ISFA

ANNUAL REPORT 2023

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BOARD OF DIRECTORS


Leslie Darling *Chair*


Norman R. Bobins


Michael Forde


Aarti Kotak


Trisha Rooney


Coco Soodek


Tarrah Cooper Wright

STAFF

Frank Bilecki
Chief Executive Officer

Dana Phillips Goodum, CPA
Chief Financial Officer

Russell Levine
Administrative Coordinator

P.J. Frayer
Director of Administration

Maureen Gorski
Director of Facilities

Maria Saldaña
General Counsel

Special thanks to: Stephan Bates of WCS Photography

Message from the **Chair:**

I am pleased to present the 2023 Annual Report for the Illinois Sports Facilities Authority (ISFA). As the Chair of the Board of ISFA, I am thrilled to serve the people of the State of Illinois as we continue our focus of maintaining Guaranteed Rate Field (GRF) as the home of the Chicago White Sox and as a premiere multi-use facility.

It has been a pleasure to serve with the remarkable individuals who comprised the board of directors this past year: Aarti Kotak, Norm Bobins, Tarrah Cooper Wright, Michael Forde, Trisha Rooney, and Coco Soodek. I would like to offer my sincere thanks and appreciation to every board member and the committed ISFA staff for keeping the Authority focused and moving forward.

Created by the General Assembly in 1987 for the purposes of constructing and renovating stadiums for professional sports teams in Illinois, most notably the construction of a new Comiskey Park, now named Guaranteed Rate Field. Our duties were expanded by the General Assembly in 2001 to include bonding authority and associated responsibilities to finance the renovation of Soldier Field and the surrounding parkland. We are very proud of the fact that we have a 30-plus-year track record of meeting our fiscal obligations and helping to support two outstanding sports and entertainment facilities. In 2023, Fitch Ratings upgraded ISFA's bond rating and affirmed our rating outlook as stable.

Our responsibilities at Guaranteed Rate Field include required stadium improvements and repairs. ISFA enjoys an excellent working relationship with the White Sox organization as we continue to support each other to maintain GRF as a world-class facility. We welcomed nearly 2 million fans to the ballpark for White Sox home games in 2023.

ISFA completed stadium projects including: sod replacement in the outfield, various electrical work including LED stadium lighting upgrades, elevator upgrades, video surveillance updates, security perimeter work, scoreboard control room upgrades, work in the parking lots, HVAC upgrades, plumbing work, waterproofing repairs, and field safety updates.

ISFA is proud of its commitment to collaborate with community, civic, and nonprofit organizations assist them in achieving their goals and mission. As a public entity, we have a responsibility to use our ballpark and surrounding landscape to benefit the residents of the State of Illinois and the City of Chicago. Year after year, ISFA continues to play a role in the fundraising efforts of many nonprofit organizations through our ticket donations. ISFA also continues to provide ticket donations to groups, some of which allow children from around Illinois to see their first Major League Baseball game.

This past year we continued the tradition of hosting the 23rd Annual Chicago Police Department vs. Chicago Fire Department Charity Baseball game with a tremendous turnout. For the first time during the holiday season, we were excited to rent our parking lot for a holiday drive-thru light show. We were also proud to host a couple of vehicle safety events with the Cook County Sheriff's office and our local elected officials.

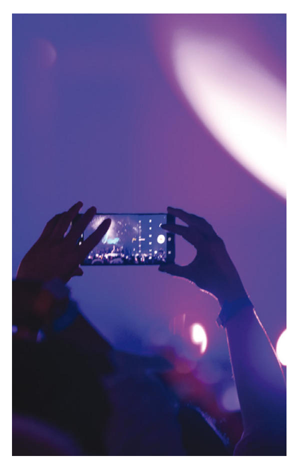
As we do every year, we continue to aggressively market to promoters to maximize non-baseball related revenues and remain dedicated to our fiscal responsibilities. We continue to work aggressively to bring music concerts back to the south side. This past year we hosted our first concert since 2016. RBD (Soy Rebelde Tour) took Chicago by storm and didn't just sell out one show, they sold out two shows here at Guaranteed Rate Field. This was the first time GRF sold out two consecutive shows. In 2023, we were able to host the BMW Ride and Drive event, a collegiate baseball game, and our parking lots were rented by movie and television show production companies.

We thank the State of Illinois, the City of Chicago, the Chicago White Sox, the Chicago Park District, and all our partners for their continued support.

Sincerely,
Leslie M. Darling

RBD
SOY REBELDE TOUR 2023

Concerts at Guaranteed Rate Field! For the first time in history, the ballpark was busting for two consecutive nights as part of RBD's Soy Rebelde Tour. The talented Mexican pop group performed and kept fans on their feet both nights. ISFA looks forward to hosting more concerts.



police & fire

2023 marked the 23rd Annual Charity Baseball game between the Chicago Police Department & the Chicago Fire Department held here at Guaranteed Rate Field. As in past years, the fallen Police Officers and the fallen Fire Fighters received a tribute in their honor.

Each year the fan support grows for this wonderful cause and the game is always an exciting time. Although the Chicago Police Department won the game, everyone had a great time, supported a great cause and the night ended with another fabulous fireworks display.


LAFLAMM
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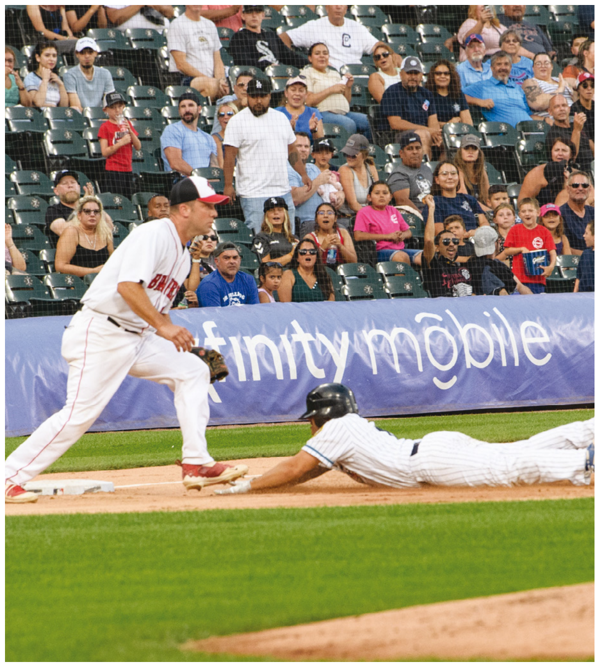
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Vienna Be
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ELIZONDO
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CANTU


Finest
Binny's
BEVERAGE DEPOT
guaranteed Rate Field
Bravest
AUGUST 24th, 2023
Finest
15
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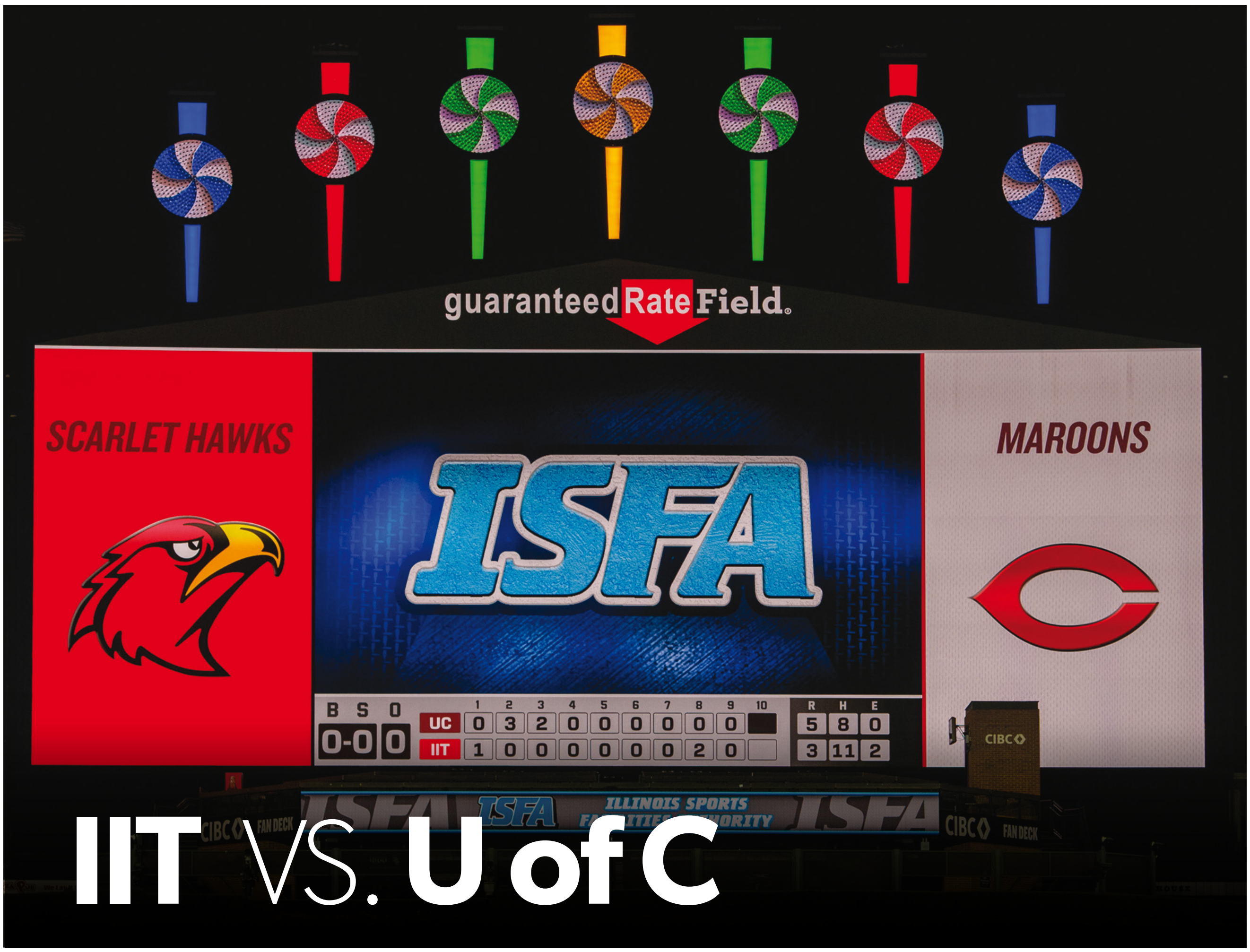
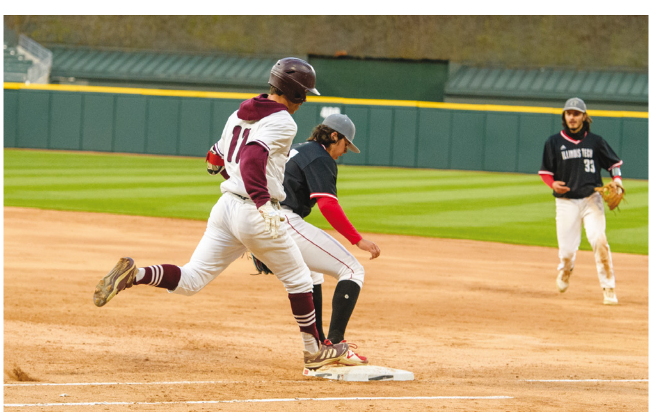


IIT VS. U of C

In a hard fought battle from both teams, the game ended with a score of 5-3 in favor of U of C despite a late inning comeback by IIT.



