

Southeast Wisconsin Professional Baseball Park District

Financial Statements
December 31, 2023

Southeast Wisconsin Professional Baseball Park District

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Independent Auditor's Report

RSM US LLP

Board of Directors
Southeast Wisconsin Professional Baseball Park District

Opinions

We have audited the financial statements of the governmental activities and the general fund of the Southeast Wisconsin Professional Baseball Park District (the District), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of the Southeast Wisconsin Professional Baseball Park District, as of December 31, 2023, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). 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 District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, 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 District'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 District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and notes to required supplemental information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

RSM US LLP

Chicago, Illinois
June 10, 2024

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

The Southeast Wisconsin Professional Baseball Park District (the District), a local government unit created under 1995 State of Wisconsin Act 56, is honored to present the fiscal year 2023 financial statements. The District is charged with the oversight and monitoring of planning, financing, designing, constructing, commissioning, operating and maintaining a baseball park facility, American Family Field (formerly Miller Park). The District's responsibilities include joint ownership of American Family Field with the Milwaukee Brewers Baseball Club, Limited Partnership (the Team), under a shared ownership agreement. The District leases its ownership interest in American Family Field to the Team under a formal lease agreement. Additional responsibilities include management of leases, subleases and agreements; monitoring and oversight of American Family Field's routine maintenance and operations performed by the Team; and, management and oversight of American Family Field's major capital repairs and necessary improvements. We encourage readers to consider the information presented here in conjunction with the District's financial statements.

Financial Highlights

Overview

- As a result of the conversion to the full accrual basis for the government-wide statements required by Governmental Accounting Standards (GASB) Statement No. 34, the assets of the District exceeded its liabilities at the close of the most recent fiscal year by \$144,767,269 (*net position*). Of this amount, \$56,644,954 (*unrestricted net position*) may be used to meet the District's obligations to citizens and creditors and \$83,928,087 represents its investment in capital assets. The total net position includes all capital assets including major infrastructure networks.
- The District's total net position decreased by \$6,614,348 during 2023.
- At the end of 2023, the District's general fund reported an ending fund balance of \$60,785,604. Of this amount, \$4,194,228 is restricted for major capital repairs and improvements and \$52,424,287 is committed for long-term contractual obligations.

Major Capital Repairs and Improvements

- The 1995 Memorandum of Understanding for the Milwaukee Stadium Project (the MOU) called for a Segregated Reserve Fund (the SRF) that would be funded jointly by the District and the Team and would be used for major capital repairs and improvements. Per the MOU, the SRF has been defined and described under the terms of the lease agreement between the District and the Team. Each year the District and the Team make an annual contribution into the SRF and the expenditure of those funds is limited to such major capital repairs and improvements. At the end of 2023, the SRF had a balance of \$2,924,450. The District also maintains a maintenance and capital improvement fund from proceeds of the sale of specialized Brewers license plates for the purpose of future capital repairs and improvements. The balance on December 31, 2023, was \$1,269,778. Both the SRF and the maintenance and capital improvement fund amounts are shown as restricted cash and investments in the General Fund.

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

Debt

- In its efforts to be financially responsible and retire the debt used to finance the baseball park facilities early, the District took action to defease a portion of its debt in 2005, 2008, 2015, 2016, and 2019 by establishing escrow accounts containing U.S. government securities. Through these debt defeasances, the District invested \$178.8 million in available operating funds, which resulted in the elimination of \$260.7 million in future scheduled debt service payments (\$160.8 million in principal payments and \$99.9 million in interest payments). In addition, the District has made \$263.2 million in regularly scheduled debt service payments. In total, the District paid \$442 million to retire \$524 million in debt. With the execution of a debt escrow on December 18, 2019, the District fully defeased all of its future bond payments. The following exhibits further illustrate the effects of the debt defeasances and the remaining non-callable debt service payments held in irrevocable trust at the end of 2023.

