

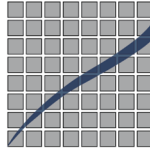
**STADIUM METROPOLITAN DISTRICT  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**STADIUM METROPOLITAN DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2023**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>20</b>



**BiggsKofford**  
CERTIFIED PUBLIC ACCOUNTANTS

September 20, 2024

Board of Directors and Management  
**Stadium Metropolitan District**  
El Paso County, Colorado

We have audited the financial statements of Stadium Metropolitan District (“District”). Professional standards require that we provide you with information about our responsibilities under auditing standards generally accepted in the United States of America (“US GAAS”), as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 23, 2024. Professional standards also require that we communicate to you the following related to our audit.

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**Significant Audit Matters**

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*Qualitative Aspects of Accounting Practices*

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements. No new accounting policies were adopted, and the application of existing policies was not changed during the year ended December 31, 2023. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management’s 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 significantly from those expected. The most sensitive estimate affecting the financial statements related to:

- Useful lives and depreciation of capital assets

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

- The disclosures of capital assets and debt balances

The financial statement disclosures are neutral, consistent, and clear.

### *Difficulties Encountered in Performing the Audit*

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### *Corrected and Uncorrected Misstatements*

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are clearly trivial, and communicate them to the appropriate level of management. There were no such misstatements.

### *Disagreements with Management*

For purposes of this letter, a disagreement with management is a disagreement on a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

### *Management Representations*

We have requested certain representations from management that are included in the management representation letter.

### *Management Consultations with Other Independent Accountants*

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the District's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

### *Other Audit Findings or Issues*

We generally discuss a variety of matters, including the application of accounting principles and auditing standards with management each year prior to retention as the District's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

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## **Other Matters**

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### *Supplementary Information*

We were engaged to report on the supplementary information as identified in the table of contents ("SI"), which accompanies the financial statements but is not required supplementary information. With respect to this SI, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

This information is intended solely for the use of the board of directors and management and is not intended to be, and should not be, used by anyone other than the specified parties.

Sincerely,

*BiggsKofford, P.C.*

BiggsKofford, P.C.

## **BASIC FINANCIAL STATEMENTS**

**STADIUM METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 107,014
Cash and Investments - Restricted	69,434
Prepaid Expenses	2,250
PIF Receivable	4,732
Lease Receivable	144,533
Capital Assets:	
Capital Assets not Being Depreciated	4,036,563
Capital Assets Net of Depreciation	30,885,005
Total Assets	35,249,531
<b>LIABILITIES</b>	
Accounts Payable	171,964
Noncurrent Liabilities:	
Due in More Than One Year	13,626,293
Total Liabilities	13,798,257
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Leases	126,025
Total Deferred Inflows of Resources	126,025
<b>NET POSITION</b>	
Net Investment in Capital Assets	24,171,989
Restricted for:	
Emergency Reserve	22,000
Unrestricted	(2,868,740)
Total Net Position	\$ 21,325,249

See accompanying Notes to Basic Financial Statements.

**STADIUM METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Changes in Net Position	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ -	\$ 63,205	\$ -	\$ (2,232,650)	
Interest on Long-Term Debt and Related Costs	895,926	-	-	(895,926)	
Total Governmental Activities	<u>\$ 3,191,781</u>	<u>\$ 63,205</u>	<u>\$ -</u>	<u>(3,128,576)</u>	
<b>GENERAL REVENUES</b>					
PIF Revenue				249,285	
Concessions, Hospitality And Other Interest Income				482,882	
Total General Revenues and Transfers				<u>742,873</u>	
<b>CHANGES IN NET POSITION</b>					
				(2,385,703)	
				<u>23,710,952</u>	
				<u>\$ 21,325,249</u>	

**FUNCTIONS/PROGRAMS**

Primary Government:  
Governmental Activities:  
General Government  
Interest on Long-Term Debt  
and Related Costs  
Total Governmental Activities

See accompanying Notes to Basic Financial Statements.

