

New Jersey Sports and Exposition Authority

(A Component Unit of The State of New Jersey)

Consolidated Financial Statements as of
and for the Years Ended December 31, 2010
and 2009, Supplemental Schedules for the
Year Ended December 31, 2010, and
Independent Auditors' Report

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of The State of New Jersey)

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INDEPENDENT AUDITORS' REPORT

To the Chair and Members of
New Jersey Sports and Exposition Authority
East Rutherford, New Jersey

We have audited the accompanying consolidated statements of financial position of the New Jersey Sports and Exposition Authority (the "Authority" or "NJSEA"), a component unit of the State of New Jersey, as of December 31, 2010 and 2009, and the related consolidated statements of operations and changes in net assets, and cash flows for the years then ended. These consolidated financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these consolidated financial statements based on our audits.

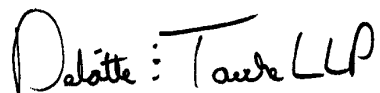
We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we express no such opinion. An audit also includes examining, on a test basis, evidence supporting the amounts and disclosures in the respective financial statements, assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, such consolidated financial statements present fairly, in all material respects, the financial position of the Authority, as of December 31, 2010 and 2009, and the results of its operations and changes in net assets, and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

As discussed in Note 1 to the consolidated financial statements, the NJSEA is a component unit of the State of New Jersey. The NJSEA requires significant subsidies from and has material transactions with the State of New Jersey and depends on certain tax revenues that are economically sensitive.

As discussed in Note 2 to the financial statements, as of January 1, 2010, the Atlantic City Convention & Visitors Authority ("ACCVA") is no longer reflected in the Consolidated Financial Statements of the NJSEA. As a result, certain assets and liabilities related to the Atlantic City Convention Center Project were transferred from the books and records of NJSEA to the ACCVA.

The Management's Discussion and Analysis on pages 3 through 21, the Schedule of Funding Progress-NJSEA Post Retirement Healthcare Plan on page 46, the Seasonal Racing Personnel Retirement Plan ("SRPRP") Schedule of Employer Contributions and Funding Progress on page 47, and the SRPRP Schedule of Actuarial Methods and Assumptions on pages 48 through 49 are not a required part of the consolidated financial statements but are supplementary information required by the Governmental Accounting Standards Board. This supplementary information is the responsibility of the Authority's management. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and we do not express an opinion on it.

A handwritten signature in black ink that reads "Deloitte : Touche LLP". The signature is written in a cursive, flowing style.

November 18, 2011

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY **(A Component Unit of the State of New Jersey)**

MANAGEMENT'S DISCUSSION AND ANALYSIS **DECEMBER 31, 2010 AND 2009**

Introduction to the Annual Report

This annual report consists of four parts; Management's Discussion and Analysis ("MD&A"), Consolidated Financial Statements, Notes to the Consolidated Financial Statements, and Required Supplementary Information.

Management's Discussion and Analysis:

- This section of the New Jersey Sports and Exposition Authority's (the "Authority" or "NJSEA"), a component unit of the State of New Jersey, financial statements presents an overview of the Authority's financial performance during the years ended December 31, 2010 and 2009. It provides an assessment of how the Authority's position has improved or deteriorated and identifies the factors that, in management's view, significantly affected the Authority's overall financial position. It may contain opinions, assumptions or conclusions by the Authority's management that should not be considered a replacement for, and must be read in conjunction with, the other financial statements described below.

The Consolidated Financial Statements include:

- The Consolidated Statements of Financial Position provide information about the nature and amounts of investments in resources (assets) and the obligations to NJSEA creditors (liabilities).
- The Consolidated Statements of Operations and Changes in Net Assets account for all of the current year's revenues and expenses, measure the success of the Authority's operations over the past year and can be used to determine how the Authority has funded its costs.
- The Consolidated Statements of Cash Flows which provide information about the Authority's cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities.

The Notes to the Consolidated Financial Statements provide:

- Information that is essential to understanding the consolidated financial statements, such as the Authority's accounting methods and policies.
- Details of contractual obligations, future commitments and contingencies of the Authority.
- Any other events or developing situations that could materially affect the Authority's financial position.

The Required Supplementary Information:

- Includes required supplemental information in accordance with Governmental Accounting Standards Board ("GASB").

The Authority's Business

The Authority is engaged in the business of owning, operating and managing sports, entertainment, wagering, and convention facilities throughout the State of New Jersey (the "State"). It was created as a quasi-governmental instrument of the State not only for the purpose of generating revenues from these activities, but also to generate sales tax revenues and provide economic stimulus to the regions surrounding the facilities. Only the result of the Authority's direct activities are discussed in this annual report.

Below is a description of the Authority's separate projects:

The Meadowlands Sports Complex — East Rutherford, New Jersey

Meadowlands Racetrack — consists of a five-level glass enclosed grandstand with seating for approximately 8,000, an outdoor ramp and trackside park for approximately 32,000 additional spectators and 2 restaurants, a one-mile track for both harness and thoroughbred racing, 16 barns and other support buildings for 1,635 horses. Its revenues are generated from commissions on live and simulcast pari-mutuel wagering, parking, admissions, program and concessions sales.

Account Wagering — began operations in October of 2004 as a joint venture with New Jersey Account Wagering, LLC for the purpose of implementing an account wagering system in the State. The Authority operates and manages the system, which allows account holders to make wagers through an internet connection or an automated telephone system. Under the agreement, the Authority began operating an on-line account wagering system and has contributed 70% of start-up costs for the project and accounts for all day-to-day operations in return for 70% of available net project revenues or losses as defined by the agreement.

Giants Stadium — provided approximately 80,200 seats on four levels and includes 20,000 parking spaces adjacent to the stadium. Its revenues were generated from leases and license agreements with the Giants and Jets football franchises and the Red Bulls soccer team, rental of 72 mezzanine level suites, as well as, various college football games, concerts, and other events. In early 2010, Giants Stadium was torn down and replaced by a stadium owned directly by the Giants and Jets football franchises. All revenues and expenses relating to Giants Stadium did not occur in 2010.

Stadium Suites Project — 46 additional luxury suites and club seats (consisting of 6 super suites, 14 terrace suites and 26 tower suites) were constructed onto Giants Stadium in 1998. Under an agreement with the Giants and Jets, net rental revenues from these suites, after expenses and debt service payments, were distributed equally between the Authority and the two franchises. In early 2010, Stadium Suites was demolished along with Giants Stadium as noted above. All revenues and expenses relating to Giants Stadium did not occur in 2010.

Izod Arena — is a 20,000 seat indoor arena with 28 private suites, containing approximately 466 seats, and 4,000 of its own parking spaces. Its revenues are generated from leases and license agreements with the Nets professional basketball team, which terminated in 2010, and other sporting events, family shows, and concerts.

Xanadu Entertainment Facility — a multi-use attraction currently under construction on the Arena site to consist of approximately 5 million square feet of gross space containing entertainment, conference facility, office, restaurant and ancillary retail components.