CPL CHAMPIONSHIP

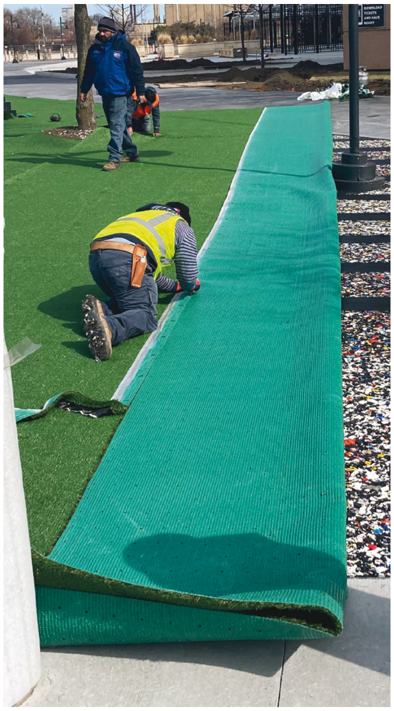
Kenwood v. Payton. The game was played on a beautiful sunny day in late May. The only scoring in the game came in the bottom of the 6th inning and Kenwood held on to win 2-0. As always a good time was had by all.

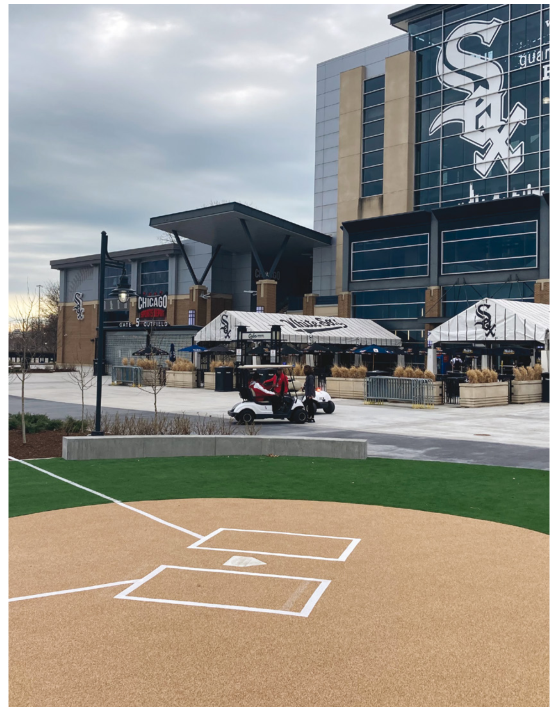
ALL **STARS**

The June weather did not cooperate with the Public League vs. the Catholic League All Star game & unfortunately the game was called after a 90 minute rain delay.

CONSTRUCTION **projects**

The Phase V Perimeter Security project, while adding needed security for the north side of the property, it also enhanced the property by creating underground water storage, green space and an irrigation system. And for all those who want to stand at the original Comiskey Park homeplate location, we have made that a memorable photo opportunity.





The security perimeter upgrades are in phase 6 of 7. This year's focus is on the south side of the building installing post and beam security barriers.

In our effort to maintain "like new" building status, various riser piping is being replaced and concrete restoration work is continuing to be addressed. The façade is receiving caulking and joint replacement along with ongoing attention to the bed and radial joints throughout the facility.

ISFA's plan to modernize all elevators within the facility is in its second year. The Gate 2 service elevator was upgraded. This elevator along with the freight elevator (completed last year) do the bulk of the equipment transportation.

2023
DONATIONS

100 Club Illinois
16" Softball Hall of Fame
After School Matters
Alexander Leigh Center for Autism
Alphonsus Academy
American Heart Assoc.
Animal Care League
Anti-Cruelty Society
Ascend Justice
Aspire
Association House
Bear Care Gala
Best Buddies
Between Friends
B.I.G. Baseball
Blue Sky Bakery
Brother Rice High School
Buffalo Grove High School
Cal's Angels
Camp Millhouse
Canine Therapy Corps
CARA Chicago
Chad Tough Foundation
Chicago Area Alternative Education League
Chicago Bar Foundation
Chicago Business Institute
Chicago Children's Advocacy Center
Chicago Commons
Chicago Engineer's Foundation
Chicago Fire Fighters Union
Chicago Lighthouse
Chicago Police Foundation
Chicago Police Memorial Foundation
Chicago Scholars
Chicago Spartans
Chopper Copper Motorcycle Club
Christ the King Jesuit College Prep
Christ the King School Foundation
Church of Holy Nativity
Concordia Place
Cove School
Crisis Center for South Suburbia
Daniel Murphy Scholarship Fund
Dennis J. Smith Legacy Foundation
DIFFA Chicago
DuPage Pads
Easter Seals DuPage & Fox Valley
Edison Gifted Regional Center
Edward Foundation
Erie Neighborhood House
Eversight
Facial Pain Research Foundation
Fetching Tails
Foundation of Monroe County Community Schools
Giant Steps
GiGi's Playhouse
Girls in the Game
Guardian Angel Basset Rescue
Guardian Angel Community Services
Guardians of the Green Mile
H Foundation
HACIA
Helping Hand
Herbie Johnson Foundation
Honor Flight Chicago
Hope
Housing Forward
Ingalls Development Foundation
JDRF, Illinois
Journeys The Road Home
J Sterling Morton High School
Kids In Danger
LARC
Lawrence Hall
Legal Council for Health Justice
Lewis University
Les Turner ALS
Lisa Marie Santoro Foundation
Loyola Academy
Lurie Children's Junior Council
Making Magic
Maryville Academy
Mend A Heart
Merkley Elementary School
Mishawaka Education Foundation
Madonna Foundation
Mobile Care Foundation
Moran Center for Youth Advocacy April
Muscular Dystrophy Association
NADS
New Star
Northern Indiana Cancer Kids (NICK)
NPH USA
Oak Leyden Developmental Services
OMNI Youth Services
Our Lady of Grace Catholic School
Our Lady of Tepeyac Grade School
Our Lady of Tepeyac High School
PACTT Learning Center
Pat Mack's Pack
PAWS Chicago
Planned Parenthood
Rotary Club of Wheaton
Safer Foundation
Saint Bede
Saint Sabina Academy
Saint Sabina Church
Salvation Army
Salzeider Family Charity, Inc.
San Miguel School
Saving Tiny Hearts
Schaumburg Firefighters Benevolent Assoc.
Second Sense
Shriver Center on Poverty Law
Sparty Ball (Michigan State Univ)
Spay Illinois
Special Olympics Chicago
Special Olympics Illinois
Stevenson Foundation
St. John the Baptist Parish & School
St. Joseph Catholic School
St. Mary Byzantine Church
St. Rita of Cascia High School
The Cove School
The Jones Foundation
The Lender Shop
Tourney 4 Tommy
Treasured Friends
UCP Seguin
Urban Initiatives
Waters Elementary School
Welles Park
Whiting Lion's Club
Working Together Chicago
YMCA
Youth Services

PKF Mueller

Board of Directors
Illinois Sports Facilities Authority

Opinions

We have audited the accompanying combined financial statements of the Illinois Sports Facilities Authority ("the Authority"), which comprise the combined statement of assets, liabilities and equity - bond indenture basis as of June 30, 2023, and the related combined statement of revenues, expenditures and changes in fund balance - bond indenture basis for the year then ended, and the related notes to the combined financial statements, collectively, the financial statements.

Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the financial statements referred to above present fairly, in all material respects, the combined assets, liabilities and equity of the Authority as of June 30, 2023, and the combined statement of revenues, expenditures and changes in fund balance for the year then ended, in accordance with the financial reporting provisions of the Authority's Bond Indenture as described in Note 1.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles section of our report, the financial statements referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the combined funds of the Authority as of June 30, 2023, or changes in net position thereof for the year then ended.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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.

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As described in Note 1, the financial statements are prepared by the Authority on the basis of the financial reporting provisions of the Authority's Bond Indenture, which is a basis of accounting other than accounting principles generally accepted in the United States of America, to meet the requirements of the Authority's Bond Indenture. The effects on the financial statements of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material and pervasive.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the financial reporting provisions of the Authority's Bond Indenture. Management is also responsible 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.

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

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

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

Report on Summarized Comparative Information

We have previously audited the Authority's financial statements as of and for the year ended June 30, 2022, and we expressed an unmodified audit opinion on those audited financial statements in accordance with the reporting provisions of the Authority's Bond Indenture as described in Note 1 and an adverse opinion on those financial statements in accordance with U.S. generally accepted accounting principles in our report dated October 24, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