Pre-defeased December 31, 2001 Debt Service

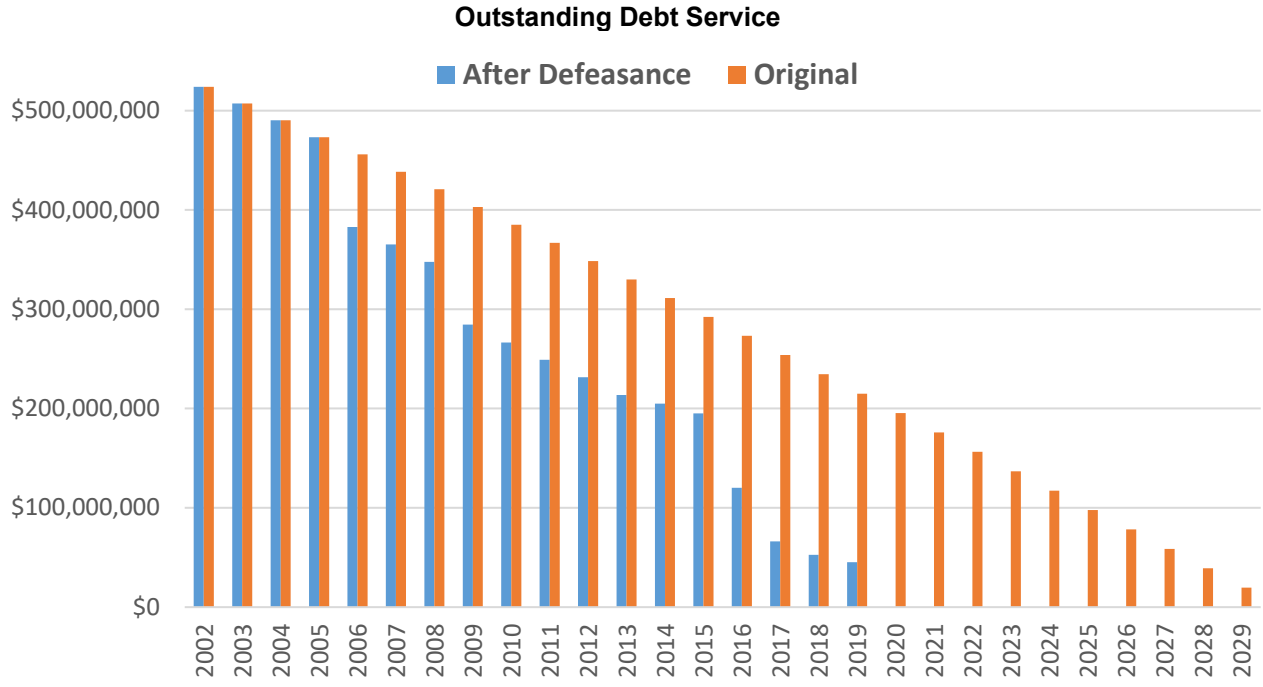
Year	Series 2001A		Series 2001B		Series 1999		Series 1998A		Series 1997	Series 1996		Total Debt Service
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	P&I (CABs)	Principal	Interest	
2002	85,000	2,604,798	2,350,000	2,697,263	690,000	465,566	110,000	6,908,993	-	730,000	127,410	16,769,030
2003	85,000	2,602,248	2,440,000	2,597,388	705,000	435,551	115,000	6,904,593	-	955,000	96,020	16,935,800
2004	90,000	2,599,485	2,525,000	2,493,688	725,000	403,826	115,000	6,899,993	-	1,200,000	54,000	17,105,992
2005	90,000	2,596,290	4,080,000	2,386,375	740,000	370,476	120,000	6,895,278	-	-	-	17,278,419
2006	95,000	2,592,960	4,470,000	2,182,375	760,000	335,696	125,000	6,890,238	-	-	-	17,451,269
2007	100,000	2,589,279	4,885,000	1,958,875	785,000	299,216	130,000	6,884,925	-	-	-	17,632,295
2008	105,000	2,585,279	5,350,000	1,690,200	805,000	260,751	140,000	6,879,335	-	-	-	17,815,565
2009	105,000	2,580,869	5,845,000	1,395,950	825,000	220,501	145,000	6,873,315	-	-	-	17,990,635
2010	4,800,000	2,576,354	1,970,000	1,074,475	555,000	178,426	150,000	6,866,935	-	-	-	18,171,190
2011	5,110,000	2,312,354	2,235,000	966,125	570,000	149,566	155,000	6,860,185	-	-	-	18,358,230
2012	5,435,000	2,031,304	2,515,000	843,200	575,000	119,356	165,000	6,853,055	-	-	-	18,536,915
2013	155,000	1,732,379	2,700,000	730,025	680,000	88,306	5,795,000	6,845,300	-	-	-	18,726,010
2014	165,000	1,725,094	2,780,000	605,825	905,000	50,906	6,160,000	6,526,575	-	-	-	18,918,400
2015	1,315,000	1,717,174	2,880,000	452,925	-	-	6,555,000	6,187,775	-	-	-	19,107,874
2016	1,575,000	1,654,711	2,985,000	294,525	-	-	6,965,000	5,827,250	-	-	-	19,301,486
2017	1,760,000	1,577,930	2,370,000	130,350	-	-	7,405,000	5,444,175	720,000	-	-	19,407,455
2018	1,840,000	1,489,930	-	-	-	-	7,880,000	5,036,900	3,295,000	-	-	19,541,830
2019	1,935,000	1,397,930	-	-	-	-	8,370,000	4,603,500	3,235,000	-	-	19,541,430
2020	2,030,000	1,301,180	-	-	-	-	8,895,000	4,143,150	3,170,000	-	-	19,539,330
2021	2,135,000	1,199,680	-	-	-	-	9,455,000	3,653,925	3,100,000	-	-	19,543,605
2022	2,240,000	1,092,930	-	-	-	-	10,050,000	3,133,900	3,025,000	-	-	19,541,830
2023	2,345,000	978,690	-	-	-	-	10,680,000	2,581,150	2,950,000	-	-	19,534,840
2024	2,470,000	859,095	-	-	-	-	11,355,000	1,993,750	2,860,000	-	-	19,537,845
2025	2,595,000	733,125	-	-	-	-	12,065,000	1,369,225	2,775,000	-	-	19,537,350
2026	2,730,000	600,780	-	-	-	-	12,830,000	705,650	2,675,000	-	-	19,541,430
2027	2,870,000	461,550	-	-	-	-	-	-	16,210,000	-	-	19,541,550
2028	3,015,000	315,180	-	-	-	-	-	-	16,210,000	-	-	19,540,180
2029	3,165,000	161,415	-	-	-	-	-	-	16,210,000	-	-	19,536,415
Total	50,440,000	46,669,993	52,380,000	22,499,564	9,320,000	3,378,143	125,930,000	133,769,070	76,435,000	2,885,000	277,430	523,984,200

Debt Service payments made on schedule	(263,255,767)
Debt Service defeased with extra sales tax revenue in 2005	(73,138,983)
Debt Service defeased or partially defeased with extra sales tax revenue in 2008	(45,372,975)
Debt Service defeased with extra sales tax revenue in 2015	(62,165,650)
Debt Service defeased or partially defeased with extra sales tax revenue in 2016	(41,294,225)
Debt Service defeased or partially defeased with extra sales tax revenue in 2019	(38,756,600)

Remaining Debt Service payments as of December 31, 2023 -

Southeast Wisconsin Professional Baseball Park District

**Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2023**



Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

Noncallable Debt Service Payments Held in Irrevocable Trust

Year	Series 1998A		Series 1997	Total
	Principal	Interest	P&I (CABs)	
2024	\$ 11,355,000	\$ 1,993,750	\$ 2,860,000	\$ 16,208,750
2025	12,065,000	1,369,225	2,775,000	16,209,225
2026	12,830,000	705,650	2,675,000	16,210,650
2027	-	-	16,210,000	16,210,000
2028	-	-	16,210,000	16,210,000
2029	-	-	16,210,000	16,210,000
Total	\$ 36,250,000	\$ 4,068,625	\$ 56,940,000	\$ 97,258,625

Sales Tax Retirement

- The District's enabling legislation, 1995 State of Wisconsin Act 56, authorized the District to levy a 0.1% sales tax in the five-county district (Milwaukee, Ozaukee, Racine, Washington and Waukesha counties). The legislation, more specifically Section 229.685(2), says the District shall make a certification to the department of revenue and the department of transportation as soon as practicable after 1) the retirement of all bonds issued for the initial construction of baseball park facilities and all bonds issued to fund or refund those bonds and 2) after funding a fund for maintenance costs and capital improvements sufficiently to meet any maintenance or capital improvement obligations between the District and any professional baseball team using baseball park facilities constructed under this subchapter as a home stadium.
- The District received a bond counsel opinion on February 21, 2020 that all bond payments are in an irrevocable trust and therefore its obligations under the General Resolution have been fully discharged. In addition, the District received a report on March 2, 2020 from its independent financial advisor verifying that the funds to meet the District's other statutory and contractual obligations have been set aside in designated committed funds. With the conditions of Wisconsin Statute, Section 229.685(2) met, the District Board of Directors met on March 10, 2020 and approved a resolution authorizing the retirement of the 0.1% sales tax. The last day of the sales tax was March 31, 2020.
- The District's authority to levy a sales tax was eliminated with the passage of the 2023 State of Wisconsin Act 40. The legislation is discussed in more detail under 'Currently Known Facts/Economic Conditions'.

Asset – Liability Matching Fund / Stabilization Fund

- With the retirement of the 0.1% sales tax, the District's annual expenses, including its statutory and contractual responsibilities and obligations, are primarily funded through the use of committed funds designated for that purpose. Those committed funds, called the Asset – Liability Matching and Stabilization funds, were created for the purpose of funding the District's obligations through the initial term of the lease agreement with the Team (2030), as well as any lease extensions (through 2040).

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to the financial statements. This report also contains required supplementary information in addition to the basic financial statements themselves.

Government-Wide Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private sector business.

The *Statement of Net Position* presents information on all of the District's assets, liabilities, and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating. To assess the overall health of the District you need to consider additional nonfinancial factors such as overall economic conditions and new regulations.

The *Statement of Activities* presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of the related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in the future fiscal periods (e.g., uncollected license plate sales).

The government-wide financial statements can be found on pages 13 and 14 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District are governmental funds.

Governmental Funds – Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains one individual governmental fund. Information is presented in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, which is considered to be a major fund.

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

The basic governmental fund financial statements can be found on pages 15 to 17 of this report.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 18 to 32 of this report.

