetary Information**

The Authority uses the following procedures to establish, modify, and control the budgetary data presented in the financial statements:

- a. Prior to April 15, the Authority Board submits to the Nevada State Department of Taxation the tentative budget for the next fiscal year, commencing on July 1. The budget as submitted contains the proposed expenditures and means of financing them.
- b. The Nevada State Department of Taxation notifies the Authority of its acceptance of the budget.
- c. Public hearings are conducted no sooner than the third Monday in May and no later than the last day in May.
- d. After all changes have been noted and hearings closed, the Authority adopts the budget on or before June 1.
- e. The Authority's administrative contractor is authorized to transfer budgeted amounts within functions or funds, and any other transfers must be approved by the Authority Board.
- f. Increases to a fund's budget (augmentations) other than by transfers are accomplished through formal Authority Board action.
- g. Statutory regulations require budget control to be exercised at the function level within the Stadium Authority fund, which serves as the Authority's general fund. The Authority administratively exercises control at the budgeted item level within a department.
- h. All appropriations lapse at the end of the fiscal year. Encumbrances are re-appropriated in the ensuing fiscal year up to the amount of available opening fund balance.
- i. Budgeted amounts as originally adopted for the year ended June 30, 2022, were augmented for grants and other Board actions.
- j. Budgets are adopted on a basis consistent with the method used to report on governmental funds, which are prepared in accordance with the accounting principles generally accepted in the United States of America.

**Note 2 - Reconciliation of General Fund Budgetary Information to General Fund GAAP Information**

This statement reconciles the general fund as presented for budget purposes to the presentation required under the modified accrual basis of accounting.





Supplementary Information  
June 30, 2022

**Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada**

Clark County Stadium Authority,  
 dba: Las Vegas Stadium Authority  
 Clark County, Nevada  
 Waterfall Reserve Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual  
 For the year ended June 30, 2022

	2022			
	Original Budget	Final Budget	Actual	Variance
Revenues				
Investment earnings	\$ 25,000	\$ 25,000	\$ (269,516)	\$ (294,516)
Other Financing Sources				
Transfers from other funds	-	1,730,639	1,730,638	(1)
Total revenues and other financing sources	<u>25,000</u>	<u>1,755,639</u>	<u>1,461,122</u>	<u>(294,517)</u>
Other Financing Uses				
Transfers to other funds	-	1,730,639	1,730,638	(1)
Total expenditures and other financing uses	<u>-</u>	<u>1,730,639</u>	<u>1,730,638</u>	<u>(1)</u>
Net change in fund balance	25,000	25,000	(269,516)	(294,516)
Fund Balances - Beginning	<u>9,925,141</u>	<u>9,925,141</u>	<u>7,726,730</u>	<u>(2,198,411)</u>
Fund Balances - Ending	<u>\$ 9,950,141</u>	<u>\$ 9,950,141</u>	<u>\$ 7,457,214</u>	<u>\$ (2,492,927)</u>

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Debt Service Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual  
For the year ended June 30, 2022

	2022			
	Original Budget	Final Budget	Actual	Variance
Revenues				
Investment earnings	\$ 359,300	\$ 359,300	\$ (85,167)	\$ (444,467)
Other Financing Sources				
Transfers from other funds	<u>44,226,693</u>	<u>44,226,693</u>	<u>51,050,912</u>	<u>6,824,219</u>
Total revenues and other financing sources	<u>44,585,993</u>	<u>44,585,993</u>	<u>50,965,745</u>	<u>6,379,752</u>
Expenditures				
Services and supplies	1,000	1,000	250	(750)
Principal	3,365,000	3,365,000	3,365,000	-
Interest	<u>31,987,750</u>	<u>31,987,750</u>	<u>31,987,750</u>	<u>-</u>
Total expenditures	<u>35,353,750</u>	<u>35,353,750</u>	<u>35,353,000</u>	<u>(750)</u>
Net change in fund balance	9,232,243	9,232,243	15,612,745	6,380,502
Fund Balances - Beginning	<u>60,951,120</u>	<u>60,951,120</u>	<u>63,202,480</u>	<u>2,251,360</u>
Fund Balances - Ending	<u>\$ 70,183,363</u>	<u>\$ 70,183,363</u>	<u>\$ 78,815,225</u>	<u>\$ 8,631,862</u>

Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada

Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual  
For the year ended June 30, 2022

	2022			
	Original Budget	Final Budget	Actual	Variance
Revenues				
Investment earnings	\$ 109,000	\$ 109,000	\$ 10,426	\$ (98,574)
Total revenues	<u>109,000</u>	<u>109,000</u>	<u>10,426</u>	<u>(98,574)</u>
Expenditures				
Capital outlay	19,000,000	19,000,000	-	(19,000,000)
Other Financing Uses				
Transfers to other funds	<u>10,213,400</u>	<u>10,213,400</u>	<u>27,926</u>	<u>(10,185,474)</u>
Total expenditures and other financing uses	<u>29,213,400</u>	<u>29,213,400</u>	<u>27,926</u>	<u>(29,185,474)</u>
Net change in fund balance	(29,104,400)	(29,104,400)	(17,500)	29,086,900
Fund Balances - Beginning	<u>29,104,400</u>	<u>29,104,400</u>	<u>9,842,369</u>	<u>(19,262,031)</u>
Fund Balances - Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 9,824,869</u></u>	<u><u>\$ 9,824,869</u></u>



Comments of Independent Auditors  
June 30, 2022

**Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority  
Clark County, Nevada**



**Independent Auditor's 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 Honorable Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority Board of Directors  
Clark County, Nevada

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, the financial statements of the governmental activities of the Clark County Stadium Authority, dba: Las Vegas Stadium Authority, Clark County, Nevada (the "Authority"), a component unit of Clark County, Nevada, as of and for the year ended June 30, 2022, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated Date.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered the Authority'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 opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control. Accordingly, we do not express an opinion on the effectiveness of the Authority'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 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 over financial reporting 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 have not been identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations and contracts, 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 the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

The image shows a handwritten signature in black ink that reads "Eide Bailly LLP". The signature is written in a cursive, flowing style.

Las Vegas, Nevada  
December 6, 2022



### Auditor's Comments

To the Honorable Clark County Stadium Authority,  
dba: Las Vegas Stadium Authority Board of Directors  
Clark County, Nevada

In connection with our audit of the financial statements of the governmental activities and the major Funds of the Clark County Stadium Authority, dba: Las Vegas Stadium Authority, Clark County, Nevada (the "Authority") as of and for the year ended June 30, 2022, and the related notes to the financial statements, except as noted below, nothing came to our attention that caused us to believe that the Authority failed to comply with the specific requirements of Nevada Revised Statutes cited below. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the Authority's noncompliance with the requirements of Nevada Revised Statutes cited below, insofar as they relate to accounting matters.

#### CURRENT YEAR STATUTE COMPLIANCE

The Authority conformed to all significant statutory constraints on its financial administration during the year.

#### CURRENT YEAR RECOMMENDATIONS

We noted no material weaknesses and reported no significant deficiencies in internal controls.

A handwritten signature in cursive script that reads "Eide Bailly LLP".

Las Vegas, Nevada  
December 6, 2022