PKF Mueller

Orland Park, Illinois, October 27, 2023

Combined Statements of Assets, Liabilities and Equity – Bond Indenture Basis

		ASSETS	General Fund	Comiskey Park Capital Improvement Fund	Supplemental Stadium Fund	Chicago White Sox Reserve Fund	Revenue Funds	2001 Debt Service Funds
CURRENT ASSETS		Cash and Cash Equivalents	$34,325,672	$21,698,865	$97,139	$-	$-	$-
		Hotel tax Revenues Receivable	-	-	-	-	18,534,344	-
		Interest and Other Receivables	17,694	934,474	-	-	-	8,287
		Prepaid Expenditures	784,491	3,642	-	-	-	-
	Due from Other Funds	General Fund	-	-	301,307	6,927,509	-	-
		2001 Debt Service Funds	8,287	-	-	-	-	-
		2014 Debt Service Funds	3,401	-	-	-	-	-
		2019 Debt Service Funds	901					
		2021 Debt Service Funds	141					
		Total Current Assets	35,140,587	22,636,981	398,446	6,927,509	18,534,344	8,287
LONG-TERM ASSETS		Stadium	-	-	-	-	-	-
		Stadium Improvements	-	-	-	-	-	-
		Scoreboard	-	-	-	-	-	-
		Replacement Housing	-	-	-	-	-	-
		Land	-	-	-	-	-	-
		Land Improvements	-	-	-	-	-	-
		Capitalized Interest	-	-	-	-	-	-
		Total Long-Term Assets	-	-	-	-	-	-
		TOTAL ASSETS	$35,140,587	$22,636,981	$398,446	$6,927,509	$18,534,344	$8,287
		LIABILITIES AND EQUITY						
CURRENT LIABILITIES		Accounts Payable	$206,866	$3,846,898	$-	$-	$-	$-
		Interest Payable	-	-	-	-	-	1,119,015
		State Administration Fee Payable	-	-	-	-	741,374	-
		Advance deposits for events	23,357	-	-	-	-	-
	Due from Other Funds	General Fund	-	-	-	-	-	8,287
		Comiskey Park Capital Improvement Fund	-	-	-	-	-	-
		Supplemental Stadium Fund	301,307	-	-	-	-	-
		Chicago White Sox Reserve Fund	6,927,509	-	-	-	-	-
		Soldier Field Reserve Fund	9,992,726	-	-	-	-	-
		Total Current Liabilities	17,451,765	3,846,898	-	-	741,374	1,127,302
LONG-TERM LIABILITIES		Long-Term Liabilities	-	-	-	-	-	18,718,358
		Total Liabilities	17,451,765	3,846,898	-	-	741,374	19,845,660
EQUITY		Fund balance (deficit)	17,688,822	18,790,083	398,446	6,927,509	17,792,970	(400,117,056)
		Principal Amount of Bonds Retired from Revenue	-	-	-	-	-	52,110,025
		Principal Amount of Bonds Retired from Refunding	-	-	-	-	-	328,169,658
		Principal Amount of Scoreboard Note Retired from Revenue	-	-	-	-	-	-
		Total Equity	17,688,822	18,790,083	398,446	6,927,509	17,792,970	(19,837,373)
		TOTAL LIABILITIES AND EQUITY	$35,140,587	$22,636,981	$398,446	$6,927,509	$18,534,344	$8,287

The accompanying notes are an integral part of the combined financial statements.

2003 Debt Service Funds	2008 Debt Service Funds	2014 Debt Service Funds	2019 Debt Service Funds	2021 Debt Service Funds	Soldier Field Capital Improvement Fund	Soldier Field Reserve Fund	Construction Fund	Combined Total June 30, 2023	2022
$-	$-	$-	$-	$-	$7,822,514	$-	$-	$63,944,190	$63,663,285
-	-	-	-	-	-	-	-	18,534,344	15,411,626
-	-	3,401	901	141	-	-	-	964,898	22,208
-	-	-	-	-	-	-	-	788,133	577,684
-	-	-	-	-	-	9,992,726	-	17,221,542	16,455,500
-	-	-	-	-	-	-	-	8,287	584
-	-	-	-	-	-	-	-	3,401	236
								901	63
								141	11
-	-	3,401	901	141	7,822,514	9,992,726	-	101,465,837	96,131,197
-	-	-	-	-	-	-	153,260,885	153,260,885	153,260,885
-	-	-	-	-	-	-	134,164,711	134,164,711	122,404,495
-	-	-	-	-	-	-	17,735,750	17,735,750	17,393,704
-	-	-	-	-	-	-	4,763,939	4,763,939	4,763,939
-	-	-	-	-	-	-	28,165,461	28,165,461	28,165,461
-	-	-	-	-	-	-	4,724,111	4,724,111	4,724,111
-	-	-	-	-	-	-	8,933,867	8,933,867	8,933,867
-	-	-	-	-	-	-	351,748,724	351,748,724	339,646,462
$-	$-	$3,401	$901	$141	$7,822,514	$9,992,726	$351,748,724	$453,214,561	$435,777,659
$-	$-	$-	$-	$-	$5,129,868	$-	$-	$9,183,632	$8,186,229
-	-	551,109	246,103	38,610	-	-	-	1,954,837	1,835,930
-	-	-	-	-	-	-	-	741,374	616,466
-	-	-	-	-	-	-	-	23,357	-
-	-	3,401	901	141	-	-	-	12,730	894
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	301,307	301,307
-	-	-	-	-	-	-	-	6,927,509	6,452,517
-	-	-	-	-	-	-	-	9,992,726	9,701,676
-	-	554,510	247,004	38,751	5,129,868	-	-	29,137,472	27,095,019
-	-	259,075,000	119,770,000	18,790,000	-	-	-	416,353,358	425,152,405
-	-	259,629,510	120,017,004	18,828,751	5,129,868	-	-	445,490,830	452,247,424
(42,535,000)	(10,000,000)	(551,109)	(246,103)	(38,610)	2,692,646	9,992,726	195,011,724	(184,192,952)	(199,587,401)
6,110,000	1,655,000	33,400,000	-	-	-	-	150,000,000	243,275,025	234,475,978
36,425,000	8,345,000	(292,475,000)	(119,770,000)	(18,790,000)	-	-	-	(58,095,342)	(58,095,342)
-	-	-	-	-	-	-	6,737,000	6,737,000	6,737,000
-	-	(259,626,109)	(120,016,103)	(18,828,610)	2,692,646	9,992,726	351,748,724	7,723,731	(16,469,765)
$-	$-	$3,401	$901	$141	$7,822,514	$9,992,726	$351,748,724	$453,214,561	$435,777,659

			General Fund	Comiskey Park Capital Improvement Fund	Supplemental Stadium Fund	Chicago White Sox Reserve Fund	Revenue Funds	2001 Debt Service Funds
REVENUES		State Subsidy	$-	$-	$-	$-	$5,000,000	$-
		City Subsidy	-	-	-	-	5,000,000	-
		Interest Income	713,257	476,637	2,399	-	-	733,903
		Hotel Tax Revenues	-	-	-	-	58,599,422	-
		Special Events Revenue	230,309	-	-	-	-	-
		Fees to Authority from the Chicago White Sox	-	-	-	-	2,029,739	-
		Appropriation Income	-	-	-	-	8,716,365	-
		Total Revenues	943,566	476,637	2,399	-	79,345,526	733,903
EXPENDITURES	General expenditures	Salaries and Benefits	878,698	-	-	-	-	-
		Office Expenditures	52,638	-	-	-	-	-
		Insurance Expenditures	1,059,393	-	-	-	-	-
		Professional Services	338,030	562,282	-	-	-	-
		Trustee Fees	-	-	-	-	21,800	-
		State Administration Fee	-	-	-	-	2,343,977	-
		Marketing and Special Events	76,837	-	-	-	-	-
	Debt service expenditures	Bond Interest	-	-	-	-	-	24,234,313
		Bond Principal Payments	-	-	-	-	-	4,199,047
		Bond Issuance Cost		-	-	-	-	-
		Total General Expenditures	2,405,596	562,282	-	-	2,365,777	28,433,360
OTHER EXPENDITURES		Capital Improvements	-	6,834,236	-	-	-	-
		Park Maintenance	-	1,316,612	-	-	-	-
		Chicago White Sox maintenance Subsidy	142,896	-	-	-	-	-
		Soldier Field Maintenance Subsidy	6,137,271	-	-	-	-	-
		Total other Expenditures	6,280,167	8,150,848	-	-	-	-
		TOTAL EXPENDITURES	8,685,763	8,713,130	-	-	2,365,777	28,433,360
		EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(7,742,197)	(8,236,493)	2,399	-	76,979,749	(27,699,457)

The accompanying notes are an integral part of the combined financial statements.

2003 Debt Service Funds	2008 Debt Service Funds	2014 Debt Service Funds	2019 Debt Service Funds	2021 Debt Service Funds	Soldier Field Capital Improvement Fund	Soldier Field Reserve Fund	Construction Fund	Combined Total June 30, 2023	Combined Total June 30, 2022
$-	$-	$-	$-	$-	$-	$-	$-	$5,000,000	$5,000,000
-	-	-	-	-	-	-	-	5,000,000	5,000,000
-	-	313,562	85,463	13,409	135,644	-	-	2,474,274	73,010
-	-	-	-	-	-	-	-	58,599,422	41,050,053
-	-	-	-	-	-	-	-	230,309	224,791
-	-	-	-	-	-	-	-	2,029,739	2,014,450
-	-	-	-	-	-	-	-	8,716,365	27,355,384
-	-	313,562	85,463	13,409	135,644	-	-	82,050,109	80,717,688
-	-	-	-	-	-	-	-	878,698	854,214
-	-	-	-	-	-	-	-	52,638	64,654
-	-	-	-	-	-	-	-	1,059,393	894,399
-	-	-	-	-	-	-	-	900,312	793,431
-	-	-	-	-	-	-	-	21,800	21,800
-	-	-	-	-	-	-	-	2,343,977	1,642,002
-	-	-	-	-	-	-	-	76,837	57,581
-	-	13,630,885	5,988,500	939,500	-	-	-	44,793,198	42,089,446
-	-	4,600,000	-	-	-	-	-	8,799,047	8,400,360
-	-	-	-	-	-	-	-	-	119,257
-	-	18,230,885	5,988,500	939,500	-	-	-	58,925,900	54,937,144
-	-	-	-	-	5,401,007	-	-	12,235,243	8,331,147
-	-	-	-	-	-	-	-	1,316,612	1,341,865
-	-	-	-	-	-	-	-	142,896	-
-	-	-	-	-	-	-	-	6,137,271	5,958,515
-	-	-	-	-	5,401,007	-	-	19,832,022	15,631,527
-	-	18,230,885	5,988,500	939,500	5,401,007	-	-	78,757,922	70,568,671
-	-	(17,917,323)	(5,903,037)	(926,091)	(5,265,363)	-	-	3,292,187	10,149,017

			General Fund	Comiskey Park Capital Improvement Fund	Supplemental Stadium Fund	Chicago White Sox Reserve Fund	Revenue Funds	2001 Debt Service Funds
OTHER FINANCING SOURCES (USES)		In-kind Donation from the Chicago White Sox	$-	$-	$-	$-	$-	$-
		Stadium Improvements	-	-	-	-	-	-
		Stadium Disposals	-	-	-	-	-	-
		Bond Issuance Proceeds	-	-	-	-	-	-
		Transfer to Escrow Agent		-	-	-	-	-
	Transfers in	General Fund	-	5,580,886	-	474,992	-	-
		Chicago White Sox Reserve Fund	-	-	-	-	-	-
		Revenue Funds	18,478,862	2,029,739	-	-	-	28,305,000
		2001 Debt Service Funds	733,902	-	-	-		-
		2014 Debt Service Funds	313,563					
		2019 Debt Service Funds	85,463					
		2021 Debt Service Funds	13,409					
	Transfers (out)	General Fund	-	-	-	-	(18,478,862)	(733,902)
		Comiskey Park Capital Improvement Fund	(5,580,886)	-	-	-	(2,029,739)	-
		Chicago White Sox Reserve Fund	(474,992)	-	-	-	-	-
		Revenue Funds	-	-	-	-	-	-
		Supplemental Stadium Fund	-	-	-	-	-	-
		1999 Debt Service Funds						
		2001 Debt Service Funds	-	-	-	-	(28,305,000)	-
		2014 Debt Service Funds	-	-	-	-	(18,240,338)	-
		2019 Debt Service Funds	-	-	-	-	(5,988,500)	-
		2021 Debt Service Funds					(939,500)	
		Soldier Field Capital Improvement Fund	(3,564,405)	-	-	-		-
		Soldier Field Reserve Fund	(291,050)	-	-	-		-
		Total Other Financing Sources (Uses)	9,713,866	7,610,625	-	474,992	(73,981,939)	27,571,098
		NET CHANGE IN FUND BALANCE	1,971,669	(625,868)	2,399	474,992	2,997,810	(128,359)
		FUND BALANCE (DEFICIT) - JUNE 30, 2021	15,717,153	19,415,951	396,047	6,452,517	14,795,160	(399,988,697)
		FUND BALANCE (DEFICIT) - JUNE 30, 2022	$17,688,822	$18,790,083	$398,446	$6,927,509	$17,792,970	$(400,117,056)

The accompanying notes are an integral part of the combined financial statements.