Other Information – In addition to the basic financial statements and accompanying notes, *required supplementary information* presents a detailed budgetary comparison schedule for the General Fund to demonstrate compliance with the budget. This information can be found on pages 33 to 34 of this report. Also included are notes to required supplementary information.

Financial Analysis of the District as a Whole

An analysis of the District's financial position begins with a review of the Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position. These two statements report the District's net position and changes therein. It should be noted that the financial position can also be affected by nonfinancial factors, including economic conditions and new regulations.

As noted earlier, net position may serve over time as a useful indicator of the District's financial position. In the case of the District, assets exceeded liabilities and deferred inflows of resources by \$144,767,269 as of December 31, 2023.

A portion of the District's net position, \$83,928,087, reflects its investments in capital assets (e.g., land improvements, building, works of art and infrastructure). The District has no debt related to its capital assets. The District uses these capital assets to operate American Family Field; consequently, these assets are not available for future spending.

Southeast Wisconsin Professional Baseball Park District's Net Position

	Governmental Activities	
	2023	2022
Assets		
Current and other assets	\$ 80,317,741	\$ 87,735,816
Capital assets	83,928,087	82,055,966
Total assets	<u>164,245,828</u>	<u>169,791,782</u>
Liabilities		
Other liabilities	<u>4,443,307</u>	<u>2,747,848</u>
Deferred Inflows of Resources		
Lease related amounts	<u>15,035,252</u>	<u>15,662,317</u>
Net Position		
Net investment in capital assets	83,928,087	82,055,966
Restricted	4,194,228	10,425,568
Unrestricted	56,644,954	58,900,083
Total net position	<u>\$ 144,767,269</u>	<u>\$ 151,381,617</u>

Southeast Wisconsin Professional Baseball Park District

**Management's Discussion and Analysis (Unaudited)
Year Ended December 31, 2023**

A portion of the District's net position, \$4,194,228, represents resources that are subject to external restriction on how they may be used. The remaining balance of unrestricted net position, \$56,644,954, may be used to meet the District's ongoing obligations.

Analysis of the District's Operations – The following table provides a summary of the District's operations for the year ended December 31, 2023, with comparative information for the fiscal year ended December 31, 2022.

**Southeast Wisconsin Professional Baseball Park District
Condensed Statement of Activities**

	Governmental Activities	
	2023	2022
Revenues		
Program revenues		
Charges for services	\$ 927,065	\$ 905,299
General revenues		
License plate sales	288,395	300,029
Investment income (loss)	3,697,216	(7,058,275)
Miscellaneous	2,324	4,468
	<hr/>	<hr/>
Total revenues	4,915,000	(5,848,479)
Expenses		
General government	11,529,348	10,545,322
	<hr/>	<hr/>
Change in net position	(6,614,348)	(16,393,801)
Net Position, Beginning	<hr/>	<hr/>
	151,381,617	167,775,418
Net Position, Ending	<hr/>	<hr/>
	\$ 144,767,269	\$ 151,381,617

Program revenues of the District are generated by two primary sources. The first is the annual rent paid by the Milwaukee Brewers Baseball Club (the Team) in accordance with the lease agreement for the stadium (\$1,208,401 in 2023). The second is the segregated reserve fund payment also made by the Team, which is used for future major capital repairs and improvements of the stadium (\$300,000 in 2023).

Per the requirements of GASB 87, the \$1,208,401 rent payment received from the Team under the lease in 2023 is recorded as follows: \$627,065 in rent revenue (Charges for Services) and \$581,336 as interest which is included in investment income.

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

General revenues of the District are generated by investment earnings on restricted and unrestricted cash assets. The District experienced a mark-to-market gain of \$3,115,880 on its investments in 2023. The total below does not factor in the \$581,336 of interest income earned during 2023 on the stadium lease, which is incorporated into the total investment income/(loss) in the financial statement schedules per GASB 87. Total investment earnings for the District by fund in 2023 were as follows.

Source	2023	2022
Unrestricted	\$ 83,406	\$ 50,442
Restricted for major capital repairs and improvements	411,024	(305,643)
Committed for contractual liabilities	2,621,450	(7,406,176)
Total investment income (loss)	<u>\$ 3,115,880</u>	<u>\$ (7,661,377)</u>

The District generally holds securities to maturity and therefore the significant unrealized losses on investments will not be realized. Total net income for the District by fund in 2023, excluding unrealized gains/(losses), were as follows:

Source	2023	2022
Unrestricted	\$ 83,406	\$ 28,309
Restricted for major capital repairs and improvements	135,732	172,526
Committed for contractual liabilities	1,387,389	1,334,248
Net income	<u>\$ 1,606,527</u>	<u>\$ 1,535,083</u>

In addition, in 2023 the District collected \$234,817 from the sale of specialized Brewers license plates.

In prior years, the District's primary source of general revenue was the 0.1% sales tax levied in the five-county District. With the retirement of the 0.1% sales tax in March 2020, the District's annual expenses, including its statutory and contractual obligations, are primarily funded through the use of committed resources that are designated for that purpose.

The statement of activities shows a decrease of \$6,614,348 in the net position at year-end.

Governmental Fund

The focus of the District's governmental fund is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the District's net resources available for spending at the end of the fiscal year.

At the end of current fiscal year, the District's governmental fund reported combined ending fund balances of \$60,785,604. Approximately 7% of this total amount, \$4,120,430, constitutes unassigned fund balance, \$46,659 is considered nonspendable for prepaids, and another \$52,424,287 is considered committed for contractual liabilities. The remaining \$4,194,228 of the fund balance is restricted for major capital repairs and improvements.

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

The District reports the following major governmental fund:

General Fund - accounts for the District's primary operating activities. It is used to account for and report all financial resources except those required to be accounted for in another fund.

The general fund balance decreased from \$69,325,651 at December 31, 2022, to \$60,785,604 at December 31, 2023. With the retirement of the 0.1% sales tax in March 2020, the District's annual statutory and contractual obligations are primarily funded using committed resources that are designated for that purpose. Therefore, the District anticipates a reduction in its fund balance each year going forward.

General Fund Budgetary Highlights

The expenditures experienced an unfavorable variance due to segregated reserve fund expenditures being more than the budgeted annual required contribution into the fund. Expenditures from the segregated reserve fund are approved at the committee level and the 2023 expenditures were paid for out of current year contributions, prior year surplus funding, and use of other committed funds. This variance was partially offset by a number of outside services coming in under budget and an unrealized mark-to-market gain on investments.

Capital Assets

At the end of 2023, the District had invested a total of \$83,928,087 in capital assets (net of accumulated depreciation). This investment in capital assets includes land improvements, buildings, equipment, works of art (reimbursed expenditures) and infrastructure.

Capital Assets at Year-End Net of Accumulated Depreciation

	Governmental Activities	
	2023	2022
Land improvements	\$ 5,745,658	\$ 5,745,658
Construction in progress	8,858,672	5,878,818
Buildings	57,064,527	64,318,432
Equipment	10,995,398	5,225,745
Statues and monuments (reimbursed expenditures)	180,793	206,621
Parking lot and parking lot improvements	1,083,039	680,692
Total	<u>\$ 83,928,087</u>	<u>\$ 82,055,966</u>

Additional information on the District's capital assets can be found in Note 2 of this report.