**STADIUM METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Capital Projects	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 107,014	\$ -	\$ 107,014
Cash and Investments - Restricted	22,000	47,434	69,434
PIF Receivable	4,732	-	4,732
Property Tax Receivable	-	-	-
	<u>\$ 135,996</u>	<u>\$ 47,434</u>	<u>\$ 183,430</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 124,530	\$ 47,434	\$ 171,964
Total Liabilities	124,530	47,434	171,964
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expense	2,250	-	2,250
Restricted for:			
Emergency Reserves	22,000	-	22,000
Repairs and Maintenance	59,276	-	59,276
Unassigned	(72,060)	-	(72,060)
Total Fund Balances	<u>11,466</u>	<u>-</u>	<u>11,466</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 135,996</u>	<u>\$ 47,434</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	34,921,568
Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.	
Lease Receivable	144,533
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Deferred Leases	(126,025)
Developer Advance Payable	(11,199,079)
Accrued Developer Advance Interest	(2,427,214)
Net Position of Governmental Activities	<u>\$ 21,325,249</u>

See accompanying Notes to Basic Financial Statements.

**STADIUM METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	General	Capital Projects	Total Governmental Funds
<b>REVENUES</b>			
Other Revenue	\$ 1,029	\$ 57,662	\$ 58,691
PIF Revenue	249,285	-	249,285
Concessions, Hospitality and Other	482,882	-	482,882
Total Revenues	<u>733,196</u>	<u>57,662</u>	<u>790,858</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	25,899	-	25,899
Auditing	2,884	-	2,884
Dues And Licenses	841	-	841
Insurance	65,417	-	65,417
Legal	8,955	-	8,955
Banking Fees	195	-	195
Repairs And Maintenance - Other	120,657	-	120,657
Maintenance Supplies	36,337	-	36,337
Landscaping	3,750	-	3,750
Events	3,769	-	3,769
Event Subcontracted Services - Security	1,028	-	1,028
Event Expense - Cleaning	91,390	-	91,390
Event Subcontracted Services - Parking	27,000	-	27,000
Pest Control	2,086	-	2,086
Fire Protection	4,860	-	4,860
Small Equipment Expense	23,487	-	23,487
Utilities	212,538	-	212,538
Trash Collection	13,183	-	13,183
Software	100,722	-	100,722
Computer And Internet - Other	105,594	-	105,594
Miscellaneous	9,526	-	9,526
Capital Projects:			
Capital Outlay	-	90,337	90,337
Total Expenditures	<u>860,118</u>	<u>90,337</u>	<u>950,455</u>
<b>EXCESS OF REVENUES UNDER EXPENDITURES</b>	(126,922)	(32,675)	(159,597)
Transfers In (Out)	(305)	305	-
Total Other Financing Sources (Uses)	<u>(305)</u>	<u>305</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(127,227)	(32,370)	(159,597)
Fund Balances - Beginning of Year	<u>138,693</u>	<u>32,370</u>	<u>171,063</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 11,466</u>	<u>\$ -</u>	<u>\$ 11,466</u>

See accompanying Notes to Basic Financial Statements.

**STADIUM METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ (159,597)

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Capital Outlay	90,339
Repairs and Maintenance - Other	15,000
Small Equipment Expense	5,494
Depreciation Expense	(1,456,233)

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.

Change in Lease Receivable - Interest Income	10,706
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.