Other — Additionally, the Sports Complex generates revenues from events such as fairs and outdoor markets held in the Complex's parking lots.

Off-Track Wagering Facility — In November 2007, an Off-Track Wagering facility was placed in service in Woodbridge, NJ consisting of a restaurant operated under an agreement with a third party concessionaire and wagering facilities operated by the Authority.

Monmouth Park Racetrack — Oceanport, New Jersey

Monmouth Park Racetrack — consists of a one-mile oval track for thoroughbred racing, grandstand, and clubhouse seating for 18,000 spectators, 68 luxury open-air boxes and parking for 14,000 vehicles. Support facilities include 40 barns for 1,550 horses and dormitories for approximately 900. Its revenues are generated from commissions on live and simulcast pari-mutuel wagering, parking admissions, program and concessions sales.

Other — Additionally, income is generated from advertising signage located at various locations around the facility.

The Atlantic City Convention Centers — Atlantic City, New Jersey

Control over the Atlantic City Convention Centers was transferred from the Authority to the Atlantic City Convention & Visitors Authority (“ACCVA”) by enacted legislation passed in 2008. On January 1, 2010, the assets and liabilities of the Atlantic City Convention Center Project, which specifically include the assets and liabilities of the Atlantic City Convention Center, Boardwalk Hall, and the West Hall, were transferred from the financial statements of the NJSEA to the financial statements of the ACCVA. These items were previously accounted for in the Luxury Tax Reserve Fund. The following is a listing of the significant year-end balances of the major categories transferred.

Statement of Net Assets

• Total Current Assets	\$ 26,856,098
• Total Long Term Assets	407,711,302
• Total Current Liabilities	(16,866,191)
• Total Long Term Liabilities	<u>(110,448,836)</u>
Total Net Assets	<u>\$ 307,252,373</u>

Statement of Revenues, Expenses, and Changes in Net Assets

• Total Operating Expenses	\$ (11,496,362)
• Total Non-operating Income and (Expenses)	<u>11,646,853</u>
Increase in Net Assets for the Year	<u>\$ 150,491</u>

The Greater Wildwoods Convention Center — Wildwood, New Jersey

The Wildwoods Convention Center — consists of a recently constructed facility situated on the boardwalk in Wildwood, New Jersey, consisting of a 72,000 square foot exhibition floor and parking for 700 vehicles. Rental of the space for trade shows, concerts, conventions, and meetings comprise the Center’s revenues.

Other — Similar to Atlantic City, the towns of Wildwood, North Wildwood, and Wildwood Crest impose a tourism tax on retail sales. Ninety percent of these revenues are provided to the Authority to pay debt related to the convention centers, as well as to operate, maintain and promote the facilities.

NJSEA Insurance Company, Inc. — Vermont

NJSEA Insurance Company — was created by the NJSEA to engage in the business of acting as a pure captive insurance company under Title 8, Chapter 141 insurance statutes of the State of Vermont. NJSEA Insurance's mission is to continue, develop, and improve the insurance and risk management needs as required by the Authority.

Financial Analysis

The following sections will discuss the significant changes in the Authority's financial position for 2010 and 2009. Additionally, an examination of major economic factors and industry trends that have contributed to the Authority's operations are provided. It should be noted that for purposes of this MD&A, summaries of the financial statements and the various exhibits presented include information from the Authority's financial statements, which are prepared in accordance with generally accepted accounting principles ("GAAP").

Highlights (2010)

Total operating revenues decreased from 2009 by approximately \$86,402,000 due to the discontinued Stadium revenues of approximately \$61,622,000, lower gross revenues at the Meadowlands Racetrack of approximately \$15,493,000, due partly to 56 fewer race days held, lower revenues from Account Wagering and Off Track Wagering of \$886,000, lower Arena revenues of \$1,008,000 and lower interest income offset by higher revenues at Monmouth Park Racetrack of \$5,892,000 compared to 2009. Additionally, convention center revenues decreased \$13,286,000 due primarily to the divestiture of the ACCVA operations.

Total operating expenses (before depreciation and amortization) were lower than the previous year by \$87,632,000 of which \$39,774,000 was attributable to the elimination of the stadium and stadium suites facilities and \$31,332,000 was due to the ACCVA divestiture. Operating expenses at the Meadowlands and Monmouth Park racetracks decreased \$11,980,000 due mostly to fewer race-days and lower purse expenses directly related to lower racing revenue. Account wagering and off-track wagering expenses decreased approximately \$709,000 and Arena expenses decreased approximately \$2,529,000 due to lower departmental expenses for salary, security and utilities. General and administrative costs decreased approximately \$1,243,000 offset by an increase in payments in lieu of taxes of \$933,000. Wildwood convention center and entertainment facility costs were slightly lower by \$15,000.

Highlights (2009)

Total operating revenues decreased from 2008 by approximately \$20,673,000 due to lower gross revenues at the Meadowlands and Monmouth Park racetracks of approximately \$12,058,000, lower revenues at Off Track Wagering of \$614,000, which were offset by a \$412,000 increase in Account Wagering revenues. Izod Arena revenues were approximately \$6,640,000 lower than in 2008 as a result of fewer events and lower suites revenues. Stadium revenues increased over 2008 by approximately \$7,250,000 due to an increase in the number of events. Offsetting the Stadium increase was a reduction in revenue from Stadium Suites of \$5,384,000. Finally, the Atlantic City and Wildwood Convention Centers generated \$3,639,000 less event revenue from 2008.

Total operating expenses (before depreciation and amortization) were lower than the previous year by \$12,546,000 due to the overall drop in events and attendance. Operating expenses at the Meadowlands and Monmouth Park racetracks decreased \$8,191,000 due mostly to lower purse expenses directly related

to lower racing revenue. Racing expenses in Off-Track Wagering were lower by approximately \$301,000 but higher for Account Wagering by \$45,000. Stadium expenses increased by approximately \$4,656,000 and Arena expenses decreased approximately \$6,121,000 due to lower departmental expenses for salary, security and utilities. Stadium expenses increased over 2008 due to more events, particularly Stadium concerts.

Financial Summaries

The following tables provide a condensed summary and basic explanation of the changes in the financial statements described above, which are also presented in full detail in this annual report.