Southeast Wisconsin Professional Baseball Park District

Management's Discussion and Analysis (Unaudited) Year Ended December 31, 2023

Currently Known Facts/Economic Conditions

There has been legislation approved by the State of Wisconsin for improvements to the baseball park facilities. The bills were presented to the Governor on November 30, 2023, and signed into law on December 5, 2023, as 2023 Wisconsin Act 40 and Act 41. These Acts were published on December 6, 2023, and became generally effective on December 7, 2023.

2023 Wisconsin Act 40 and Act 41 have a variety of immediate and future implications for the District, including its governance, funding, and authority. The reader of these financial statements is encouraged to read the legislation in full.

Most significantly, on December 7, 2023, the terms of all existing Board of Directors expired and the jurisdiction of the District was changed from five counties (Milwaukee, Ozaukee, Racine, Washington and Waukesha) to Milwaukee County. There were no Board of Directors appointed at December 31, 2023.

Under the legislation, the District must create and manage a new *baseball park facilities improvement segregated fund* ("facilities fund"). The City of Milwaukee and Milwaukee County are each required to deposit up to \$67.5 million into the facilities fund between 2024 – 2050. The legislation also creates a new ticket surcharge on non-baseball ticketed events, with the proceeds being deposited into the facilities fund.

The District's authority to levy a sales tax and issue bonds was eliminated with the passage of 2023 State of Wisconsin Act 40. The District is now authorized to loan up to \$35 million from the Wisconsin Department of Administration.

Requests for Information

The financial report is designed to provide citizens, customers, investors and creditors with general overview of the District's finances. If you have questions about this report or need any additional information, contact the District's Office at American Family Field, 1 Brewers Way, Milwaukee, Wisconsin, 53214, call 414 902 4040 or email contact@wibaseballdistrict.com.

Southeast Wisconsin Professional Baseball Park District

**Statement of Net Position
December 31, 2023**

	Governmental Activities
Assets	
Cash and investments	\$ 56,792,989
License plate proceeds receivable	53,578
Lease receivable	15,035,252
Interest receivable	164,304
Prepaid items	46,659
Restricted assets-cash and investments	8,224,959
Capital assets:	
Construction in progress	8,858,672
Leasehold improvements	5,745,658
Capital assets, net of depreciation	<u>69,323,757</u>
Total assets	<u>164,245,828</u>
Liabilities	
Accounts payable	4,143,307
Unearned revenue	<u>300,000</u>
Total liabilities	<u>4,443,307</u>
Deferred Inflows of Resources	
Lease related amounts	<u>15,035,252</u>
Total deferred inflows of resources	<u>15,035,252</u>
Net Position	
Net investment in capital assets	83,928,087
Restricted:	
Major capital repairs and improvements	4,194,228
Unrestricted	<u>56,644,954</u>
Total net position	<u>\$ 144,767,269</u>

See accompanying notes to financial statements

Southeast Wisconsin Professional Baseball Park District

Statement of Activities
Year Ended December 31, 2023

<u>Functions/Programs</u>	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental activities - general government	\$ 11,529,348	\$ 927,065	\$ (10,602,283)
	General Revenues		
			288,395
			3,697,216
			<u>2,324</u>
		Total general revenues	3,987,935
		Change in net position	(6,614,348)
		Net Position, Beginning	<u>151,381,617</u>
		Net Position, Ending	<u><u>\$ 144,767,269</u></u>

See accompanying notes to financial statements

Southeast Wisconsin Professional Baseball Park District

Balance Sheet

Governmental Funds and Reconciliation of

Governmental Funds to Net Position on the Statement of Net Position

December 31, 2023

	General Fund
Assets	
Cash and investments	\$ 56,792,989
Receivables:	
License plate proceeds	53,578
Lease receivable	15,035,252
Interest	164,304
Prepaid items	46,659
Restricted assets:	
Cash and investments	<u>8,224,959</u>
Total assets	<u>\$ 80,317,741</u>
Liabilities, Deferred Inflows of Resources and Fund Balances	
Liabilities	
Accounts payable	\$ 4,143,307
Unearned revenue	<u>300,000</u>
Total liabilities	<u>4,443,307</u>
Deferred Inflows of Resources	
Unavailable revenue	53,578
Lease related amounts	<u>15,035,252</u>
Total deferred inflows of resources	<u>15,088,830</u>
Fund Balances	
Nonspendable for prepaid items	46,659
Restricted for major capital repairs and improvements	4,194,228
Committed for contractual liabilities	52,424,287
Unassigned	<u>4,120,430</u>
Total fund balances	<u>60,785,604</u>
Total liabilities, deferred inflows of resources and fund balances	<u>80,317,741</u>
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental funds are not financial resources and, therefore, are not reported in the fund.	83,928,087
Some receivables that are currently unavailable are reported as unavailable revenue in the fund financial statements but are recognized as revenue when earned in the government-wide statements	<u>53,578</u>
Net position of governmental activities	<u>\$ 144,767,269</u>

See accompanying notes to financial statements

Southeast Wisconsin Professional Baseball Park District

**Statement of Revenues, Expenditures and Changes in Fund Balance—Governmental Fund
Year Ended December 31, 2023**

	General Fund
<hr/>	
Revenues	
License plate sales	\$ 234,817
Charges for services	927,065
Investment income	3,697,216
Miscellaneous	<u>2,324</u>
Total revenues	<u>4,861,422</u>
Expenditures	
Current:	
General government	1,442,790
Capital outlay	<u>11,958,679</u>
Total expenditures	<u>13,401,469</u>
Net change in fund balances	(8,540,047)
Fund Balances, Beginning	<u>69,325,651</u>
Fund Balances, Ending	<u><u>\$ 60,785,604</u></u>

See accompanying notes to financial statements

Southeast Wisconsin Professional Baseball Park District

**Reconciliation of the Statement of Revenues, Expenditures and Changes
in Fund Balances of Governmental Fund to the Statement of Activities
Year Ended December 31, 2023**

Net Change in Fund Balances, Governmental Fund \$ (8,540,047)

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

Governmental funds report capital outlays as expenditures. However, in the statement of net position the cost of these assets is capitalized and they are depreciated over their estimated useful lives and reported as depreciation expense in the statement of activities.

Capital outlay is reported as an expenditure in the fund financial statements but is capitalized in the government-wide financial statements	11,958,679
Less some items reported as capital outlay but not capitalized	(1,554,179)
Depreciation is reported in the government-wide statements	<u>(8,532,379)</u>

Receivables not currently available are reported as revenue when collected or currently available in the fund financial statements but are recognized as revenue when earned in the government-wide financial statements.	<u>53,578</u>
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Change in Net Position of Governmental Activities \$ (6,614,348)

See accompanying notes to financial statements

Southeast Wisconsin Professional Baseball Park District

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December 31, 2023

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Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements

December 31, 2023

Note 1. Summary of Significant Accounting Policies

The accounting policies of the Southeast Wisconsin Professional Baseball Park District (the District) conform to generally accepted accounting principles as applicable to governmental units. The accepted standard-setting body for establishing governmental accounting and financial reporting principles is the Governmental Accounting Standards Board (GASB).