2003 Debt Service Funds	2008 Debt Service Funds	2014 Debt Service Funds	2019 Debt Service Funds	2021 Debt Service Funds	Soldier Field Capital Improvement Fund	Soldier Field Reserve Fund	Construction Fund	Combined Total June 30,	
								2023	2022
$-	$-	$-	$-	$-	$-	$-	$6,018,707	$6,018,707	$909,726
-	-	-	-	-	-	-	7,299,068	7,299,068	4,197,257
-	-	-	-	-	-	-	(1,215,513)	(1,215,513)	(1,916,158)
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	3,564,405	291,050	-	9,911,333	9,535,053
-	-	-	-	-	-	-	-	-	-
-	-	18,240,338	5,988,500	939,500	-	-	-	73,981,939	69,292,650
-	-	-	-	-	-	-	-	733,902	27,782
								313,563	12,501
								85,463	3,363
								13,409	24,174
-	-	(313,563)	(85,463)	(13,409)	-	-	-	(19,625,199)	(16,966,993)
-	-	-	-	-	-	-	-	(7,610,625)	(7,432,786)
-	-	-	-	-	-	-	-	(474,992)	(373,557)
-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-
								-	-
-	-	-	-	-	-	-	-	(28,305,000)	(25,280,000)
-	-	-	-	-	-	-	-	(18,240,338)	(18,160,588)
								(5,988,500)	(5,988,500)
								(939,500)	(949,939)
-	-	-	-	-	-	-	-	(3,564,405)	(3,460,587)
-	-	-	-	-	-	-	-	(291,050)	(282,573)
-	-	17,926,775	5,903,037	926,091	3,564,405	291,050	12,102,262	12,102,262	3,190,825
-	-	9,452	-	-	(1,700,958)	291,050	12,102,262	15,394,449	13,339,842
(42,535,000)	(10,000,000)	(560,561)	(246,103)	(38,610)	4,393,604	9,701,676	182,909,462	(199,587,401)	(212,927,243)
$(42,535,000)	$(10,000,000)	$(551,109)	$(246,103)	$(38,610)	$2,692,646	$9,992,726	$195,011,724	$(184,192,952)	$(199,587,401)

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization of the Authority

The Illinois Sports Facilities Authority (the Authority) is a political subdivision, unit of local government, body politic, and municipal corporation of the State of Illinois (the State). The Authority was established by legislation originally adopted by the Illinois General Assembly in 1987 for the purpose of providing sports stadiums for professional sports teams. On July 7, 1988, the Governor of Illinois signed into law amendatory legislation, which increased the amount of bonds that the Authority could issue, provided additional security for those bonds, modified provisions of the law governing agreements between the Authority and professional sports teams, and otherwise facilitated financing of the New Comiskey Park (as defined below) by the Authority. Prior to the adoption of the 1988 amendatory legislation, the Authority and the Chicago White Sox, Ltd. (the Team), an Illinois limited partnership, entered into an agreement (the Management Agreement) by which the Authority agreed to acquire and construct a new baseball stadium and related facilities for the Team. The Management Agreement was approved by both the Commissioner of Major League Baseball and the President of the American League of Professional Baseball Clubs.

On March 29, 1989, the Authority issued $150,000,000 Series 1989 Bonds to finance the construction of the New Comiskey Park, which was placed in service in April 1991. On June 1, 1999, the Authority issued $103,755,000 Series 1999 Refunding Bonds and used the proceeds for the advance refunding of the Series 1989 Bonds at a call premium of 102%.

On January 5, 2001, the Governor of Illinois signed into law Public Act 91-935. The principal changes contained in the Act included an increase in the Authority's bond authorization by $399,000,000 and authorization to use those bond proceeds and to provide financial assistance to another governmental body to provide the design, construction, and renovation of a facility owned or to be owned by that body. The law was effective June 1, 2001. The 1987 legislation, together with the 1988 and 2001 amendatory legislation, was referred to as the "Authorizing Legislation."

In 2001, the Authority entered various agreements with the Chicago Park District, the Chicago Bears Football Club, Inc. (the Bears), the Chicago Bears Stadium, LLC (the Developer), and LaSalle Bank N.A. as bond trustee and disbursement agent that outline the terms and conditions with respect to the redevelopment of a 97-acre parcel of Chicago lakefront park land that includes Soldier Field (the Project). Included in these agreements are the Development Assistance Agreement and the Operation Assistance Agreement.

On October 4, 2001, the Authority issued $398,998,040 Series 2001 Bonds to provide financial assistance to the Project. The Project included the restoration of the existing colonnades and the shell of Soldier Field; the construction of a 61,500 seat state-of-the-art facility for athletic, artistic, and cultural events; the construction of a new 2,500 space underground parking structure between Soldier Field and the Field Museum utilized for general use by the public, including museum patrons, throughout the year; the construction of a two-story above-ground parking structure south of Soldier Field; the reconstruction and landscaping of a surface parking lot near McCormick Place; and the creation of 17 new acres of park facilities. Soldier Field officially reopened for National Football League games on September 29, 2003.

In 2003, the Authority and the Team agreed that the Team could license to United States Cellular Corporation the naming rights for the New Comiskey Park. In turn, the Authority and the Team reached agreement on certain changes and modifications including the extension of the term of the Management Agreement from 2010 until 2029, a plan and project list for construction, and the method for financing the improvements via the issuance of the Series 2003 Bonds in the amount of $42,535,000 and a corresponding maintenance subsidy reduction to cover the debt service. The New Comiskey Park was renamed to U.S. Cellular Field and various improvements were made to the park in both the 2004 and 2005 off seasons, most notably the upper deck renovations and the addition of the Fundamental deck and the Scout Seating Area.

In 2003, the Authority and the Team agreed that the Team could license to United States Cellular Corporation the naming rights for the New Comiskey Park. In turn, the Authority and the Team reached agreement on certain changes and modifications including the extension of the term of the Management Agreement from 2010 until 2029, a plan and project list for construction, and the method for financing the improvements via the issuance of the Series 2003 Bonds in the amount of $42,535,000 and a corresponding maintenance subsidy reduction to cover the debt service. The New Comiskey Park was renamed to U.S. Cellular Field and various improvements were made to the park in both the 2004 and 2005 off seasons, most notably the upper deck renovations and the addition of the Fundamental deck and the Scout Seating Area.

On December 29, 2008, the Authority issued $10,000,000 Series 2008 Bonds to finance the redevelopment of the 35th Street infrastructure. The project consisted of the demolition of portions of the pedestrian ramps and replacement with a new enclosed system of elevators and escalators to provide access for members of the general public.

On August 20, 2014, the Authority issued $292,475,000 Series 2014 Refunding Bonds and used the proceeds for the refunding of all maturities outstanding for the Series 2001 Current Interest Bonds totaling $187,835,000, the Taxable Series 2003 Bonds totaling $36,425,000 and the Series 2008 Bonds totaling $8,345,000, along with the advance refunding of Series 2001 Conversion Bonds scheduled to mature from 2017 through 2028 totaling $46,734,857. The Series 2001 Conversion Bonds were redeemed at a call premium of 101%.

In August 2016, the Authority and the Team agreed that the Team may license to Guaranteed Rate, a Chicago-based mortgage lender, the naming rights for U.S. Cellular Field. In exchange, the Team agreed that the Authority will receive all incremental naming rights revenue in excess of the amount due to the Team. The Team also agreed not to invoke a provision in the Management Agreement, which requires the Authority to undertake certain major renovations during the last two years of the current lease term, and, if extended, during the one year of the extension term. The renaming of U.S. Cellular Field to Guaranteed Rate Field took effect on November 1, 2016.

On September 5, 2019, the Authority issued $119,770,000 Series 2019 Refunding Bonds and used the proceeds for the refunding of all maturities outstanding for the Series 2001 Conversion Bonds totaling $89,747,586 scheduled to mature from 2028 through 2030. In connection with the issuance of the Series 2019 Refunding Bonds, the refunded bonds were defeased and the liability was removed from the financial statements on September 5, 2019. The Series 2001 Conversion Bonds were redeemed on September 17, 2019 at a call premium of 100%, with bond proceeds held in escrow.

On June 11, 2021, the Authority issued $18,790,000 Series 2021 Refunding Bonds and used the proceeds for the refunding of a portion of the maturities outstanding for the Series 2001 Capital Appreciation Bonds totaling $3,852,215 scheduled to mature on June 15, 2021. In connection with the issuance of the Series 2021 Refunding Bonds, the refunded bonds were defeased and the liability was removed from the financial statements on June 11, 2021. The Series 2001 Capital Appreciation Bonds were redeemed on June 15, 2021, at a call premium of 100%, with bond proceeds held in escrow.

On June 17, 2021, the Governor of Illinois signed into law Public Act 102-0016. The principal changes contained in the Act amended the outstanding bond and note limitation to allow for bond issuances in connection with other corporate purposes of the Authority and to not apply the limit on outstanding bonds and notes to any refunding or restructuring bond issuances of the Authority on or after the effective date of the Act but prior to December 31, 2024. Also, the Act extended the advance amount through fiscal year 2033, rather than 2032. The law was effective June 17, 2021. The 1987 legislation, together with the 1988, 2001 and 2021 amendatory legislation, is hereby referred to as the "Authorizing Legislation."

The Series 2001 Bonds, Series 2014 Refunding Bonds, Series 2019 Refunding Bonds and Series 2021 Refunding Bonds (collectively, the Bonds) outstanding at June 30, 2023 and 2022, as applicable, were secured by an assignment of and a first lien on amounts which are to be paid to U.S. Bank N.A. (the Trustee) from the Illinois Sports Facilities Fund, a fund in the Treasury of the State.