Lease Revenue	4,514
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable Developer Advance - Change in Liability	<u>(895,926)</u>
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Changes in Net Position of Governmental Activities	<u><u>\$ (2,385,703)</u></u>
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**STADIUM METROPOLITAN DISTRICT  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Other Revenue	\$ 5,174	\$ 1,028	\$ 1,029	\$ 1
PIF Revenue	202,379	249,285	249,285	-
Concessions, Hospitality and Other	568,600	482,882	482,882	-
Total Revenues	<u>776,153</u>	<u>733,195</u>	<u>733,196</u>	<u>1</u>
<b>EXPENDITURES</b>				
Accounting	39,000	25,900	25,899	1
Auditing	4,730	2,900	2,884	16
Dues And Licenses	1,200	850	841	9
Insurance	53,000	65,450	65,417	33
Legal	15,000	9,000	8,955	45
Banking Fees	360	195	195	-
Repairs And Maintenance - Other	88,725	120,700	120,657	43
Maintenance Supplies	24,600	36,400	36,337	63
Landscaping	-	3,750	3,750	-
Events	11,500	3,800	3,769	31
Event Subcontracted Services - Security	10,500	1,050	1,028	22
Event Expense - Cleaning	109,225	89,700	91,390	(1,690)
Event Subcontracted Services - Parking	27,000	27,000	27,000	-
Pest Control	-	2,090	2,086	4
Fire Protection	-	4,860	4,860	-
Small Equipment Expense	-	23,500	23,487	13
Utilities	241,000	217,500	212,538	4,962
Trash Collection	17,000	13,200	13,183	17
Software	77,488	100,750	100,722	28
Computer And Internet - Other	121,000	102,100	105,594	(3,494)
Miscellaneous	-	9,530	9,526	4
Contingency	3,672	7,775	-	7,775
Total Expenditures	<u>845,000</u>	<u>868,000</u>	<u>860,118</u>	<u>7,882</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(68,847)	(134,805)	(126,922)	7,883
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers To Other Fund	-	-	(305)	(305)
Total Other Financing Uses	<u>-</u>	<u>-</u>	<u>(305)</u>	<u>(305)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(68,847)	(134,805)	(127,227)	7,578
Fund Balance - Beginning of Year	<u>92,147</u>	<u>138,692</u>	<u>138,693</u>	<u>1</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 23,300</u>	<u>\$ 3,887</u>	<u>\$ 11,466</u>	<u>\$ 7,579</u>

See accompanying Notes to Basic Financial Statements.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Stadium Metropolitan District (the District), a quasi-municipal corporation, was organized by ordinance of the city of Colorado Springs (the City) and the Colorado Special District Act on November 20, 2019, and is governed pursuant to provisions of the Colorado Business Improvement Act (Title 31). The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the public improvements within the boundaries of the District, to be more specifically defined in the Development Plan.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment 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.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

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

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.

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 period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2023.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Leases**

The District determines if an arrangement is a lease at inception. Leases are included in lease receivables and deferred inflows of resources in the statements of net position and fund financial statements.

Lease receivables represent the District's claim to receive lease payments over the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease receivables are recognized at commencement date based on the present value of expected lease payments over the lease term, reduced by any provision for estimated uncollectible amounts. Interest revenue is recognized ratably over the contract term.

Deferred inflows of resources related to leases are recognized at the commencement date based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the lease term.

Amounts to be received under residual value guarantees that are not fixed in substance are recognized as a receivable and an inflow of resources if (a) a guarantee payment is required and (b) the amount can be reasonably estimated. Amounts received for the exercise price of a purchase option or penalty for lease termination are recognized as a receivable and an inflow of resources when those options are exercised.

The District has elected to recognize payments received for short-term leases with a lease term of 12 months or less as revenue as the payments are received. These leases are not included as lease receivables or deferred inflows on the statements of net position and fund financial statements.

Significant lease terms are disclosed in Note 4.

The District accounts for contracts containing both lease and non-lease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and non-lease components, and it is impractical to estimate the price of such components, the District treats the components as a single lease unit.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Public Improvement Fee**

The Declaration of Covenants Imposing and Implementing the Stadium Metropolitan Public Improvement Fee was recorded in the real property records of El Paso County on May 12, 2021 at reception number 221094604 (the "PIF Covenant"). The PIF Covenant imposes a public improvement fee ("PIF") on certain sales within the District's boundaries, as further described in the PIF Covenant. The District utilizes PIF revenue to fund District improvements.

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Equipment	5 Years
Signs and Graphics	10 Years
Field Turf	10 Years
Lighting	10 Years
Stadium – Capital Infrastructure	30 Years

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (continued)**

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

As of December 31, 2023 the District booked an interfund transaction in the amount of \$305 from the General to the Capital Fund to cover expenses.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 107,014
Cash and Investments - Restricted	69,434
Total Cash and Investments	\$ 176,448

Cash and investments as of December 31, 2023 consist of the following:

Deposits with Financial Institutions	\$ 176,448
Total Cash and Investments	\$ 176,448

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2023, the District's cash deposits had a bank balance of \$205,361 and carrying balance of \$176,448.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

As of December 31, 2023, the District had no investments.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 LEASES**

The District leases certain areas of the stadium facility to a related party (see Note 8), and a related lease receivable and deferred inflow have been recorded. The lease provides for minimum annual lease payments of \$12,000 through December 31, 2051.