Reporting Entity

The reporting entity for the District does not consist of a primary government but instead is that of a joint venture. The foundation for a primary government is a separately elected governing body - one that is elected by the citizens in a general, popular election. A primary government can also be a special-purpose government that meets all of the following criteria: (a) it has a separately elected governing body, (b) it is legally separate and (c) it is fiscally independent of other state and local governments. The District Board of Directors (the Board) is appointed (see below) and, therefore, is not defined as a primary government.

The District is a special district that is a local governmental unit existing under the laws of the State of Wisconsin. The District was created under 1995 Wisconsin Act 56 and significant changes to its authority and governance were approved in 2023 Wisconsin Act 40 and Act 41, which became effective on December 7, 2023. The District was provided the authority to issue bonds and impose a sales and use tax for the purpose of constructing and maintaining baseball park facilities. That authority was removed in 2023 Wisconsin Act 40.

The District's jurisdiction is now comprised of Milwaukee County, Wisconsin. The District was created to assist in the development of a professional baseball park for the use of the Milwaukee Brewers Baseball Club, Limited Partnership (the Team). The Board has the authority to adopt by-laws to govern the District's activities.

The business and affairs of the District are managed by a board consisting of thirteen members. The composition of the Board is governed by Section 229.66 of the Wisconsin Statutes and were updated effective December 7, 2023, as follows:

The Governor appoints a total of seven Board members who may take their seat immediately upon appointment and qualification.

- a. Chairperson and three additional Board members
- b. One person, who may not be an employee of the State of Wisconsin or the Team, from a list containing the names of not fewer than three persons provided by the Team, who serve at the pleasure of the Governor.
- c. One person from a list containing the names of not fewer than three persons provided by the Milwaukee County Executive, who serve at the pleasure of the Governor.
- d. One person from a list containing the names of not fewer than three persons provided by the Mayor of the City of Milwaukee, who serve at the pleasure of the Governor.

The Majority Leader of the Senate appoints three Board members. The Speaker of the Assembly appoints three Board members.

All Board members must be residents of the State of Wisconsin and Board members may be removed from the Board at the pleasure of the appointing authority. Vacancies for persons appointed to the District Board are filled by the appointing authority who appointed the person whose office is vacant. Any such appointee would serve for the remainder of the term to which he or she is appointed.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Two of the seven Board members appointed by the Governor are appointed to two-year terms, while the other five Board members appointed by the Governor are appointed to four-year terms. After the initial two-year terms expire, all terms are for four years.

One of the three Board members appointed by the Majority Leader of the Senate is appointed to a two-year term, while the other two Board members appointed by the Majority Leader of the Senate are appointed to four-year terms. After the initial two-year term expires, all terms are for four years.

One of the three Board members appointed by the Speaker of the Assembly is appointed to a two-year term, while the other two Board members appointed by the Speaker of the Assembly are appointed to four-year terms. After the initial two-year term expires, all terms are for four years.

The Governor selects the Chairperson of the Board. The Board has the power to elect from its own membership a vice chairperson, a secretary and a treasurer. The Board has delegated the responsibility for the general supervision and control of the business and affairs of the District to its Executive Director. The District also has an Associate Director, who is responsible for the oversight of all District financial operations.

Government-Wide and Fund Financial Statements

Government-Wide Financial Statements:

The statement of net position and statement of activities display information about the reporting government as a whole. They include all funds of the reporting entity. Governmental activities generally are financed through taxes, intergovernmental revenues and other nonexchange revenues.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. The District does not allocate indirect expenses to functions in the statement of activities. 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 included among program revenues are reported as general revenues. Internally dedicated resources are reported as general revenues rather than as program revenues.

Fund Financial Statements:

Financial statements of the reporting entity are organized into funds each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance, revenues and expenditures.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Funds are organized as major funds or nonmajor funds within the governmental statements. An emphasis is placed on major funds within the governmental categories. Major individual governmental funds are reported as separate columns in the fund financial statements. A fund is considered major if it is the primary operating fund of the District or meets the following criteria:

- a. Total assets/deferred outflows of resources, liabilities/deferred inflows of resources, revenues or expenditures/expenses of that individual governmental are at least 10% of the corresponding total for all funds of that category or type.
- b. The same element of the individual governmental fund that met the 10% test is at least 5% of the corresponding total for all governmental funds.
- c. In addition, any other governmental fund that the District believes is particularly important to financial statement users may be reported as a major fund.

The District reports the following major governmental fund:

General Fund – accounts for the District’s primary operating activities. It is used to account for and report all financial resources except those required to be accounted for in another fund.

This report contains no nonmajor funds.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

Government-Wide Financial Statements:

The government-wide statement of net position and statement of activities are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues are recognized when earned and expenses are recorded when the liability is incurred or economic asset used. Revenues, expenses, gains, losses, assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider are met.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Fund Financial Statements:

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recorded when they are both measurable and available. Available means collectible within the current period or soon enough thereafter to be used 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. Expenditures are recorded when the related fund liability is incurred, except for unmatured interest on long-term debt, claims and judgments, which are recorded as a fund liability when expected to be paid with expendable available financial resources.

Revenues susceptible to accrual include license plate sales and interest.

Other miscellaneous revenues are recognized when received in cash or when measurable and available under the criteria described above.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

The preparation of financial statements in conformity with generally accepted accounting principles 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.

Assets, Liabilities and Net Position or Equity

Deposits and Investments

Investment of District funds is restricted by state statutes. Available investments are limited to:

- a. Time deposits in any credit union, bank, savings bank, trust company or savings and loan association.
- b. Bonds or securities of any county, city, drainage district, technical college district, village, town or school district of the state. Also, bonds issued by a local exposition district, a local professional baseball park district, a local professional football stadium district, a local cultural arts district, the University of Wisconsin Hospitals and Clinics Authority or the Wisconsin Aerospace Authority.
- c. Bonds or securities issued or guaranteed by the federal government.
- d. The local government investment pool.
- e. Any security maturing in seven years or less and having the highest or second highest rating category of a nationally recognized rating agency.
- f. Securities of an open-end management investment company or investment trust, subject to various conditions and investment options.
- g. Repurchase agreements with public depositories, with certain conditions.

The District has adopted an investment policy that further restricts permitted investments.

Investments are stated at fair value, which is the amount at which an investment could be exchanged in a current transaction between willing parties. Fair values are based on methods and inputs as outlined in Note 2. No investments are reported at amortized cost. Adjustments necessary to record investments at fair value are recorded in the operating statement as increases or decreases in investment income. Interest is accrued as earned. The difference between the bank balance and carrying value is due to outstanding checks and/or deposits in transit.

Custodial Credit Risk: The District's policy states that amounts on deposit in excess of Federal Deposit Insurance Corporation (FDIC) and State Deposit Guarantee amounts must be fully collateralized and held by a third party or fully insured by an insurance company with an A rating or better by A.M. Best.

For investments, the District's policy states that securities will be held by a third-party custodian and shall be registered in the name of the District or in the name of a nominee of the District or in the name of the custodian or its nominee.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Interest Rate Risk: The District's policy requires the maturities of individual securities to be in compliance with Section 66.0603 of the Wisconsin Statutes. Individual issues that are guaranteed as to principal and interest by the Federal Government or its agencies or a Wisconsin municipality shall not exceed 10 years in maturity from the date of purchase. For paydown securities, the average life shall be considered the effective maturity date. For floating rate securities, the time to coupon reset shall be used as the effective maturity.