The Bonds were also secured by Authority Tax Revenues subject to the interest of the Team under the Management Agreement until the date the Trustee first received payments from the Sports Facilities Fund after completion of the Soldier Field project. A formal certificate of completion on the Project was issued on February 7, 2007.

Establishment of Funds

The financial activities of the Authority are recorded in the following funds required either by the Indenture of Trust, the First Supplemental Indenture of Trust, the Second Supplemental Indenture of Trust, the Third Supplemental Indenture of Trust, the Amended and Restated Indenture of Trust, the Fourth Supplemental Indenture of Trust, the Fifth Supplemental Indenture of Trust, and the Sixth Supplemental Indenture of Trust (collectively the "Bond Indenture") securing the Series 2001 Bonds, the Series 2003 Bonds, the Series 2008 Bonds, the Series 2014 Refunding Bonds, the Series 2019 Refunding Bonds, and the Series 2021 Refunding Bonds or the Management Agreement and the Operation Assistance Agreement, as noted below:

General Fund

The General Fund accounts for the overall operations of the Authority, as well as construction-related expenditures not paid for through the Construction Fund. Overhead items, such as professional fees, commercial insurance, salaries, and office expenditures, are paid from this fund. Certain excess revenues in the Revenue Funds are transferred into this fund.

Revenue Funds

- *Sports Facilities Fund* — Revenues received from the Illinois Sports Facilities Fund of the State Treasury, such as subsidies received from the City of Chicago (the "City") and the State, are deposited into this fund.
- *Investment Earnings Fund* — Investment earnings in funds other than the Construction Fund, Debt Service Reserve Fund, Bond Interest Fund, Bond Principal Fund, Bond Redemption Fund, Extraordinary Redemption Fund, and Rebate Fund are transferred into this fund. The amounts held in this fund are to be applied to debt service payments in the event needed. If additional funding is not required, the balance is to be transferred into the Sports Facilities Fund. As a result, when sufficient funding has been appropriated to meet debt service obligations for the fiscal year, the Authority is not required to maintain this fund.
- *Other Revenues Fund* — Authority Hotel Tax revenues and advances from the State, along with excess monies in any of the Debt Service Funds at fiscal year end, are deposited into this fund. Fees to the Authority from the Chicago White Sox under Article III and Article XXXI of the Management Agreement are also recorded in this fund.

Debt Service Funds

- *Bond Interest Fund* — Interest payments on the Bonds are paid from this fund. Revenues for payment of interest are generally transferred from the Revenue Funds.
- *Bond Principal Fund* — Principal payments on the Bonds are paid from this fund. Revenues for principal payments are generally transferred from the Revenue Funds.
- *Bond Redemption Fund* — Payments for redemption of term bonds are made from this fund. Revenues for payments are generally transferred from the Revenue Funds.
- *Capitalized Interest Fund* — A portion of the proceeds of the Series 2001 Bonds was placed into this fund to meet part of the interest obligations on such bonds for the first three fiscal years. The interest earned on these proceeds is placed into the fund and will also be used to offset interest payments on the Series 2001 Bonds.
- *Cost of Issuance Fund* — A portion of the proceeds from the issuance of the Series 2003 Bonds, the Series 2008 Bonds, the Series 2014 Refunding Bonds, the Series 2019 Refunding Bonds, and the Series 2021 Refunding Bonds were placed into the funds to meet the costs associated with issuing the Series 2003, 2008, 2014, 2019 and 2021 Bonds. The interest earned on these proceeds accumulates within the fund and continues to be used to pay expenditures related to issuing these bonds. Any funds not depleted shall be used as specified in the Bond Indenture.
- *Debt Service Reserve Fund* — The reserve requirement for debt service is maintained in this fund. Transfers may be made to other funds for interest, principal, and redemption payments. Additional revenues, if needed, in this fund are obtained through transfers from the Revenue Funds. The reserve requirement for the Series 2001 and 2014 Bonds is currently being met by surety bonds issued by Ambac Assurance Corporation (Ambac) and Assured Guaranty Municipal Corporation, respectively. There are no reserve requirements for the Series 2019 or 2021 Bonds.
- *Extraordinary Redemption Fund* — Payments for early redemption of the bonds are made from this fund. Revenues in this fund are obtained through transfers from the Debt Service Funds.
- *Project Fund* — Upon the financial closing of the Series 2001 Bonds, the Series 2001 Project Fund received the net proceeds of the bonds after payment of costs of issuance and deposits to the Capitalized Interest Fund. Such proceeds were utilized by the Project as defined above. Additionally, the interest earned on these proceeds was deposited into the fund. As of August 20, 2004, these dollars were fully expended. Upon the financial closing of the Series 2003 Bonds, the Series 2003 Project Fund received the net proceeds of the bonds after payment of costs of issuance. Such proceeds were utilized for renovations at Guaranteed Rate Field as agreed to by the Authority and Team. Upon the financial closing of the Series 2008 Bonds, the Series 2008 Fund received the net proceeds of the bonds after payment of costs of issuance and debt service reserve. Such proceeds were utilized for the redevelopment of the 35th Street infrastructure. Additionally, interest earned on these proceeds is deposited into the fund.
- *Refunding Bond Fund* — Upon the closing of the Series 2014, Series 2019 and Series 2021 Refunding Bonds, the proceeds were used to pay the principal, interest, and redemption premium of the refunded bonds, as applicable, the costs of issuance, and underwriter, bond insurance, and surety fees. The Refunding Bond Fund contains the outstanding refunding bonds payable balance.
- For financial statement purposes, the debt service funds for each series of bonds have been consolidated into a single column, specifically, one column for the 2001 Debt Service Funds, one column for the 2003 Debt Service Funds, one column for the 2008 Debt Service Funds, one column for the 2014 Debt Service Funds, one column for the 2019 Debt Service Funds, and one column for the 2021 Debt Service Funds.

Capital Projects Funds

- *Construction Fund* — As created by the Series 1989 Indenture, this fund reflects the majority of the costs associated with the construction of the New Comiskey Park. The majority of the Series 1989 Bond proceeds were deposited into this fund. During fiscal year 1992, the Construction Fund exhausted the balance of the original bond proceeds and all remaining construction expenditures were made from the General Fund.

Other Funds

- *Comiskey Park Capital Improvement Fund (formerly known as the Maintenance and Repairs Fund)* — This fund was created by the Management Agreement and is used to finance the Authority's share of capital improvements to Guaranteed Rate Field, as well as ongoing stadium maintenance and repair obligations of the Authority after completion of the New Comiskey Park. Required annual reserves for maintenance and repair costs are transferred into this fund from the General Fund. In addition, the Three-Party Agreement between the Chicago Park District, the Chicago White Sox, and the Authority provides for portions of fees paid to the Authority by the Chicago White Sox to be deposited within this fund.
- *Supplemental Stadium Fund* — This fund was created by the Management Agreement and is used to finance capital improvements to Guaranteed Rate Field mutually agreed by the Authority and the Team. The Authority is required to transfer into the fund by November 21 of each year amounts determined pursuant to a formula set forth in the Management Agreement. The formula requires the transfer of the lesser of (i) net ticket fees paid to the Authority by the Chicago White Sox for the season most recently ended and (ii) the Amount of Authority Hotel Tax receipts, if any, in excess of specified annual levels set forth in the Management Agreement. The initial deposit was due in fiscal year 2008 and was paid from the Comiskey Park Capital Improvement Fund.
- *Chicago White Sox Reserve Fund* — This fund was created by the Management Agreement and is used to retain the reserve required by the Management Agreement between the Authority and the Team. Required annual reserves covering the Authority's good faith estimate of obligations to the Team for the following fiscal year are transferred into this fund from the General Fund.
- *Soldier Field Capital Improvement Fund* — This fund was created by the Operation Assistance Agreement and is used to finance the Authority's

subsidy to the Chicago Park District for the capital improvement expenditures at Soldier Field. The required annual subsidy for Chicago Park District's capital improvement costs is transferred into this fund from the General Fund, per the agreement. The obligation for payments started in fiscal year 2004; such obligations are remitted by the Chicago Park District to the Authority for reimbursement.

- *Soldier Field Reserve Fund* — This fund was created by the Operation Assistance Agreement and is used to retain the reserve required by the Operation Assistance Agreement between the Authority and the Chicago Park District.
- *Rebate Fund* — This fund is used to reserve funds for any federal income tax arbitrage rebate liability incurred on excess investment interest income. No federal income tax liability was incurred for the years ended June 30, 2023 and 2022.

The funds shown in these financial statements are those for which activity has been recorded for the period in accordance with the Bond Indenture.

Establishment of Accounting Principles

As provided by the Authorizing Legislation, the Authority originally issued Series 1989 Bonds to construct the New Comiskey Park. Additionally, the Authority issued Series 2001 Bonds to provide financial assistance to the Chicago Park District for the Chicago Lakefront and Stadium Improvement Project, Series 2003 Bonds to renovate Guaranteed Rate Field, Series 2008 Bonds to redevelop the 35th Street infrastructure, Series 2014 and Series 2019 Refunding Bonds to achieve debt service savings, and Series 2021 Refunding Bonds for debt service relief due to COVID-19's impact on operations. To set forth obligations and agreements of the Authority with regard to these Bonds, the Authority adopted the Bond Indenture.

Under the Bond Indenture and the Authorizing Legislation, various accounting principles are to be followed by the Authority, which differ in certain respects that may be material, from generally accepted accounting principles in the United States of America ("GAAP"). The more significant of these differences are as follows:

- Instead of using the modified accrual basis of accounting for governmental funds required under GAAP, the Authority's financial statements are prepared using the accrual basis of accounting and for certain revenues and expenditures, and, as described below, the cash basis of accounting.
- Under GAAP, the Authority would have been required for the year ended June 30, 2003 to adopt the provisions of Governmental Accounting Standards Board ("GASB") Statement No. 34, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments; GASB Statement No. 37, Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments: Omnibus; and GASB Statement No. 38, *Certain Financial Statement Note Disclosures*. The principal impact of such standards include:
  - In addition to the currently prepared government fund financial statements, the Authority would be required to prepare separate government-wide financial statements under the accrual basis of accounting including recording depreciation expenditures for capital assets.
  - The Authority would be required to prepare Management's Discussion and Analysis as required supplementary information to the financial statements.