Condensed Consolidated Statements of Financial Position (Balance Sheet)

	2010	December 31, 2009	2008
Current and Other Assets	\$ 63,798,000	\$ 144,072,000	\$ 183,632,000
Capital Assets	<u>341,171,000</u>	<u>767,758,000</u>	<u>797,073,000</u>
Total Assets	<u>404,969,000</u>	<u>911,830,000</u>	<u>980,705,000</u>
Current and Other Liabilities	122,902,000	198,698,000	220,252,000
Long-Term Liabilities	<u>50,517,000</u>	<u>174,116,000</u>	<u>172,747,000</u>
Total Liabilities	<u>173,419,000</u>	<u>372,814,000</u>	<u>392,999,000</u>
Net Assets	<u>\$ 231,550,000</u>	<u>\$ 539,016,000</u>	<u>\$ 587,706,000</u>

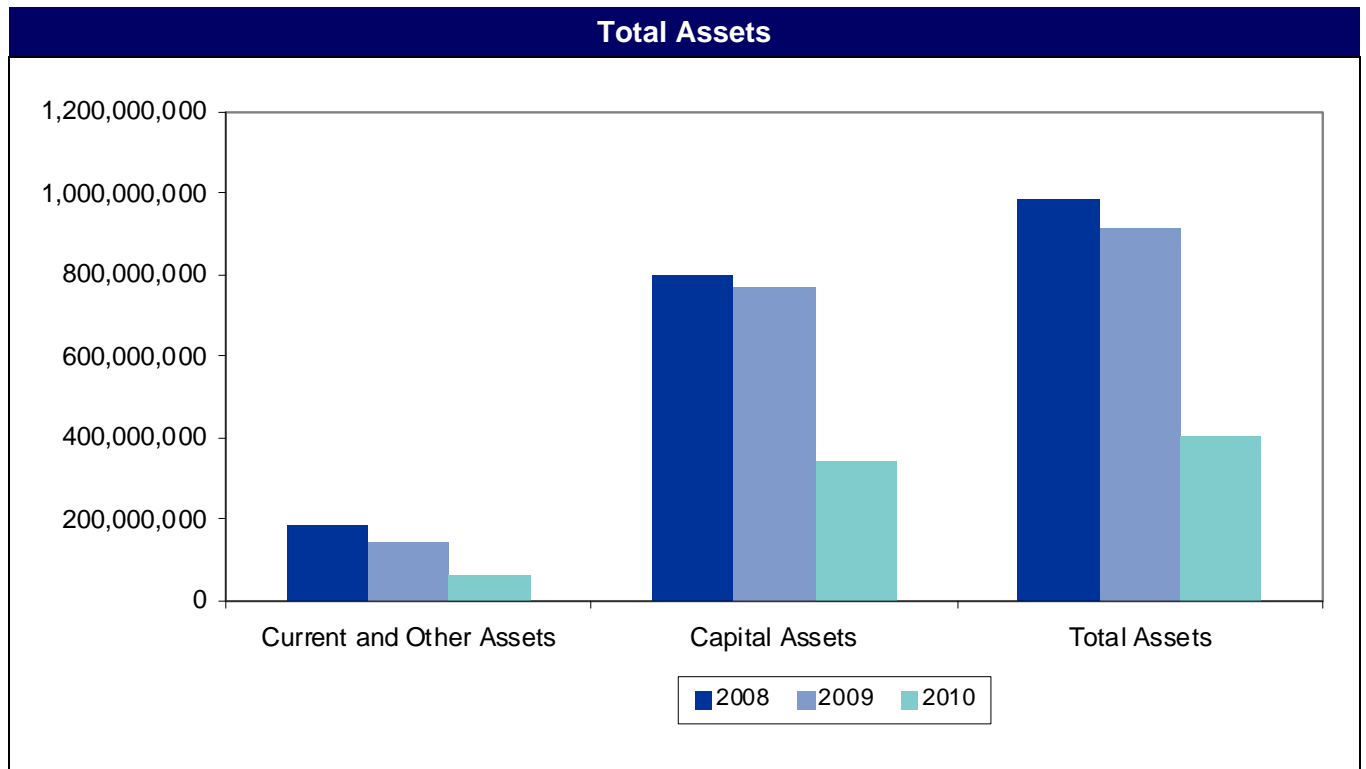
Significant changes in Assets in 2010 include:

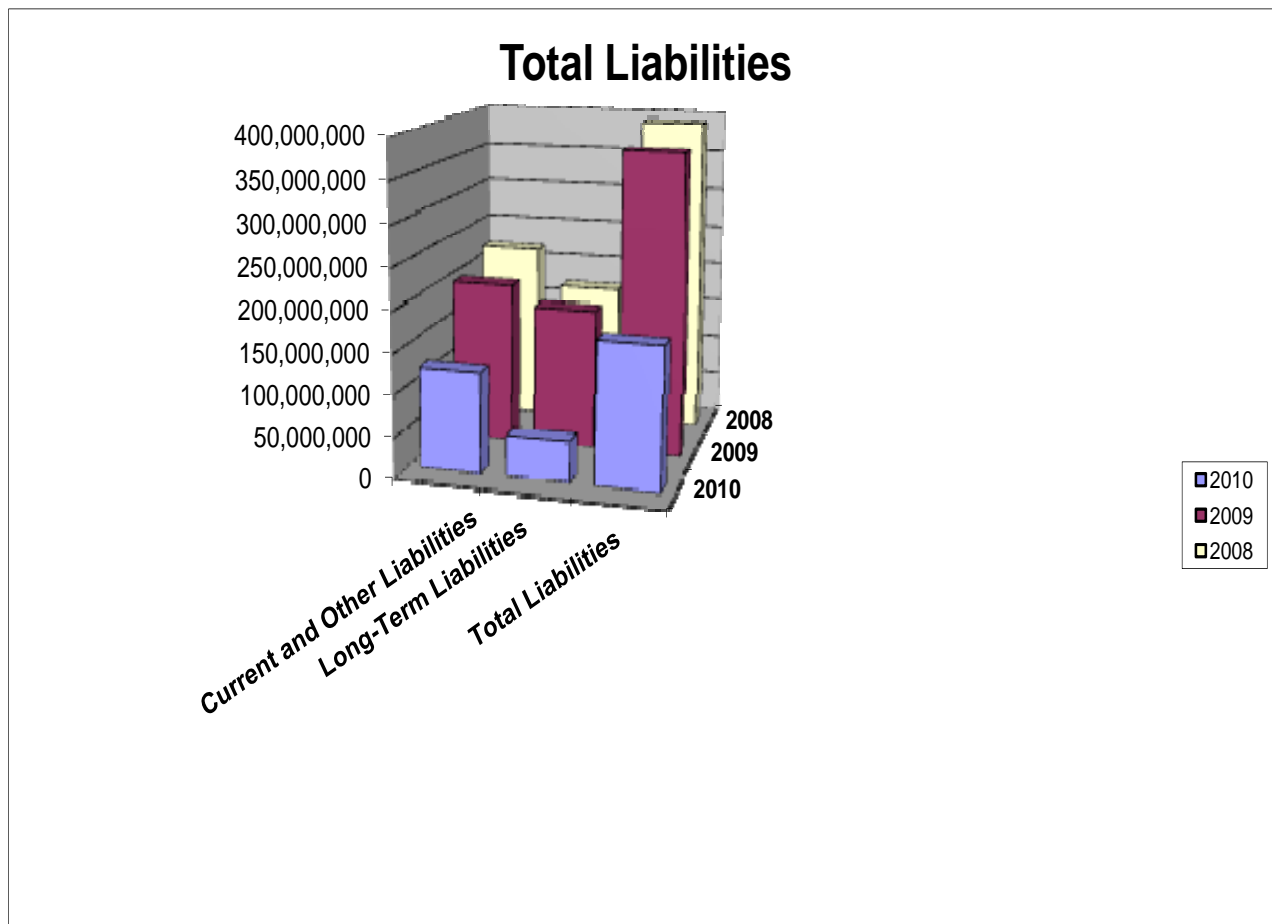
- A decrease in cash and cash equivalents of approximately \$58,055,000 due primarily to a divestiture of the ACCVA and related Luxury Tax Fund, the elimination of Debt Reserve Funds and a continued decrease in revenues.
- Investment in Facilities decreased by approximately \$426,587,000 due primarily to a divestiture in the assets of the ACCVA and related Luxury Tax Fund as well as normal annual depreciation.
- A restricted investment of \$4,797,000 held on behalf of the Historic Boardwalk Hall project was transferred to the ACCVA.
- A decrease of approximately \$4,359,000 in accounts receivable due primarily to the discontinued Stadium and Convention Center operations and a general decline in revenues.
- Due from the State of New Jersey decreased by \$10,308,000 primarily due to the divestiture of the ACCVA and related Luxury Tax Fund.