Credit Risk: The District's policy requires all investments be made in accordance with Section 66.0603 of the Wisconsin Statutes. The District's policy further limits its investment choices to permitted investments defined within the policy.

Concentration of Credit Risk: It is the intent of the District's policy to diversify the investments made under the policy to avoid exposure to unreasonable risks associated with the volatility of any single, particular investment. Total holdings of any one issuer may not exceed 10% of the market value of the portfolio at the time of purchase, with the exception of U.S. Government issues and issues of U.S. Government agencies fully guaranteed as to both principal and interest by the U.S. Government.

See Note 2 for further information.

Receivables

License Plate Sales: The District receives proceeds from the sale of specialized Brewers license plates from the State of Wisconsin. The District has accrued the proceeds from the last three months of 2023 as a receivable. The accrual of \$53,578 is also recorded as unavailable revenue in the fund statements as it was received more than 60 days after year-end.

Leases: The District is a lessor because it leases capital assets to other entities. As a lessor, the District reports a lease receivable and corresponding deferred inflow of resources in both the fund financial statements and government-wide financial statements. The District continues to report and depreciate the capital assets being leased as capital assets of the primary government.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Restricted Assets

Mandatory segregations of assets are presented as restricted assets. Such segregations are required by external parties. See Note 2.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

Capital Assets

Government-Wide Statements:

Capital assets, which include property, plant and equipment, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial cost of between \$75,000 and \$120,000 for both general capital assets and infrastructure assets and an estimated useful life in excess of one year. All capital assets are valued at historical cost or estimated historical cost if actual amounts are unavailable. Donated capital assets are recorded at their estimated fair value at the date of donation.

Depreciation of all exhaustible capital assets is recorded as an allocated expense in the statement of activities, with accumulated depreciation reflected in the statement of net position. Depreciation is provided over the assets' estimated useful lives using the straight-line method of depreciation. The initial cost threshold and estimated useful life by asset type is as follows:

<u>Class of Asset</u>	<u>Threshold</u>	<u>Estimated Useful Life (Years)</u>
Buildings	\$ 120,000	30
Equipment	75,000	10 - 20
Works of art	120,000	30
Infrastructure	120,000	15 - 20

Fund Financial Statements:

In the fund financial statements, capital assets used in governmental fund operations are accounted for as capital outlay expenditures of the governmental fund upon acquisition.

Unearned Revenue

Payments collected by the District in advance for the benefit of future periods are recorded as unearned revenue. The availability period does not apply however, amounts may not be considered earned due to eligibility requirements or the providing of goods and services.

Deferred Inflows of Resources

A deferred inflow of resources represents an acquisition of net position/fund balance that applies to a future period and therefore will not be recognized as an inflow of resources (revenue) until that future time.

Equity Classifications

Government-Wide Statements:

Equity is classified as net position and displayed in three components:

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 1. Summary of Significant Accounting Policies (Continued)

- a. **Net Investment in Capital Assets** – Consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances (excluding unspent debt proceeds) of any bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- b. **Restricted Net Position** – Consists of net position with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Unrestricted Net Position** – All other net position that do not meet the definition of restricted or net investment in capital assets.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Statements:

Governmental fund balances are displayed as follows:

- a. **Nonspendable** – Includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.
- b. **Restricted** – Consists of fund balances with constraints placed on their use either by 1) external groups such as creditors, grantors, contributors or laws or regulations of other governments or 2) law through constitutional provisions or enabling legislation.
- c. **Committed** – Includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority. Fund balance amounts are committed through a formal action (resolution) of the District. This formal action must occur prior to the end of the reporting period, but the amount of the commitment, which will be subject to the constraints, may be determined in the subsequent period. Any changes to the constraints imposed require the same formal action of the District that originally created the commitment.
- d. **Assigned** – Includes spendable fund balance amounts that are intended to be used for specific purposes that do not meet the criteria to be classified as restricted or committed. The Board may take official action to assign amounts. Assignments may take place after the end of the reporting period.
- e. **Unassigned** – Includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed or assigned for those purposes.

The District considers restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents / contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the District would first use committed, then assigned and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

See Note 2 for further information.

Southeast Wisconsin Professional Baseball Park District

**Notes to Financial Statements
December 31, 2023**

Note 2. Detailed Notes on All Funds

Deposits and Investments

The District's deposits and investments at year-end were comprised of the following:

	Carrying Value	Statement Balance	Associated Risks
Deposits	\$ 46,524	\$ 3,354,075	Custodial credit
U.S. agencies – implicitly guaranteed	6,498,879	6,498,879	Custodial credit, credit, concentration of credit, interest rate
Mutual funds (U.S. Government Money Market fund)	7,041,373	7,041,373	N/A
U.S. treasuries	41,010,328	41,010,328	Custodial credit, interest rate
Municipal bonds	8,621,673	8,621,673	Custodial credit, credit, concentration of credit, interest rate
Corporate bonds	1,799,171	1,799,171	Custodial credit, credit, concentration of credit, interest rate
Total deposits and investments	<u>\$ 65,017,948</u>	<u>\$ 68,325,499</u>	

Reconciliation to financial statements:

Per statement of net position:

Unrestricted cash and investments	\$ 56,792,989
Restricted cash and investments	<u>8,224,959</u>

Total deposits and investments	<u>\$ 65,017,948</u>
--------------------------------	----------------------

Fair Value

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities. Debt securities classified in Level 2 of the fair value hierarchy are valued using a matrix pricing technique. Matrix pricing is used to value securities based on the securities' relationship to benchmark quoted prices.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 2. Detailed Notes on All Funds (Continued)

The valuation methods for recurring methods fair value measurements are as follows:

Investment Type	December 31, 2023			
	Level 1	Level 2	Level 3	Total
U.S. treasuries	\$ 41,010,328	\$ -	\$ -	\$ 41,010,328
U.S. agencies – implicitly guaranteed	-	6,498,879	-	6,498,879
Mutual funds (U.S. Government Money Market fund)	7,041,373	-	-	7,041,373
Municipal bonds	-	8,621,673	-	8,621,673
Corporate bonds	-	1,799,171	-	1,799,171
Total	<u>\$ 48,051,701</u>	<u>\$ 16,919,723</u>	<u>\$ -</u>	<u>\$ 64,971,424</u>

Custodial Credit Risk

Deposits – Custodial credit risk is the risk that in the event of a financial institution failure, the District's deposits may not be returned to the District.

The District does not have any deposits exposed to custodial credit risk.

Deposits in each local and area bank are insured by the FDIC in the amount of \$250,000 for time and savings accounts (including NOW accounts) and \$250,000 for demand deposit amounts (interest-bearing and noninterest bearing). Any amounts on deposit above FDIC limits are further protected by pledged collateral. In addition, if deposits are held in an institution outside of the state in which the government is located, insured amounts are further limited to a total of \$250,000 for the combined amount of all deposits.

Bank accounts are also insured by the State Deposit Guarantee Fund in the amount of \$400,000. However, due to the nature of this fund, recovery of material principal losses may not be significant to individual municipalities. This coverage has not been considered in computing custodial credit risk.