  For the year ended June 30, 2012, the Authority would have been required to adopt the provisions of GASB Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which a government is bound to observe constraints imposed upon the use of the resources reported in governmental funds. The fund balance classifications are non-spendable, restricted, committed, assigned, and unassigned based on the relative strength of the constraints that control how specific amounts can be spent.
- For the year ended June 30, 2022, the Authority would have been required to adopt the provisions of GASB Statement No. 87, Leases. This statement requires a lessee to recognize a lease liability and an intangible right-to-use asset, and a lessor to recognize a lease receivable and a deferred inflow of resources.
- For the year ended June 30, 2023, the Authority would have been required to adopt the provisions of GASB Statement No. 96, Subscription-Based Information Technology Arrangements. This statement requires a lessee to recognize a right-to-use subscription asset—an intangible asset—and a corresponding subscription liability.

Therefore, the accompanying financial statements, which are prepared in accordance with the aforementioned accounting principles, are not intended to, and do not, present the financial position or changes in financial position in accordance with GAAP. Following are the significant accounting policies required by the Bond Indenture:

- *Accrual Basis of Accounting* — The accompanying financial statements were prepared using the accrual basis of accounting, except for the activity related to the Chicago White Sox Maintenance Subsidy, the Chicago Park District Maintenance Subsidy, payment requisitions from the Project Fund, and certain Fees to the Authority from the Chicago White Sox, which are accounted for on a cash basis.
- *Long-Term Assets and Liabilities* — Every transaction involving an expenditure for a long-term asset is recorded as an expenditure on the combined statement of revenues, expenditures, and changes in fund balance. To record the asset on the combined statement of assets, liabilities and equity, a second entry is made. This second entry records an asset for the amount of the expenditure, with the offsetting entry going to an "other financing sources" account on the combined statement of revenues, expenditures, and changes in fund balance. Certain expenditures in the Comiskey Park Capital Improvement Fund, Series 2003 and Series 2008 Project Funds for capital improvements are recorded as long-term assets. Some transactions involving long-term liabilities are recorded as revenue on the combined statement of revenues, expenditures, and changes in fund balance. To record the liability on the combined statement of assets, liabilities and equity, a second entry records the liability for the amount of the revenue, with the offsetting entry going to an "other financing uses" account in the combined statement of revenues, expenditures and changes in fund balance. Reductions in the long-term liabilities are recorded as offsetting entry to equity in the combined statement of assets, liabilities, and equity.

  The types of costs that have been recorded as long-term assets as described above include construction costs, stadium improvements, land purchases, capitalized interest, and 1989 Bond issuance costs. Expenditures surrounding the above-mentioned categories prior to fiscal year 2001 were recorded as long-term assets.

  In fiscal year 2001, the Authority undertook a comprehensive process of performing both improvements and renovations to existing components at the park. In situations where these stadium improvements replaced or renovated existing components, the Authority expensed such dollars as park maintenance. However, in situations where the stadium improvement related to a new component and/or to an enhancement to the facility, the Authority recorded the expenditure as a long-term asset. This process was ongoing until fiscal year 2008. Beginning in fiscal year 2009, the historical value of replacements, when indeterminable, was derived using a capital cost reverse escalation calculator model.

  The model was created using data published by the Engineering News Record ("ENR") Building Cost Index ("BCI") for Chicago, Illinois. The information needed to derive the historical value for disposals includes the initial year the asset was put into service or the year the replacement asset was installed, and the current amount expended on the replacement of those assets.
- *Interest* — Interest on the Bonds is provided from revenues and paid semiannually on June 15 and December 15 from the Bond Interest Fund. In addition, an accrual is made for the amount of interest owed to bondholders. Interest is accrued and paid for all bonds with the exception of the 2001 Series Capital Appreciation Bonds, for which payment is deferred until future years.
- *Investment Income* — Income from investments, and profits and losses realized from such investments, are credited or charged to the investing fund on a monthly basis.
- *Revenues* — The Authority's major revenue sources are described below:
  - **State and City Subsidy Payments** – Under the Authorizing Legislation, the Authority is to receive, subject to sufficient appropriation by the General Assembly of the State of Illinois, $10 million per fiscal year through fiscal year 2033. Of this $10 million, $5 million is a subsidy to be provided from a portion of the net proceeds

of the State Hotel Operators' Occupation Tax (the State Hotel Tax) and $5 million is a subsidy to be provided from a portion of the Local Government Distributive Fund in the State Treasury, which is allocated to the City of Chicago.

- Proceeds of the State Hotel Tax — The State imposes a statewide tax on persons engaged in the business of renting, leasing, or letting hotel rooms. In each fiscal year, $5 million is remitted to the Authority from the net proceeds of the State Hotel Tax. Subject to annual appropriation, the payments are made to the Authority from the State Treasury in eight equal monthly installments for the first eight months of the fiscal year. This tax is separate from and in addition to the Authority Hotel Tax described below.
- The Local Government Distributive Fund — In each fiscal year, subject to annual appropriation, $5 million is remitted to the Authority from the portion of the Local Government Distributive Fund allocated to the City of Chicago. The payments are made to the Authority from the State Treasury in eight equal monthly installments in the first eight months of the fiscal year.

— **Authority Hotel Tax Collections** — Under the Authorizing Legislation, the Authority is empowered to and has imposed a 2% tax on the receipts from the occupation of renting, leasing, or letting hotel rooms in the City (the Authority Hotel Tax). The Authority Hotel Tax is collected by the Illinois State Department of Revenue, which withholds 4% of the amount collected as an administrative fee for collecting and remitting these tax revenues to the Authority.

There is generally a three-month delay between the time hotels collect and remit the tax to the State, and the State remits the collections to the Authority. This delay results in a year end hotel tax revenues receivable.

— **State Advance** — Subject to annual appropriation, every month, for the first eight months of a fiscal year, the State advances to the Authority the difference between the annual amount certified by the Chairman of the Authority pursuant to Section 8.25-4 of the State Finance Act (and appropriated to the Authority from the Illinois Sports Facilities Fund) less the subsidy portion of the appropriation. The amount advanced is drawn from State Hotel Tax revenues.

The original Act set the advance amount at $8 million. Public Act 91-935 increased the advance amount to $22,179,000 for fiscal year 2002 and 105.615% of the previous year's amount for fiscal year 2003 and each fiscal year thereafter through 2032. Public Act 102-0016 amended the language related to the advance amount by extending the term through fiscal year 2033, rather than 2032.

Every month during the respective fiscal year, the State withholds collections of the Authority Hotel Tax to repay the amount advanced to the Authority until such time as the advance is repaid in full. The withholding amount is equal to the balance of the advance or the total amount of collections for the month if those collections are less than the balance of the advance. To the extent the Authority Hotel Tax is not adequate to repay the advance by the end of a fiscal year, the deficiency is automatically withdrawn by the State from the City's share of the Local Government Distributive Fund. As a result, at the end of each fiscal year, the Authority's advance reimbursement obligation is fully satisfied.

During fiscal year 2023, the amount of the Authority Hotel Tax was insufficient to repay the State for the full advance amount prior to the end of the fiscal year due to the impact of COVID-19. The deficiency amount of $8,716,365 was automatically withdrawn by the State from the City's share of the Local Government Distributive Fund.

During fiscal year 2022, the amount of the Authority Hotel Tax was insufficient to repay the State for the full advance amount prior to the end of the fiscal year due to the impact of COVID-19. The deficiency amount of $27,355,384 was automatically withdrawn by the State from the City's share of the Local Government Distributive Fund.

The Authorizing Legislation provides that on June 15 of each year all amounts that the Authority has received from net proceeds of the Authority Hotel Tax and which remain available after payment of debt service on bonds or notes of the Authority, deposits for debt service reserves, obligations under management agreements with users of the Authority's facilities and/or users of other government entity's facilities for which the Authority has entered into financial assistance agreements, deposits to other reserve funds, and payments of its other capital and operating expenditures, are to be repaid to the State Treasury. The Authority repaid $0 for fiscal years 2023 and 2022.

— **Fees to the Authority from the Chicago White Sox** — The Management Agreement, as amended, currently provides three mechanisms by which the Chicago White Sox remits fees to the Authority. The first mechanism is through ticket revenues; the second is through a guaranteed fee; and the third is an escalating fee for the use of the Conference Center.

Under Article III of the Management Agreement, upon completion of the new stadium, the Authority is entitled to certain ticket fees, which represent a percentage of ticket revenues after attendance reaches a certain level, as defined by the Management Agreement. Tickets sold for the 2022 Season did not exceed the minimum ticket threshold. Therefore, no net ticket fees were received at the conclusion of the 2022 Season. Tickets sold for the 2023 Season are projected not to exceed the minimum ticket threshold. Therefore, no net ticket fees are projected to be received at the conclusion of the 2023 Season.

The Authority presents ticket fees as revenue in the combined financial statements net of other payments due to the Chicago White Sox. Tickets sold are subject to the City of Chicago's Amusement Tax. Under the Management Agreement, the Authority is required to reimburse the Chicago White Sox for a certain portion of taxes on the sale of tickets. As of June 30, 2023 and 2022, $0 was accrued as net estimated receivables under this agreement.

In addition to ticket fees, the Authority is entitled to a base fee of $1,200,000 beginning in Season 2008, which increases annually through 2011 by $100,000. For Seasons 2012 and thereafter, the fee of $1,500,000 is escalated by a fraction, the numerator of which is the Consumer Price Index (as defined in the Management Agreement, "CPI") for the month of December preceding such Season and the denominator of which is the CPI for the month of December 2010. For the 2023 and 2022 Seasons, the amount of the base fee was $1,923,245 and $1,828,819, respectively.

The Authority is also entitled to a rental payment for the Conference Center in the amount of $100,000 beginning in 2001 and escalating by a fraction, the numerator of which is the CPI for the month of May during such Season and the denominator of which is the CPI for the month of May 2001. In no event may the rental payment be reduced below $100,000. The rental payment for fiscal years 2023 and 2022 was $153,707 and $141,347, respectively.

- *Application of Revenues Under the Indenture* — Monthly revenues are disbursed in the following order from the following accounts in the Revenue Fund:

1. From the Investment Earnings Account;
2. From the Sports Facilities Fund Account;
3. From the Authority Tax Revenues Account; and
4. From the Other Revenues Fund.