During the year ended December 31, 2023, the District recognized \$4,514 and \$10,706 in lease revenue and interest revenue, respectively, pursuant to the contracts.

Total future minimum lease payments to be received under the lease agreement are as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	
2024	\$ 1,367	\$ 10,634	\$ 12,001
2025	1,507	10,493	12,000
2026	1,627	10,373	12,000
2027	1,757	10,243	12,000
2028	1,869	10,131	12,000
2029-2033	11,983	48,017	60,000
2034 and Thereafter	112,422	103,578	216,000
<b>Total Minimum Lease Payments</b>	<b><u>\$ 132,532</u></b>	<b><u>\$ 203,468</u></b>	<b><u>\$ 336,001</u></b>

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2023 as follows:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Sculpture	\$ 4,036,563	\$ -	\$ -	\$ 4,036,563
Total Capital Assets, Not Being Depreciated	4,036,563	-	-	4,036,563
Capital Assets, Being Depreciated:				
Signs and Graphics	1,735,478	-	-	1,735,478
Field Turf	796,211	-	-	796,211
Lighting	454,500	-	-	454,500
Equipment	612,076	63,343	-	675,419
Stadium - Capital Infrastructure	31,099,754	47,492	-	31,147,246
Total Capital Assets, Being Depreciated	34,698,019	110,835	-	34,808,854
Less Accumulated Depreciation for:				
Signs and Graphics	294,794	173,548	-	468,342
Field Turf	135,247	79,621	-	214,868
Lighting	77,203	45,450	-	122,653
Equipment	207,938	124,665	-	332,603
Capital Infrastructure	1,752,434	1,032,949	-	2,785,383
Total Accumulated Depreciation	2,467,616	1,456,233	-	3,923,849
Total Capital Assets, Being Depreciated, Net	32,230,403	(1,345,398)	-	30,885,005
Governmental Activities Capital Assets, Net	<u>\$ 36,266,966</u>	<u>\$ (1,345,398)</u>	<u>\$ -</u>	<u>\$ 34,921,568</u>

Depreciation expense was charged to functions/programs of the District as follows:

<b>Governmental Activities:</b>	
General Government	<u>\$ 1,456,233</u>
Total Depreciation Expense - Governmental Activities	<u>\$ 1,456,233</u>

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
Other Debts:					
Developer Advance - Operating	\$ 449,500	\$ -	\$ -	\$ 449,500	\$ -
Developer Advance - Capital	10,749,579	-	-	10,749,579	-
Accrued Interest on:					
Developer Advance - Operating	16,756	35,960	-	52,716	-
Developer Advance - Capital	1,514,532	859,966	-	2,374,498	-
<b>Total Long-Term Obligations</b>	<b>\$ 12,730,367</b>	<b>\$ 895,926</b>	<b>\$ -</b>	<b>\$ 13,626,293</b>	<b>\$ -</b>

**Authorized Debt**

On November 5, 2019, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$640,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 5, 2019	Remaining at December 31, 2023
Water	\$ 40,000,000	\$ 40,000,000
Sanitation	40,000,000	40,000,000
Streets	40,000,000	40,000,000
Traffic and Safety	40,000,000	40,000,000
Park and Recreation	40,000,000	40,000,000
Public Transportation	40,000,000	40,000,000
Television Relay/Translation	40,000,000	40,000,000
Mosquito Control	40,000,000	40,000,000
Security	40,000,000	40,000,000
Business Recruitment	40,000,000	40,000,000
Fire Protection/Medical	40,000,000	40,000,000
Operations/Maintenance	40,000,000	40,000,000
Special Assessment	40,000,000	40,000,000
Revenue Debt	40,000,000	40,000,000
Debt Refunding	40,000,000	40,000,000
Reimbursement Agreements	40,000,000	40,000,000
<b>Total</b>	<b>\$ 640,000,000</b>	<b>\$ 640,000,000</b>