Significant changes in Assets in 2009 include:

- A decrease in cash and cash equivalents of approximately \$26,274,000 due primarily to a continued decrease in revenues.

- The Authority accelerated its depreciation on its assets related to Giants Stadium to bring the net book value to zero as of December 31, 2009. A new stadium owned by the Giants and Jets football teams replaced Giant Stadium in early 2010. The effect of accelerated depreciation resulted in a reduction in net investment in facilities. Offsetting this reduction were additions due from purchases and transfers from other assets. The net reduction in capital and other assets was \$42,306,000.
- A decrease of approximately \$4,285,000 in accounts receivable due primarily to the general decline in revenues.
- Due from the State of New Jersey increased by \$3,990,000 primarily as a result of an increase in marketing fees receivable.





Total Liabilities decreased in 2010 by approximately \$199,395,000 and was due primarily to:

- A decrease in bonds payable of \$115,713,000, notes payable of \$8,600,000 and interest payable of \$8,401,000 due primarily to the divestiture of Atlantic City.
- Other current liabilities decreased by \$22,376,000 due primarily to a favorable rendering of a court decision regarding an IRS case which was pending against the Authority for which a reserve was established in prior years.
- Decrease in accounts payable and accrued expenses and advance ticket sales approximately \$21,833,000 due to the reduction of expenses and from lower event volume.
- A decrease in deferred revenues of \$14,035,000 due to the normal recognition of the entertainment facility revenue and the elimination of the stadium.
- A decrease in other long-term liabilities of \$5,824,000 due to a lower estimated liability for workers compensation costs offset by higher health care costs and estimated post retirement benefits.

Total Liabilities decreased in 2009 by approximately \$20,185,000 and was due primarily to:

- A decrease of \$25,184,000 in deferred revenue resulting from the loss of the Stadiums Suites business for 2010 and the recognition of Xanadu revenue.

- Decrease in accounts payable and accrued expenses of \$1,705,000 due to the reduction of expenses and from lower event volume.
- A increase in other current and long term liabilities of \$8,749,000 due to the accrual of fixed assets and other expenses and due to higher estimated liability for workers compensation and health care costs
- A reduction on long-term debt due from principal payments on bonds and notes payable of approximately \$6,229,000.

Condensed Consolidated Statements of Operations and Changes in Net Assets

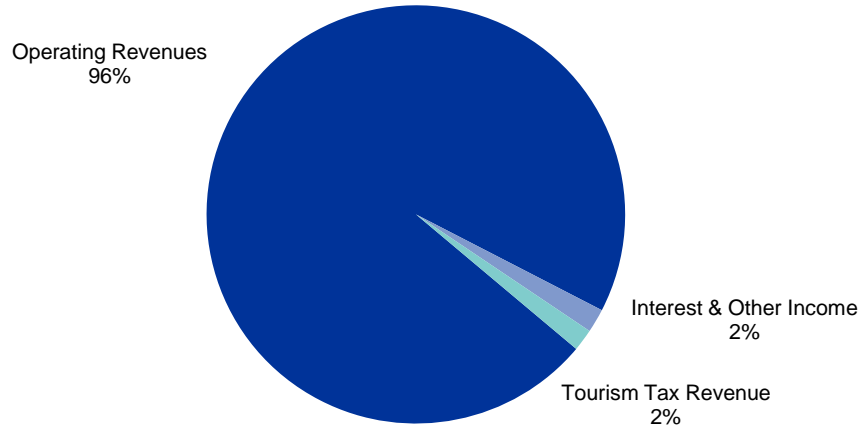
	Years Ended December 31,		
	2010	2009	2008
Operating Revenues	\$ 173,978,000	\$ 260,380,000	\$ 281,053,000
Operating Expenses Excluding Depreciation	<u>(194,492,000)</u>	<u>(282,124,000)</u>	<u>(294,670,000)</u>
Operating Revenues Net of Operating Expenses	(20,514,000)	(21,744,000)	(13,617,000)
Depreciation and Amortization Expense	<u>(21,273,000)</u>	<u>(58,756,000)</u>	<u>(70,955,000)</u>
Operating Loss	<u>(41,787,000)</u>	<u>(80,500,000)</u>	<u>(84,572,000)</u>
Non Operating Income and Expenses:			
Luxury Tax, Marketing Fee and Tourism Tax	3,327,000	35,772,000	38,396,000
Interest and Other Revenues/(Expenses)	<u>38,096,000</u>	<u>(3,962,000)</u>	<u>(36,070,000)</u>
Operating and Non Operating (loss)	<u>(364,000)</u>	<u>(48,690,000)</u>	<u>(82,246,000)</u>
Transfers to ACCVA	<u>(307,102,000)</u>	<u>-</u>	<u>-</u>
Change in Net Assets	<u>\$ (307,466,000)</u>	<u>\$ (48,690,000)</u>	<u>\$ (82,246,000)</u>

While the Consolidated Statements of Financial Position show the financial position or net assets, the Consolidated Statements Operations and Changes in Net Assets provide answers as to the nature and source of these changes.