These disbursements are used to pay the following expenditures in the following order on a monthly basis:

1. One-eighth of the annual interest requirements on outstanding bonds for the first eight months of the fiscal year into the Bond Fund-Interest Account, after taking into account amounts on deposit in and available for transfer from any capitalized interest account;
2. The same as 1. above for the annual principal requirements on serial bonds into the Bond Fund Principal Account;
3. The same as 2. above for the annual principal requirements on term bonds into the Bond Fund Redemption Account;
4. An amount, if any, needed to increase the reserve in the Debt Service Reserve Fund for: (i) first, to reimburse in full the Debt Service Reserve Fund Facility Providers for any amounts paid under their Debt Service Reserve Fund Facilities pursuant to a Deficiency Drawing, on a pro rata basis, if any; (ii) second, to increase the balance of such Fund to the Debt Service Reserve Requirement, which is equal to the lesser of (a) 50% of Maximum Annual Debt Service or (b) 10% of the aggregate principal amount of all series of the outstanding bonds; and (iii) third, to reimburse in full the Debt Service Reserve Fund Facility Providers for any amounts paid under their Debt Service Reserve Fund Facilities pursuant to an Expiration Drawing, on a pro rata basis, if any;

5. Trustee fees and credit enhancement costs;
6. On a pro rata basis, any interest due and payable to each Debt Service Reserve Fund Facility Provider pursuant to the relevant agreements;
7. All remaining amounts under the Indenture are paid to the Authority, except no investment earnings on amounts in the Revenue Fund are paid to the Authority.

- *Disposition of Revenues after Receipt by the Authority* — Amounts that the Authority receives under the Indenture, together with the proceeds of the Authority Hotel Tax, investment earnings, receipts from the Chicago White Sox and other revenues and receipts of the Authority are spent for the corporate purposes of the Authority, including to satisfy its obligations under the Management Agreement and its various contracts with the Chicago Park District. The Authority, the Chicago Park District, and the Chicago White Sox have entered into a Three-Party Agreement that describes the following relative priority of expenditures by the Authority after making the transfers, deposits, and payments required under the Indenture and described above and before rebating any surplus revenues to the State as required under Section 19 of the State Finance Act:

1. Payment of the Chicago White Sox maintenance subsidy;
2. Payment of the Authority's ordinary and necessary expenditures;
3. Payment of Guaranteed Rate Field capital repairs to a set amount;
4. Payment of the annual subsidy amount to the Chicago Park District;
5. Payment of any Guaranteed Rate Field capital repairs not provided for in item 3;
6. Payment of the required deposits to the Soldier Field Capital Improvement Fund;
7. Deposits of the required amounts to the Chicago White Sox Reserve Fund;
8. Deposits of the required amounts to the Soldier Field Reserve Fund;
9. Reserving of any amounts determined by the Authority as protection against fluctuations in the Authority Hotel Tax that might affect the Authority's ability to repay amounts advanced by the State; and
10. Payment of any amounts under any agreement with the Chicago White Sox or Chicago Park District entered into after the Three-Party Agreement.

In fiscal year 2007, the Authority established a real estate account within the General Fund of the Authority for the purpose of funding projects to acquire land relevant to the Authority. The balance in the real estate account at the conclusion of fiscal years 2023 and 2022 was $155,000 and $155,000, respectively.

In fiscal year 2023, $474,992 was transferred from the General Fund to the Chicago White Sox Reserve Fund; $291,050 was transferred from the General Fund to the Soldier Field Reserve Fund; and the hotel tax variation reserve increased by $1,753,004 bringing the reserve balance at the conclusion of the fiscal year to $14,698,907.

In fiscal year 2022, $373,557 was transferred from the General Fund to the Chicago White Sox Reserve Fund; $282,573 was transferred from the General Fund to the Soldier Field Reserve Fund; and the hotel tax variation reserve decreased by $504,418 bringing the reserve balance at the conclusion of the fiscal year to $12,945,903.

— *Investments* — The Authority follows the provisions of GASB Statement No. 72, *Fair Value Measurement and Application*. In accordance with the statement, fair value is the price that would be received to sell an asset or paid to transfer to a liability in an orderly transaction between market participants at the measurement date.

The investment of funds is also restricted to permitted investments of public agencies as defined by Illinois law. These permitted investments include direct obligations of the U.S. Treasury, Agencies, and Instrumentalities; commercial paper of U.S. corporations with assets exceeding $500,000,000 if such commercial paper is rated within the three highest rating classifications; interest-bearing savings accounts; certificates of deposit; time deposits; money market accounts; and certain repurchase agreements.

The Authority did not report any investments at fiscal years ended June 30, 2023 or 2022.

— *Operations* — Operating costs and expenditures are expensed as incurred. In addition, accruals have been made for goods and services received but not paid.

— *Fund Transfers* — The Authority records transfers between funds for various purposes, including earnings transfers, funding, and payment of debt service of the Authority.

- *Estimates* — The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Summarized Financial Information for Fiscal Year 2022

The accompanying financial statements include certain prior-year summarized comparative information. Such information does not include all of the information required by a presentation in conformity with the basis of accounting under the Bond Indenture as previously described. Accordingly, such information should be read in conjunction with the Authority's financial statements for the year ended June 30, 2022, from which the summarized information was derived.

NOTE 2 CASH AND CASH EQUIVALENTS

Cash and Cash Equivalents

Cash equivalents include highly liquid debt instruments purchased with a maturity date of three months or less.

The Authority's five interest-bearing checking accounts were fully collateralized as of June 30, 2023 and 2022.

Credit Risk

State law authorizes the Authority to invest in direct obligations of the U.S. Treasury, agencies, and instrumentalities; short-term commercial paper of U.S. corporations with assets exceeding $500,000,000 if such commercial paper is rated within the three highest rating classifications; interest bearing savings accounts; certificates of deposit; time deposits; money market accounts; and certain repurchase agreements.

State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations (NRSROs). It is the Authority's policy to limit its investments in these investment types to the top two ratings issued by NRSROs.

Custodial Credit Risk

Custodial credit risk is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities. Investments are held only in banks insured by the Federal Deposit Insurance Corporation. The Authority limits its investments to the safest types of securities, such as obligations backed by the United States or its agencies, in accordance with the Authority's Investment Policy, to mitigate risk of loss. Investments purchased by third-party custodial banks are in accordance with the Authority's Investment Policy and are approved by the Authority in advance. Funds of the Authority managed by the Trustee bank pursuant to the Indenture of Trust are invested by the Trustee in accordance with the Bond Indenture and the Illinois Public Funds Investment Act. All investments are held in the Authority's name.

Interest Rate Risk

The Authority's investment policy does not limit investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. The Authority manages interest rate exposure by matching the maturities of investments with its expected cash flow needs. For investments intended to be used for operations and capital maintenance, the Authority purchases investments so that the maturity dates are in line with anticipated cash flow needs. For investments restricted for capital projects, the Authority invests in maturities that meet the projected draw schedule for related projects.

NOTE 3 BONDS PAYABLE

Series 2001

Total Series 2001 Bonds (S2001CBS) outstanding at June 30, 2023 are as follows:

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2001	Effective Interest Rate	Amount
Capital Appreciation Bonds, Due June 15, 2024 to 2026	5.52% to 9.00%	$18,718,358

The Capital Appreciation Bonds are not subject to optional or mandatory redemption prior to maturity.

Series 2001 Bonds maturing in the years subsequent to June 30, 2023, are as follows:

Year Ending June 30	Principal	Interest	Total
2024	$4,280,633	$27,229,367	$31,510,000
2025	4,355,244	30,654,756	35,010,000
2026	10,082,481	28,562,519	38,645,000
	$18,718,358	$86,446,642	$105,165,000

Ambac provides the debt service reserve fund surety bond and bond insurance on the Series 2001 Bonds. The proceeds of the Series 2001 Bonds were used to provide financial assistance to the Chicago Park District to finance a portion of the costs of the reconstruction of Soldier Field and improvements to the Chicago lakefront.

Series 2014

Total Series 2014 Refunding Bonds outstanding at June 30, 2023, are as follows:

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2014	Interest Rate	Amount
Series Bonds, Due June 15, 2024 to 2032	5.00% - 5.25%	$259,075,000

The Series 2014 Refunding Bonds are subject to optional redemption prior to maturity.

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2014	Maturing After	Price
	On or after June 15, 2024	100.0%

Series 2014 Refunding Bonds maturing in the years subsequent to June 30, 2023 are as follows:

Year Ending June 30	Principal	Interest	Total
2023	$4,905,000	$13,410,338	$18,315,338
2024	5,145,000	13,165,087	18,310,087
2025	5,455,000	12,907,838	18,362,838
2026	48,410,000	12,635,088	61,045,088
2027	9,180,000	10,214,587	19,394,587
2028-2032	185,980,000	31,881,975	217,861,975
	$259,075,000	$94,214,913	$353,289,913

Assured Guaranty Municipal Corporation provides bond insurance for the payment of the principal and interest on the Series 2014 Bonds maturing on June 15 of the years 2025 through 2032 and provides the debt service reserve fund surety bond for the outstanding Series 2014 Bonds.

Series 2019

Total Series 2019 Refunding Bonds outstanding at June 30, 2023 are as follows:

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2019	Interest Rate	Amount
Series Bonds, Due June 15, 2024 to 2030	5%	$119,770,000

The Series 2019 Refunding Bonds are subject to optional redemption prior to maturity.

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2019	Maturing After	Price
	On or after June 15, 2029	100.0%

The Series 2019 Refunding Bonds maturing in the years subsequent to June 30, 2023 are as follows:

Year Ending June 30	Principal	Interest	Total
2024	$-	$5,988,500	$5,988,500
2025	-	5,988,500	5,988,500
2026	-	5,988,500	5,988,500
2027	-	5,988,500	5,988,500
2028	41,170,000	5,988,500	47,158,500
2029-2030	78,600,000	5,383,750	83,983,750
	$119,770,000	$35,326,250	$155,096,250

Build America Mutual Assurance Company provides bond insurance for the payment of the principal and interest on the Series 2019 Bonds maturing on June 15th of the years 2028 through 2030.

Series 2021

Total Series 2021 Refunding Bonds outstanding at June 30, 2023 are as follows:

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2021	Interest Rate	Amount
Series Bonds, Due June 15, 2024 to 2032	5%	$18,790,000

The Series 2021 Refunding Bonds are subject to optional redemption prior to maturity.

Illinois Sports Facilities Authority Sports Facilities Bonds, Series 2021	Maturing After	Price
	On or after June 15, 2031	100.0%

The Series 2021 Refunding Bonds maturing in the years subsequent to June 30, 2023 are as follows:

Year Ending June 30	Principal	Interest	Total
2024	$-	$939,500	$939,500
2025	-	939,500	939,500
2026	-	939,500	939,500
2027	-	939,500	939,500
2028	-	939,500	939,500
2029-2032	18,790,000	2,434,250	21,224,250
	$18,790,000	$7,131,750	$25,921,750

Other

In connection with the amended surety bond guaranty agreement with Ambac and at all times while the Bonds are outstanding or any amounts are owed to Ambac, the Authority covenanted to set aside and to maintain within the Comiskey Park Capital Repairs Account (or another Authority fund, at the discretion of the Authority), an amount (Authority Reserved Funds) equal to the Maximum Annual Debt Service (as defined in the Indenture) for all Bonds then outstanding, less the annual City Subsidy Moneys (as defined in the Indenture), less the net proceeds of the tax imposed by the State Hotel Tax Act (as defined in the Indenture) from which deposits to the Illinois Sports Facilities Fund (as defined in the Indenture) may be made.