The District maintains a collateral agreement with one of its banks. At December 31, 2023, the bank had pledged various government securities in the amount of \$5,078,058 to secure the District's deposits.

Market values may have changed significantly after year-end.

Investments – For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations.

Southeast Wisconsin Professional Baseball Park District

**Notes to Financial Statements
December 31, 2023**

Note 2. Detailed Notes on All Funds (Continued)

As of December 31, 2023, the District's investments were rated as follows:

Investment Type	Standard & Poor's Investor Service	Moody's Investor Service	Amount
U.S. agencies – implicitly guaranteed	AA+	Aaa	\$ 6,498,879
Municipal bonds	AAA – AA	Aaa – Aa2	8,621,673
Corporate bonds	AA+ – AA-	Aaa – Aa3	1,799,171

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of a government's investment in a single issuer.

The District does not have any investments exposed to concentration of credit risk.

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment.

As of December 31, 2023, the District's investments were as follows:

Investment Type	Maturity (In Years)			
	Fair Value	Less than 1	1 – 10	11 – 20*
U.S. treasuries	\$ 41,010,328	\$ 7,728,580	\$ 23,368,589	\$ 9,913,159
U.S. agencies – implicitly guaranteed	6,498,879	2,256,661	4,242,218	-
Municipal bonds	8,621,673	3,652,740	4,968,933	-
Corporate bonds	1,799,171	1,483,415	315,756	-
Total	\$ 57,930,051	\$ 15,121,396	\$ 32,895,496	\$ 9,913,159

* U.S. treasuries in this category are held in the Asset-Liability Matching Fund and designated for a specific future liability and therefore are in compliance with the District's investment policy.

See Note 1 for further information on deposit and investment policies.

Receivables

The District has no receivables, other than the lease receivable, that are not expected to be collected within one year and has no allowance for uncollectible receivables.

Southeast Wisconsin Professional Baseball Park District

**Notes to Financial Statements
December 31, 2023**

Note 2. Detailed Notes on All Funds (Continued)

Restricted Assets

Under the terms of the lease agreement, the District and the Team make an annual payment to provide for future capital repairs and improvements at the stadium. The District's required payment was \$1,791,852 for 2023. Additional contributions from the Team bring the total contribution to the segregated reserve fund (SRF) to \$2,500,000. On January 1, 2023, \$9,490,249 was held in the SFR from unused funds deposited in previous years. The 2023 expenditures were paid out of the current year contributions and the prior year surplus funding. The balance in the SRF at December 31, 2023, was \$2,924,450 and is shown as restricted cash and investments in the General Fund.

Per Wisconsin Statute 20.395 (5) (ij), the District receives proceeds from the sale of specialized Brewers license plates. Upon retirement of the sales tax, those funds are deposited into the fund for maintenance costs and capital improvements established under Section 229.685(2) for the purpose of future capital repairs and improvements. On January 1, 2023, \$935,319 was held in the maintenance and capital improvement fund. There were no expenditures from this fund during the year and the balance on December 31, 2023 was \$1,269,778 and is shown as restricted cash and investments in the General Fund.

Capital Assets

Capital asset activity for the year ended December 31, 2023, was as follows:

Governmental Activities	Beginning Balance	Additions	Deletions	Ending Balance
Capital assets not being depreciated:				
Land improvements	\$ 5,745,658	\$ -	\$ -	\$ 5,745,658
Construction in progress	5,878,818	8,858,672	(5,878,818)	8,858,672
Total capital assets not being depreciated	11,624,476	8,858,672	(5,878,818)	14,604,330
Capital assets being depreciated:				
Buildings	232,734,447	372,307	(4,541,750)	228,565,004
Equipment	13,868,055	6,551,783	-	20,419,838
Works of art	774,835	-	-	774,835
Parking lot and parking lot improvements	19,574,261	500,556	(166,608)	19,908,209
Total capital assets being depreciated	266,951,598	7,424,646	(4,708,358)	269,667,886
Less accumulated depreciation for:				
Buildings	(168,416,015)	(7,626,212)	4,541,750	(171,500,477)
Equipment	(8,642,310)	(782,129)	-	(9,424,439)
Works of art	(568,214)	(25,828)	-	(594,042)
Parking lot and parking lot improvements	(18,893,569)	(98,210)	166,608	(18,825,171)
Total accumulated depreciation	(196,520,108)	(8,532,379)	4,708,358	(200,344,129)
Net capital assets being depreciated	70,431,490	(1,107,733)	-	69,323,757
Total capital assets, net	\$ 82,055,966	\$ 7,750,939	\$ (5,878,818)	\$ 83,928,087

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 2. Detailed Notes on All Funds (Continued)

Depreciation expense was charged to functions as follows:

Governmental Activities	
General government	<u><u>\$ 8,532,379</u></u>

Defeasance of Debt

During 2019, the District defeased all of the remaining 1998A sales tax revenue refunding bonds by placing investments in an irrevocable trust to provide for all future debt service payments. Similarly, in prior years, the District defeased portions of the 1997 sales tax revenue capital appreciation bonds by placing investments in an irrevocable trust to provide for all future debt service payments. Accordingly, the trust account assets and the liability for the defeased bonds are not included in the District's financial statements. At December 31, 2023, \$97,258,625 in principal and interest of bonds outstanding are considered defeased. The bonds are being paid off in accordance with the original repayment schedule as follows:

<u>Maturity Date</u>	<u>Amount</u>
2024	\$ 16,208,750
2025	16,209,225
2026	16,210,650
2027	16,210,000
2028	16,210,000
2029	16,210,000

Lease Disclosures

Lessor – Lease Receivables

On December 31, 1996, the District entered into a lease agreement with the Team for the new stadium. The cost of the stadium being leased is \$229,377,149 and the accumulated depreciation is \$169,130,082 at December 31, 2023. Therefore, the carrying value of the stadium is \$56,202,565 at December 31, 2023. The lease was effective upon completion of the new baseball stadium project. The terms of the lease agreement are: the Team agrees to pay the District \$900,000 annual rent for the first 10 years of the lease, \$1,200,000 annually for the second 10 years of the lease and \$1,208,401 for the third 10 years of the lease and the subsequent 10 years of lease extension options. The scheduled lease payments by the Team to the District for the next 5 years are \$1,208,401 for the years 2024-2028. Per Note 1, the District implemented GASB issued Statement No. 87 as of January 1, 2022. This new lease standard requires the District to break out the portion of the payment attributable to interest revenue per the lease amortization schedule. For the \$1,208,401 lease payment received in 2023, \$627,065 was recognized as lease revenue and \$581,336 was recognized as interest revenue.

Southeast Wisconsin Professional Baseball Park District

**Notes to Financial Statements
December 31, 2023**

Note 2. Detailed Notes on All Funds (Continued)

Governmental Activities Lease Receivables Description	Date of Inception	Final Maturity	Interest Rate	Receivable Balance- December 31, 2023
Stadium lease	March 30, 2001	December 31, 2040	3.65%	\$ 15,035,252
Total governmental activities				<u>\$ 15,035,252</u>

Expected future lease payments by the Team to the District are as follows:

Years	Principal	Interest	Total
2024	\$ 650,340	\$ 558,061	\$ 1,208,401
2025	674,478	533,923	1,208,401
2026	699,513	508,888	1,208,401
2027	725,477	482,924	1,208,401
2028	752,404	455,997	1,208,401
2029 - 2033	4,202,240	1,839,765	6,042,005
2034 - 2038	5,042,190	999,815	6,042,005
2039 - 2040	2,288,610	128,192	2,416,802

Note 3. Other Information

Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to or destruction of assets; and errors and omissions. All of these risks are covered through the purchase of commercial insurance, with minimal deductibles. Settled claims have not exceeded the commercial coverage in any of the past three years. There were no significant reductions in coverage compared to the prior year.