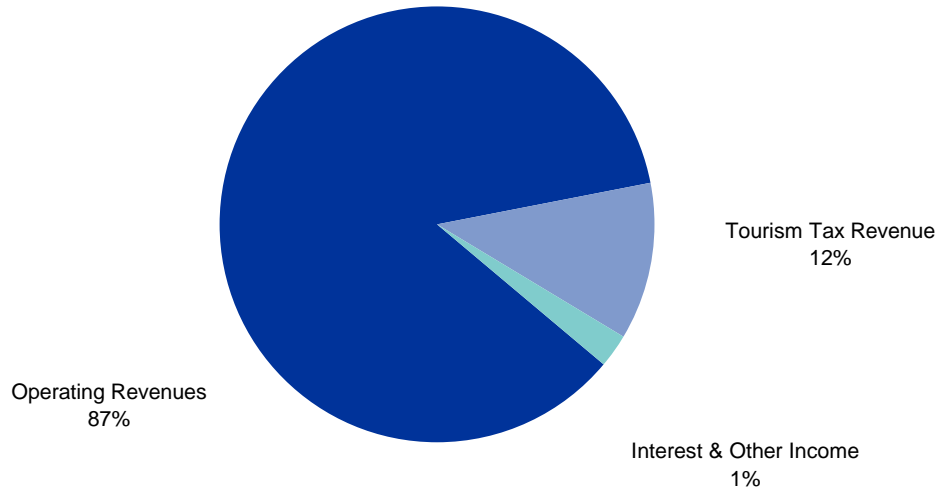
Increases in Net Assets consist of:

- Operating revenues, which are the total revenues, generated at all the facilities.
- Luxury tax, marketing fee and tourism tax revenues are funds collected by the State for construction, development, operation, and promotion of the Atlantic City and Wildwoods Convention Centers as well as to repay the debt incurred on these projects.

2010 Revenues

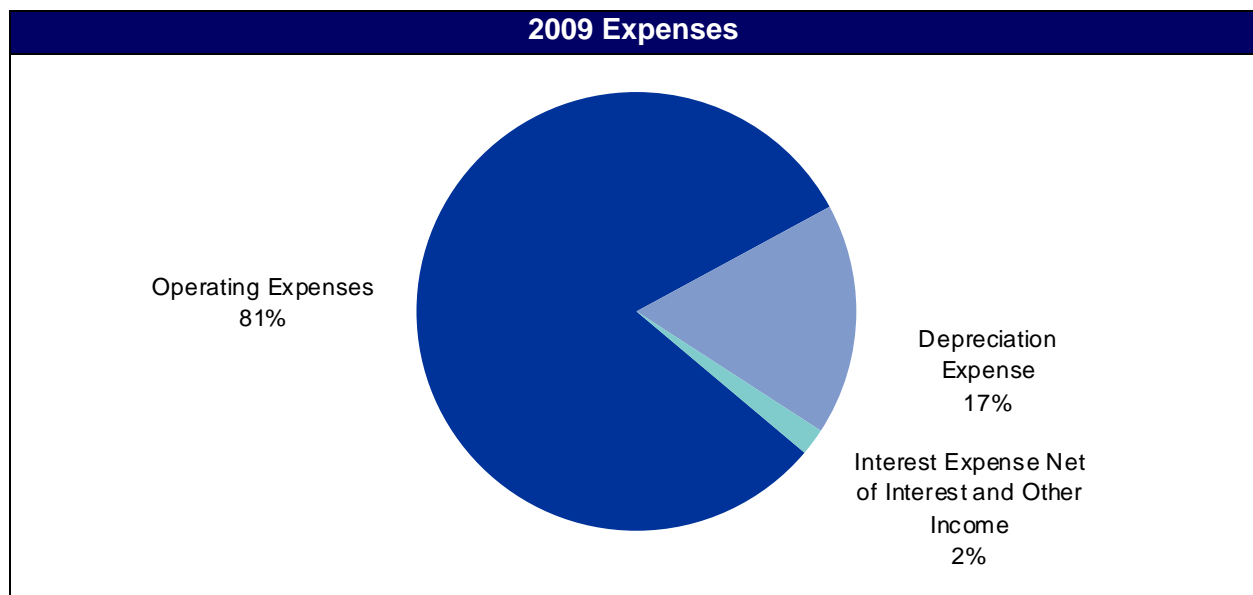
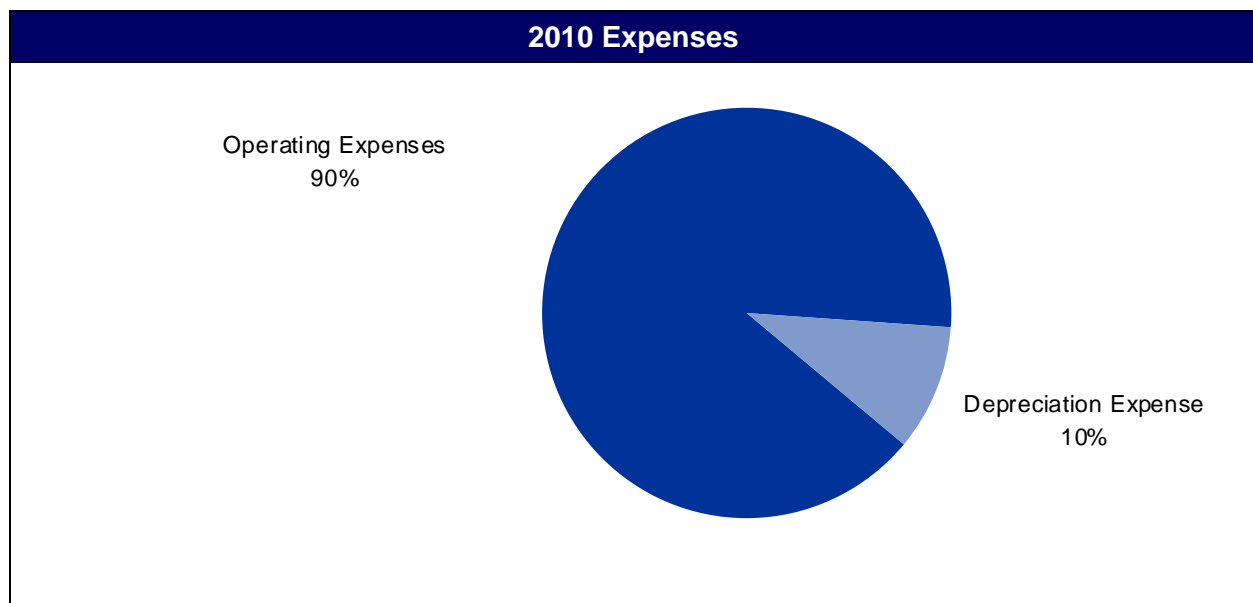


2009 Revenues



Decreases in Net Assets consist of:

- Operating expenses, which represent the costs associated with running the facilities except for fixed asset acquisitions and capital maintenance costs that are depreciated.
- Depreciation expense which recognizes the cost of capital assets, such as buildings, equipment and improvements, over the life of the asset, usually between 2 and 60 years, and an accelerated basis with regards to the Stadium.
- Interest expense and other, which is the interest paid and accrued on the Authority's debt net of interest income generated on cash reserves held in cash and short-term investments.
- Other income and expenses, which are not directly related to operations, and often, may be non-recurring in nature.