In compliance with the amended surety bond guaranty agreement with Ambac, the Authority will determine the required amount of Authority Reserved Funds on or before November 1 of each year. If the Authority is required to increase the amount of the Authority Reserved Funds maintained in any year and the fiscal year in which Maximum Annual Debt Service occurs is five or fewer years from the date of the determination of the amount of Authority Reserved Funds, the Authority will increase the amount of the Authority Reserved Funds to comply within 12 months of the determination. If the Authority is required to increase the amount of the Authority Reserved Funds maintained in any year and the fiscal year in which Maximum Annual Debt Service occurs is more than five years from the date of the determination of the amount of Authority Reserved Funds, the Authority will increase the amount of the Authority Reserved Funds within 24 months of the determination.

At June 30, 2023 and 2022, the Authority Reserved Funds requirements, based on the determination dates of November 1, 2022 and 2021, were $5,020,550 and $38,706,550, respectively. The Authority has 24 months from November 1, 2022 to increase the Authority Reserved Funds to meet this requirement. The calculation of the Authority Reserved Funds requirement is re-assessed each November and will fluctuate. See Note 9 for the Authority Reserved Funds re-assessment as of November 1, 2023.

NOTE 4 TRUSTEE

The Authority and American National Bank (as the Original Trustee) entered into a Bond Indenture for the Series 1989 Bonds as of March 1, 1989. In conjunction with the refunding of the Series 1989 Bonds, the Authority and the Original Trustee entered into a new Bond Indenture, dated June 1, 1999, to apply to the Series 1999 Refunding Bonds.

On October 9, 2001, LaSalle Bank, N.A. (Former Trustee) assumed the trustee role for the 1999 Bonds. LaSalle Bank N.A. was appointed as trustee of the Series 2001 and Series 2003 Bonds.

On May 5, 2007, U.S. Bank N.A. (Trustee) assumed the trustee role for the 1999 Bonds, the Series 2001 Bonds, and the Series 2003 Bonds. U.S. Bank N.A. was also appointed as trustee of the Series 2008, Series 2014, Series 2019 and Series 2021 Bonds. Under the Bond Indenture, the Trustee has the responsibility to receive and disburse money in accordance with the Bond Indenture and the Authorizing Legislation.

NOTE 5 CONTINGENCIES AND COMMITMENTS

Maintenance Requirements, Guaranteed Rate Field

Under the Management Agreement, the Authority reserves $3 million, increased by 3% annually for each Season after the 2001 Season, for capital improvements, including various maintenance and repair items to be disbursed from the Comiskey Park Capital Improvement Fund. This increase provision was effective in fiscal year 2003 and equated to required minimum transfer amounts of $5,580,886 and $5,418,336 in fiscal years 2023 and 2022, respectively.

In fiscal year 2023, the Authority transferred the required amount from the General Fund and $2,029,739 from the Other Revenues Fund to the Comiskey Park Capital Improvement Fund to finance various projects throughout Guaranteed Rate Field and the surrounding property.

In fiscal year 2022, the Authority transferred the required amount from the General Fund and $2,014,450 from the Other Revenues Fund to the Comiskey Park Capital Improvement Fund to finance various projects throughout Guaranteed Rate Field and the surrounding property.

Maintenance Requirements, Soldier Field

Under the Operation Assistance Agreement, the Authority is required to remit to the Chicago Park District an annual maintenance subsidy, which was in the amount of $6,137,271 in fiscal year 2023 and $5,958,515 in fiscal year 2022. The Operation Assistance Agreement also requires an annual subsidy for capital improvements at Soldier Field to be transferred into the Soldier Field Capital Improvement Fund, which was in the amount of $3,564,405 in fiscal year 2023 and $3,460,587 in fiscal year 2022. The Chicago Park District maintains responsibility for ensuring the facility is structurally sound and safe. In fiscal years 2023 and 2022, the Authority paid the required subsidies.

Maintenance Requirements, Supplemental Stadium Fund

Under the 17th Amendment to the Management Agreement, the Authority will transfer amounts determined pursuant to a formula to the Supplemental Stadium Fund in November of each year. Amounts in the Supplemental Stadium Fund will be used for capital improvements to Guaranteed Rate Field as mutually agreed by the Authority and the Team. The Authority transferred the initial required deposit of $4,112,330 from the Comiskey Park Capital Improvement Fund in fiscal year 2008. In fiscal years 2023 and 2022, no transfer was required from the Other Revenues Fund to the Supplemental Stadium Fund.

Arbitrage Rebate Requirement

The Bond Indenture requires the Authority to establish and administer a Rebate Fund. However, the Rebate Fund need not be maintained if the Authority's bond counsel renders an opinion that failure to maintain the Rebate Fund will not cause the Bonds to become arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code or otherwise adversely affect the exclusion from gross income of interest on the Bonds for federal income tax purposes.

Every five years, subject to certain exceptions, the Authority is required to remit to the United States government an arbitrage rebate payment for the amount of excess earnings from investment of the gross proceeds of the tax exempt bond (the Series 2001, Series 2014, Series 2019 bonds, and Series 2021 bonds) above the yield on those bonds. At June 30, 2023 and 2022, there was no arbitrage rebate liability.

Fund Deficits

As of June 30, 2023, the 2001 Debt Service Fund, the 2003 Debt Service Fund, the 2008 Debt Service Fund, the 2014 Debt Service Fund, the 2019 Debt Service Fund, and the 2021 Debt Service Fund had deficit fund balances of $400,117,056, $42,535,000, $10,000,000, $551,109, $246,103 and $38,610, respectively. As of June 30, 2022, the 2001 Debt Service Fund, the 2003 Debt Service Fund, the 2008 Debt Service Fund, the 2014 Debt Service Fund, the 2019 Debt Service Fund, and the 2021 Debt Service Fund had deficit fund balances of $399,988,697, $42,535,000, $10,000,000, $560,561, $246,103 and $38,610, respectively.

The deficit fund balances in the Bond Interest Funds included in each are due to the accrual of interest expenditures within each respective fund. The actual outflow of funds for these accruals will occur in fiscal year 2024, at which time the funds are expected to generate sufficient resources from revenues and/or transfers to pay for the related obligations. The deficit fund balances in the respective Project Funds and Refunding Bond Fund are due to the outstanding bonds payable balances related to the financial assistance provided to the Chicago Park District for the construction of the Chicago Lakefront and Stadium Improvement Project and the renovation work performed to existing elements of Guaranteed Rate Field as defined in Note 1.

NOTE 6 RETIREMENT PLAN

In fiscal year 2014, the Authority elected to change from a defined contribution simplified employee pension plan to a non-elective 401(a) governmental plan for the benefit of its employees. Employees of the Authority who have attained the age of 21 and have worked at least one year at the Authority are eligible to participate in and are fully vested in the 401(a) plan. Subject to the approval of the Authority, the one-year service requirement may be waived or modified by either the terms of an employment contract and/or by the hiring of an employee directly from a qualifying governmental entity or agency. The Authority contributes 13% of its employees' salaries. In fiscal years 2023 and 2022, retirement contributions by the Authority were $93,954 and $92,755, respectively.

The non-elective 401(a) governmental plan liability on June 30, 2023 and 2022 was $45,598 and $44,537, respectively.

The Authority established a 457(b) plan in fiscal year 2013 to provide employees with the opportunity to defer current compensation, up to the maximum allowable dollar limit. Employees of the Authority are fully vested in the 457(b) plan.

All plan assets and investments are administered by a trustee, which maintains an individual account for each participant. Further, each participant maintains ownership and control over all assets in his or her account. The plans may be amended or terminated by the Authority at any time and for any reason in the future, but no such action can deprive employees of their vested interests.

NOTE 7 IN-KIND DONATIONS

During fiscal year 2023, $6,018,707 in in-kind donations were contributed by the Chicago White Sox and reported in the Construction Fund. Contributions consisted of capital improvements to the Stadium. The aggregate is reflected in the capital assets and other financing sources section of the financial statements of the Authority for the year ended June 30, 2023.

During fiscal year 2022, $909,726 in in-kind donations were contributed by the Chicago White Sox and reported in the Construction Fund. Contributions consisted of capital improvements to the Stadium. The aggregate is reflected in the capital assets and other financing sources section of the financial statements of the Authority for the year ended June 30, 2022.

NOTE 8 CONTINGENT LIABILITIES

Various lawsuits, claims, and other contingent liabilities may arise during the ordinary course of the Authority's operations. In management's opinion, any current related matters have been adequately provided for, are without merit, or are of such nature that if settled, would not have a material adverse effect on the Authority's financial position.

NOTE 9 COVID-19

The outbreak of COVID-19, a respiratory disease caused by a strain of coronavirus, was declared a public health emergency on January 30, 2020 and a global pandemic on March 11, 2020 by the World Health Organization. The COVID-19 pandemic and resulting restrictions severely disrupted the economies of the United States and other countries, leading to a severe reduction in several business sectors, severe unemployment and significantly reduced domestic and international travel. The COVID-19 pandemic and the restrictions imposed to mitigate the spread of the disease have had a significant negative impact on travel, tourism and the hotel industry in Illinois, including a material adverse impact on the Authority's hotel tax receipts, operations and major event plans.

The State Hotel Taxes available to fund the Authority's State advance and subsidy amounts declined substantially in fiscal year 2021 and did not fully recover until fiscal year 2023.

In addition to the State Hotel Taxes available to fund the Authority's State advance, Public Act 102-0016, adopted on June 17, 2021, authorized the Governor of Illinois to transfer up to $20 million during fiscal year 2022 from the State Treasury's General Revenue Fund to the Illinois Sports Facilities Fund's State advance account.

For fiscal year 2024, the State approved the appropriation of the Authority's Chairman's Certificate amount. The Authority anticipates receipt of the $10 million cumulative subsidy amount from the State and the City and receipt of the State Advance amount that will be sufficient to enable the Authority to meet all of its fiscal year 2024 financial obligations.

To comply with the amended surety bond guaranty agreement with Ambac as outlined in Note 3 of the Bonds Payable section on pages 33 and 34, the Authority determined the required amount of Authority Reserved Funds for November 1, 2023 to be $0. This calculation will fluctuate based on the status of hotel tax recovery, which will be re-assessed in November of 2024.

NOTE 10 SUBSEQUENT EVENTS

Management has evaluated subsequent events through October 27, 2023, the date the financial statements were available to be issued. No additional subsequent events were noted that would require recognition or disclosure in the financial statements.

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