Commitments and Contingencies

Claims and judgments are recorded as liabilities if all the conditions of Governmental Accounting Standards Board pronouncements are met. The liability for claims and judgments is only reported in governmental funds if it has matured. Claims and judgments are recorded in the government-wide statements as expenses when the related liabilities are incurred.

From time to time, the District is party to various pending claims and legal proceedings. Although the outcome of such matters cannot be forecasted with certainty, it is the opinion of management and the District attorney that the likelihood is remote that any such claims or proceedings will have a material adverse effect on the District's financial position or results of operations.

Southeast Wisconsin Professional Baseball Park District

Notes to Financial Statements December 31, 2023

Note 3. Other Information (Continued)

Joint Ventures

The District and the Milwaukee Brewers Baseball Club, Limited Partnership (the Team) entered into a shared ownership agreement for the Milwaukee Stadium project on December 31, 1996. The agreement has subsequently been amended and restated.

The agreement states that the District and the Team will be the owner of the improvements constituting the stadium project and all infrastructure other than public highways and roads. Subject to the terms and conditions of the agreement, the Team currently owns an undivided 35.77% interest in the stadium project and the District currently owns an undivided 64.23% interest in the stadium project. The agreement also discusses the contributions of the District and the Team towards the financing of the stadium project along with conditions for periodically re-calculating the percentage of shared ownership for each party.

Subsequent Event

There has been legislation approved by the State of Wisconsin for improvements to the baseball park facilities. The bills were presented to the Governor on November 30, 2023, and signed into law on December 5, 2023, as 2023 Wisconsin Act 40 and Act 41. These Acts were published on December 6, 2023, and became generally effective on December 7, 2023.

2023 Wisconsin Act 40 and Act 41 have a variety of immediate and future implications for the District, including its governance, funding, and authority. The reader of these financial statements is encouraged to read the legislation in full.

A new Board of Directors was appointed by the appointing authorities in January 2024. The Board of Directors met on February 23, 2024 and voted to change the name of the Southeast Wisconsin Professional Baseball Park District to the Wisconsin Professional Baseball Park District.

On April 5, 2024, the Board of Directors met and approved hiring a third-party negotiator to represent the District in negotiating a new lease and non-relocation agreement with the Team. If a new lease and non-relocation agreement are approved and meet certain legislative criteria, the District will receive additional grant funding from the State of Wisconsin for the new *baseball park facilities improvement segregated fund* ("facilities fund").

Effect of New Accounting Standards on Current-Period Statements

The Governmental Accounting Standards Board (GASB) has approved the following that are not yet required to be implemented:

- Statement No. 100, *Accounting Changes and Error Corrections – an Amendment of GASB Statement No. 62*
- Statement No. 101, *Compensated Absences*
- Statement No. 102, *Certain Risk Disclosures*

The District has not yet assessed the financial impact of the above pronouncements. When they become effective, application of these standards may restate portions of these financial statements.

Required Supplementary Information

Southeast Wisconsin Professional Baseball Park District

**Required Supplementary Information
Budgetary Comparison Schedule (Unaudited)
General Fund
Year Ended December 31, 2023**

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With Final Budget</u>
	<u>Original</u>	<u>Final</u>		
Revenues				
License plate sales	\$ 300,000	\$ 300,000	\$ 234,817	\$ (65,183)
Income from other entities	927,065	927,065	927,065	-
Investment Income				
Interest on general fund investments	585,000	585,000	3,115,880	2,530,880
Lease interest revenue	581,336	581,336	581,336	-
Total investment income	1,166,336	1,166,336	3,697,216	2,530,880
Miscellaneous				
Miscellaneous general revenue	-	-	2,324	2,324
Total revenues	2,393,401	2,393,401	4,861,422	2,468,021
Expenditures				
General government:				
Operating	30,000	30,000	15,018	14,982
Outside services	1,115,000	1,115,000	894,000	221,000
Insurance	445,000	445,000	533,772	(88,772)
Annual maintenance and repair contribution	408,148	408,148	-	408,148
Capital outlay:				
Segregated reserve fund expenditures	1,791,852	6,691,852	11,958,679	(5,266,827)
Total expenditures	3,790,000	8,690,000	13,401,469	(4,711,469)
Net change in fund balances	(1,396,599)	(6,296,599)	(8,540,047)	(2,243,448)
Fund Balance, Beginning	69,325,651	69,325,651	69,325,651	-
Fund Balance, Ending	<u>\$ 67,929,052</u>	<u>\$ 63,029,052</u>	<u>\$ 60,785,604</u>	<u>\$ (2,243,448)</u>

Southeast Wisconsin Professional Baseball Park District

Notes to Required Supplementary Information (Unaudited) Year Ended December 31, 2023

Budgetary Information

Budgetary information is derived from the annual operating budget and is presented using the same basis of accounting for each fund as described in Note 1.

A budget has been adopted for the general fund.

The budgeted amounts presented are as presented in the original budget and the one budget amendment that was adopted during the year. Appropriations lapse at year-end unless specifically carried over. There were no carryovers to the following year. Budgets are adopted at the object level of expenditure.

The expenditures experienced an unfavorable variance due to segregated reserve fund expenditures being more than the budgeted annual required contribution into the fund. Expenditures from the segregated reserve fund are approved at the committee level and the 2023 expenditures were paid for out of current year contributions, prior year surplus funding, and use of other committed funds. This variance was partially offset by a number of outside services coming in under budget and an unrealized mark-to-market gain on investments.

Segregated Reserve Fund (SRF)

Under the terms of the lease agreement, the District and the Team make an annual payment to provide for future capital repairs and improvements at the stadium. The District's required payment was \$1,791,852 for 2023. Additional contributions from the Team bring the total contribution to the SRF to \$2,500,000. On January 1, 2023, \$9,490,249 was held in the SRF from unused funds deposited in previous years. Expenditures from the SRF are approved at the committee level and the 2023 expenditures were paid out of the current year contributions and the prior year surplus funding. The use of prior year surplus funding has caused expenditures in excess of budgeted amounts. The balance in the SRF at December 31, 2023, was \$2,924,450.

Under the terms of the lease agreement, the Team has pledged the annual maintenance and repair contribution directly to the SRF. Therefore, the \$408,148 maintenance and repair contribution is not paid directly to the Team but instead transferred directly from the District's operating fund to the SRF.

The District also maintains a maintenance and capital improvement fund from proceeds of the sale of specialized Brewers license plates for the purpose of future capital repairs and improvements. On January 1, 2023, \$935,319 was held in the maintenance and capital improvement fund. There were no expenditures from this fund during the year and the balance on December 31, 2023 was \$1,269,778.

Both the SRF and the maintenance and capital improvement fund amounts are shown as restricted cash and investments in the General Fund.