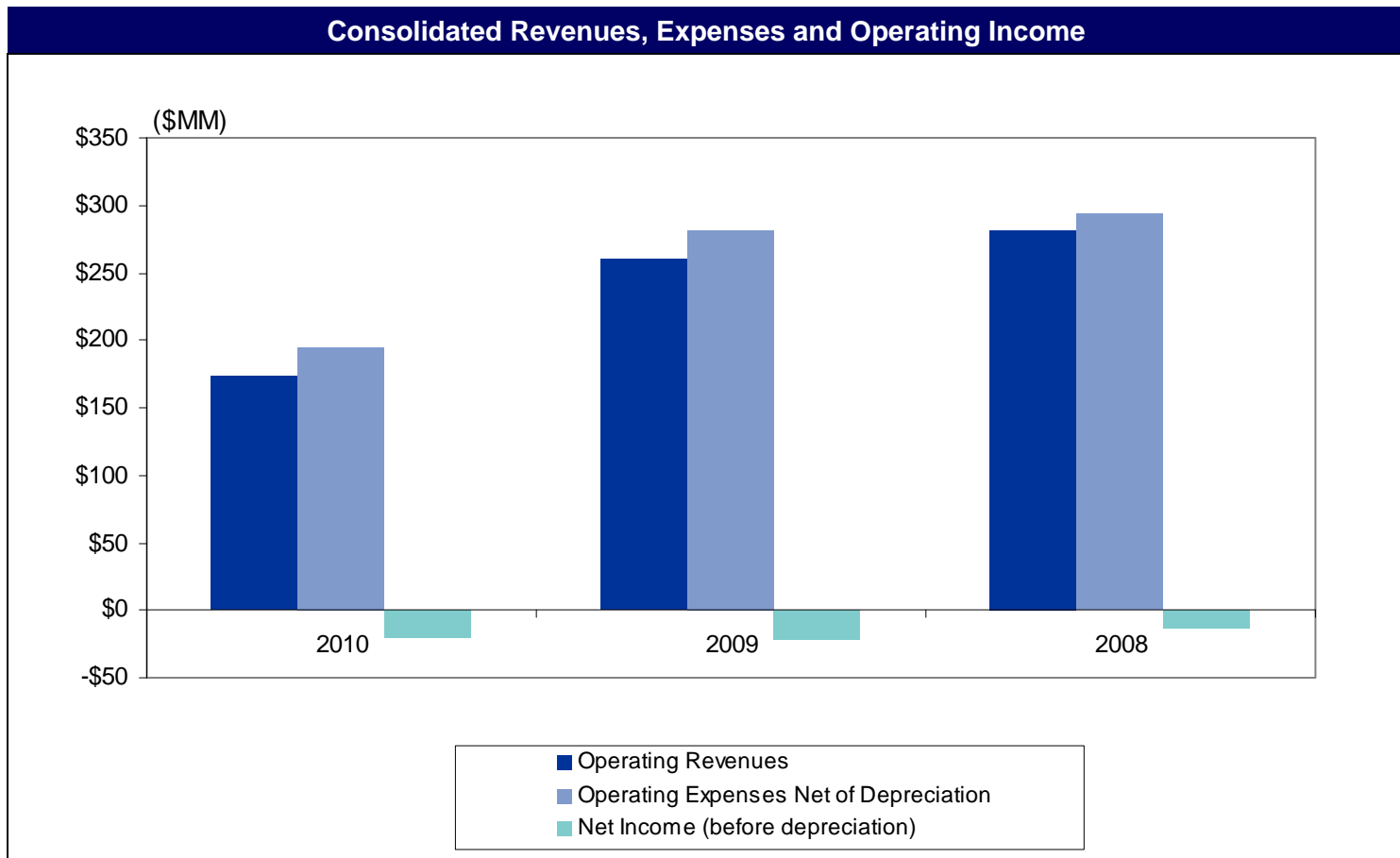
Operating Highlights (2010–2009)

- Racing operating revenues net of operating expenses including Account Wagering and the Woodbridge Off-Track Wagering facility were approximately \$2,203,000 higher than in the previous year due primarily to a shortened live racing meet held at Monmouth Park that generated somewhat higher live handle and significantly higher simulcast transmission handle. This was offset by a continued decrease in live and simulcast revenue at the Meadowlands Racetrack which also hosted fewer live race days and slightly lower Off-Track Wagering and Account Wagering net revenues. Generally, live racing attendance declined approximately 2.0% and live on-track handle declined in 2010 from 2009 by 12%. Operating expenses at the tracks declined by 8%.
- Stadium discontinued operations amounted to \$1,620,000 for 2010 due to final events and some salvage revenue.
- Operating revenues net of operating expenses at the Izod Arena were approximately \$1,521,000 higher in 2010 than in 2009. This was the result of more events and revenues related to parking and management of the New Meadowlands Stadium. Event expenses declined in 2010 offset by non-event increases due to management of the New Meadowlands Stadium.
- The Wildwoods Convention Center revenues net of operating expenses decreased from 2009 by \$14,000 due primarily to higher tourism tax and parking revenues.
- General and Administrative expenses were approximately \$1,243,000 lower than the previous year due primarily to the reduction in staffing.
- Depreciation expenses declined by \$37,483 due primarily to assets becoming fully depreciated and the transfer of fixed assets to ACCVA as of January 1, 2010.

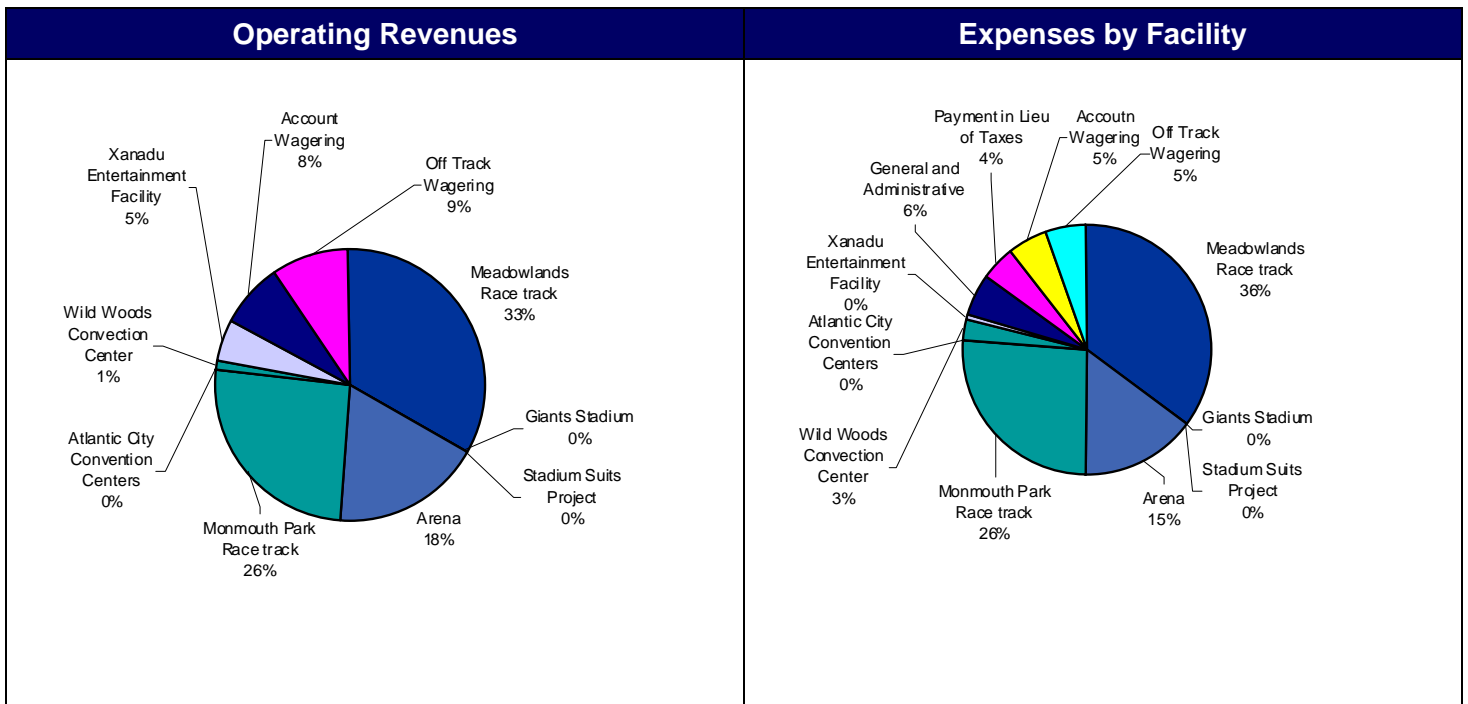
Operating Highlights (2009–2008)