As set forth in the District's 2019 Service Plan, the City has limited the amount of debt to be issued by the District to a total of \$50,000,000 without further approval by the City.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances**

The District has entered into a Facilities Funding and Acquisition Agreement with the Switchbacks FC Holdings LLC (Developer) as follows:

**Facilities Funding and Acquisition Agreement – Operations and Maintenance Costs**

On November 22, 2019, the District entered into a Reimbursement Agreement (the Agreement) with the Developer. The Developer has agreed to advance funds to fund the cost of operations, and maintenance. The District shall from time to time determine the amount of revenue required to fund budgeted expenditures by the District and request from the Developer an advance. Such advances include an interest rate of 8.00% per annum and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. As of December 31, 2023, outstanding principal for operating advances totaled \$449,500 and accrued interest due totaled \$52,716.

**Facilities Funding and Acquisition Agreement – Capital Costs**

On November 22, 2019, the District entered into a Reimbursement Agreement (the Agreement) with the Developer. The Developer has agreed to advance funds to fund the cost of capital projects. The District shall from time to time determine the amount of revenue required to fund budgeted expenditures by the District and request from the Developer an advance. Such advances include an interest rate of 8.00% per annum and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. As of December 31, 2023, the outstanding principal for capital costs advances totaled \$10,749,579 and accrued interest due totaled \$2,374,498.

**NOTE 7 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 34,921,568
Non Current Portion of Long-Term Obligations	(10,749,579)
Net Investment in Capital Assets	\$ 24,171,989

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 7 NET POSITION (CONTINUED)**

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2023 as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 22,000
Total Restricted Net Position	\$ 22,000

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of debt obligations.

**NOTE 8 RELATED PARTIES**

The Developer of the property which constitutes the District is Colorado Springs Switchbacks FC Holdings LLC. Certain members of the Board of Directors are officers are, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

During 2023, Switchbacks FC Holdings, LLC paid certain operations and maintenance expenses (i.e. software, insurance, advertising) on behalf of the District and the District reimbursed Switchbacks Holdings LLC for these expenses. As of December 31, 2023 the District has an outstanding balance due to Switchback in the amount of \$47,433.

**NOTE 9 AGREEMENTS AND COMMITMENTS**

**Levy Premium Foodservice, LLP**

On March 20, 2020, the District entered into an Agreement for the management and operation of the functions of the Stadium and to exclusively oversee the food and beverage concessions and catering services at the Stadium for a period of 12 years with Levy Premium Foodservice, LLP (the Manager). Under the agreement, the Manager agrees to pay the District defined percentages of gross receipts generated in the food and beverage areas during each contract year through the end of the agreement in May 2032. Additionally, the District will create a restricted repair and maintenance account equal to 1% of Gross receipts provided by the Manager during each contract year.

**STADIUM METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2023, the District had provided but did not fund an Emergency Reserve, which may be a violation of the Constitutional Amendment.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

At an election held on November 5, 2019, the voters approved an annual increase in taxes of up to \$10,000,000 at a mill levy rate without limitation or with such limitations as may be determined by the Board for the purpose of the District's operations, maintenance, and other expenses. The election also allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution.

## **SUPPLEMENTARY INFORMATION**

**STADIUM METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	<u>Budget Original</u>	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>				
Other Revenue	-	\$ -	\$ 57,662	\$ 57,662
Total Revenues	-	-	57,662	57,662
<b>EXPENDITURES</b>				
Capital Outlay	70,000	70,000	90,337	(20,337)
Contingency	59,758	59,758	-	59,758
Total Expenditures	<u>129,758</u>	<u>129,758</u>	<u>90,337</u>	<u>39,421</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(129,758)	(129,758)	(32,675)	97,083
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers From Other Funds	-	-	305	305
Total Other Financing Sources	<u>-</u>	<u>-</u>	<u>305</u>	<u>305</u>
<b>NET CHANGE IN FUND BALANCE</b>	(129,758)	(129,758)	(32,370)	97,388
Fund Balance - Beginning of Year	<u>129,758</u>	<u>129,758</u>	<u>32,370</u>	<u>(97,388)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>