- Racing operating revenues net of operating expenses including Account Wagering and the Woodbridge Off-Track Wagering facility were approximately \$3,812,000 lower than in the previous year. The reduction in net revenue was entirely due to live racing. Off-Track Wagering and Account Wagering net revenues experienced a slight improvement over 2008. The live racing reductions were due to a decline in attendance of 6.0%. Live on-track handle declined in 2009 from 2008 by 15.0%. Operating expenses at the tracks declined by 5.0%.
- Stadium operating revenues net of operating expenses excluding Stadium Suites were \$2,594,000 higher in 2009 over 2008. This was due to more events, particularly concerts, and due to lower non-event salary and security expenses. Offsetting the Stadium increase in net revenues was a reduction of \$4,894,000 in Stadium Suites net revenue.
- Operating revenues net of operating expenses at the Izod Arena were approximately \$519,000 lower in 2009 than in 2008. This was the result of fewer events and lower sponsorship and suites revenues. Salaries, security and utility expenses declined in 2009 as a result of fewer events offsetting the revenue declines.
- Revenues from Atlantic City Convention Center and Boardwalk Hall were down from 2008 by \$3,121,000, offset by a \$76,000 increase in Marketing Operations. The net decline was due to fewer events in 2009. The Wildwoods Convention Center revenues net of operating expenses fell from 2008 by \$1,444,000 due to the reduction in attendance in events.

- General and Administrative expenses were approximately \$4,210,000 lower than the previous year due primarily to the reduction in headcount.
- Depreciation expenses declined by \$12,199,000 due primarily to Stadium assets being fully depreciated as of December 31, 2009.

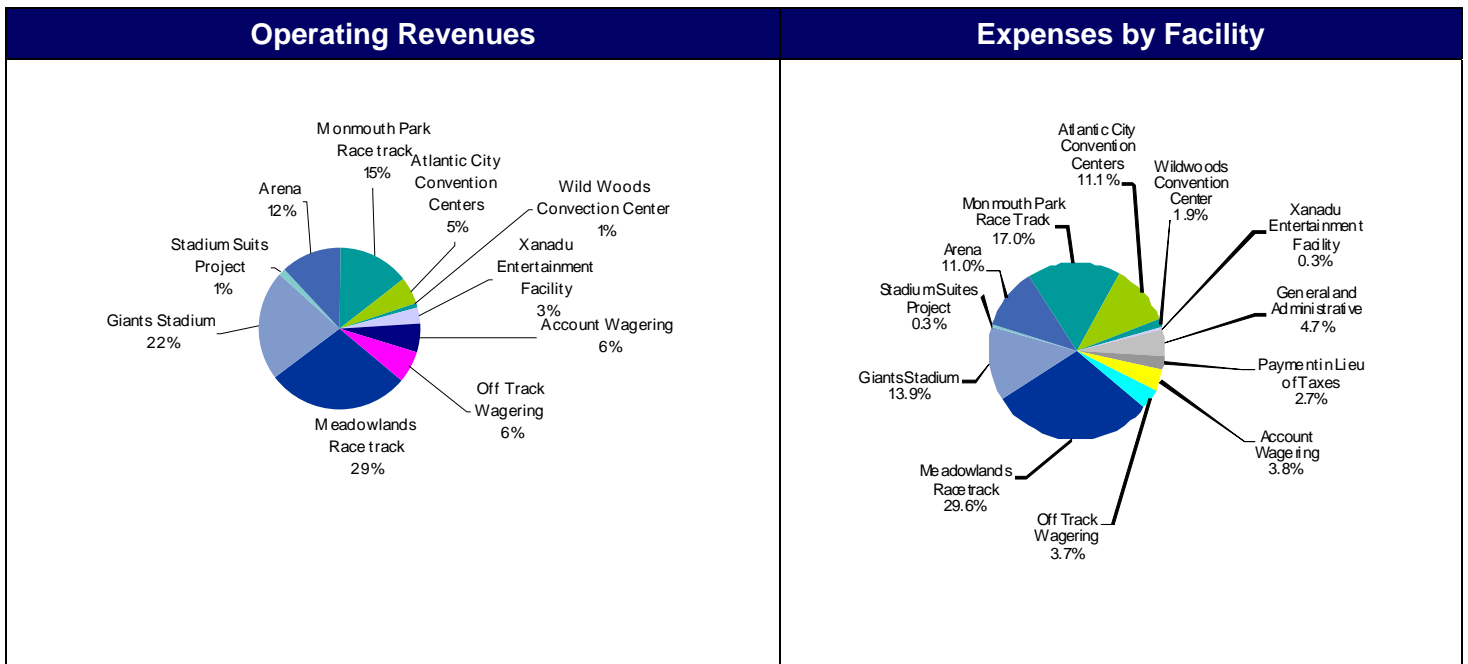


Operating Revenues and Expenses by Facility 2010



Meadowlands Racetrack	\$ 57,968,000	Meadowlands Racetrack	\$ 68,824,000
Giants Stadium	-	Giants Stadium	-
Stadium Suites Project	-	Stadium Suites Project	-
Arena	30,692,000	Arena	28,586,000
Monmouth Park Racetrack	44,519,000	Monmouth Park Racetrack	50,541,000
Atlantic City Convention Center	-	Atlantic City Convention Center	-
Wildwoods Convention Center	1,957,000	Wildwoods Convention Center	5,495,000
Xanadu Entertainment Facility	8,889,000	Xanadu Entertainment Facility	841,000
Account Wagering	14,080,000	General and Administrative	11,084,000
Off Track Wagering	15,873,000	Payment in Lieu of Taxes	8,538,000
		Account Wagering	10,147,000
		Off Track Wagering	10,436,000
Total Operating Revenue	<u>\$ 173,978,000</u>	Total Operating Expenses Before Depreciation and amortization	<u>\$ 194,492,000</u>

Operating Revenues and Expenses by Facility 2009



Meadowlands Racetrack	\$ 73,461,000
Giants Stadium	58,146,000
Stadium Suites Project	3,476,000
Arena	31,700,000
Monmouth Park Racetrack	38,627,000
Atlantic City Convention Center	13,353,000
Wildwoods Convention Center	1,890,000
Xanadu Entertainment Facility	8,889,000
Account Wagering	14,974,000
Off Track Wagering	<u>15,864,000</u>
Total Operating Revenue	<u>\$ 260,380,000</u>

Meadowlands Racetrack	\$ 83,449,000
Giants Stadium	39,088,000
Stadium Suites Project	686,000
Arena	31,115,000
Monmouth Park Racetrack	47,896,000
Atlantic City Convention Center	31,332,000
Wildwoods Convention Center	5,414,000
Xanadu Entertainment Facility	937,000
General and Administrative	13,310,000
Payment in Lieu of Taxes	7,605,000
Account Wagering	10,841,000
Off Track Wagering	<u>10,451,000</u>
Total Operating Expenses Before Depreciation and amortization	<u>\$ 282,124,000</u>

Economic Conditions

The Authority's business spans several industries that are affected by many different economic forces in different ways. In order to achieve maximum efficiency and success in its operations, the Authority must identify economic trends and continually implement strategies to adapt to changing economic conditions.

In 2010, the national and regional unemployment rates dropped slightly, but consumer prices for fuel and living expenses in general increased despite little change in wage levels. Consequently, consumer spending on sporting and entertainment remain lower than in previous years. Live racing continued its downward trend in terms of less attendance and less per capita spending somewhat offset by the account and off-track wagering segments. The new Giants and Jets Stadium opened in 2010, and has resulted in revenue losses for the Authority. Since the new stadium is owned by the Giants and Jets, the Authority will no longer earn event income. However, the Authority collects land lease income and management fees for operating certain aspects of stadium events.

Overall, the recession that began in October 2007 has had a deleterious impact on the Authority's operations in 2009 and 2010; however, the Authority has taken steps to mitigate the impact on its operations.

Racing

Racing revenues depended on attendance, number of racing dates, and race signals from other racetracks throughout the U.S. These factors can generate higher wagering, increase available purse dollars and improve the quality of races. Over the years, attendance and wagering has declined annually since the introduction of competing forms of gaming such as lotteries and casinos gambling. In 2010, NJSEA and the New Jersey Thoroughbred Horsemen's Association agreed to conduct an elite 50-day summer meet (featuring an average of \$1.0 million per day in purses) at Monmouth Park. By agreement, the thoroughbred meet was reduced from 141 days to 71 days, which included the 50-day summer meet and a 21-day fall meet. The pact lifted the racetrack into the country's top echelon in purses, eclipsing the Saratoga Race Course meeting. The bold one-year deal generated higher average attendance and handle. Account Wagering is continuing to grow with total accounts now exceeding 11,000. However, the total wagering can be heavily influenced by VIP players who make up approximately 15% of total wagering.

Racing Statistics

	Meadowlands and Monmouth Park Racetracks		
	2010	2009	2008
Live Race Days	209	287	289
Attendance	1,680,661	1,843,383	1,962,952
Live Handle	\$ 84,580,200	\$ 90,448,150	\$ 106,002,662
Reception Handle	<u>272,086,951</u>	<u>320,489,288</u>	<u>377,907,807</u>
On-Track Handle	<u>356,667,151</u>	<u>410,937,438</u>	<u>483,910,469</u>
Transmission Handle	708,196,600	617,119,423	687,678,580
Account Wagering Handle	87,110,100	92,498,797	89,448,200
Off-Track Wagering Facility	<u>91,054,200</u>	<u>91,361,091</u>	<u>95,819,600</u>
Total Handle	<u>\$ 1,243,028,051</u>	<u>\$ 1,211,916,749</u>	<u>\$ 1,356,856,849</u>

Stadium and Arena

Stadium and Arena revenues partly depend on the number of events and level of attendance. Attendance determines the level of parking, concessions and admission revenues that is collected.

Stadium and Arena Events

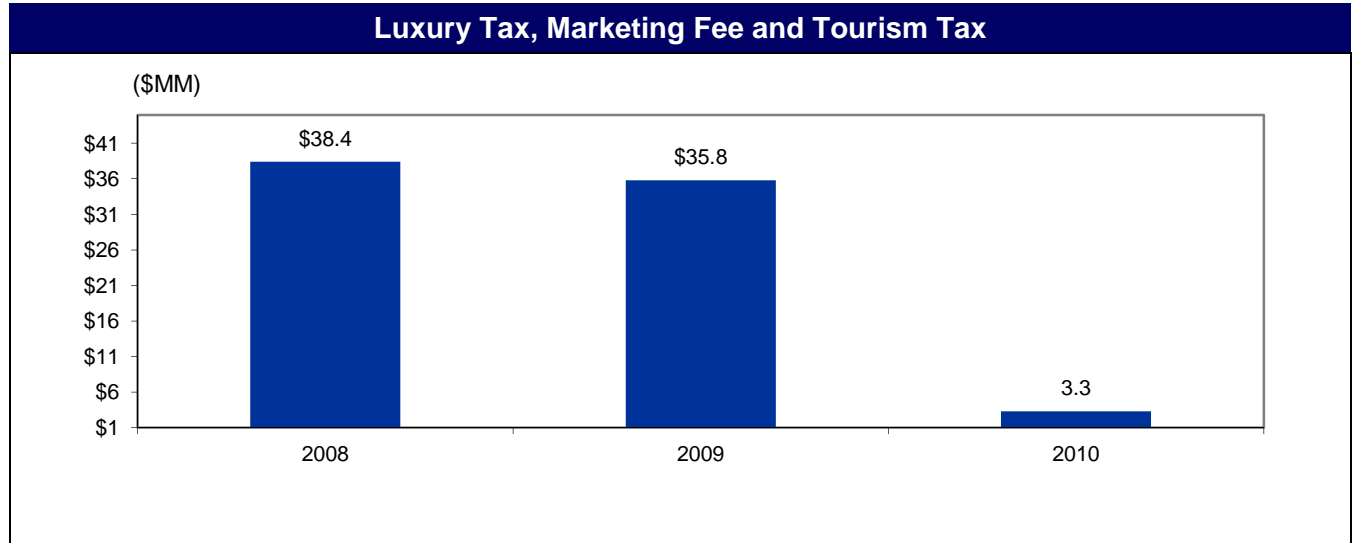
	2010	2009	2008
Stadium and Arena			
Number of Events	151	201	217
Total Attendance	968,600	3,326,500	3,215,400
Net Revenue from Events	\$ 5,278,500	\$ 25,112,000	\$ 24,195,700

Atlantic City and Wildwood

The Atlantic City and Wildwoods Convention Centers depend heavily on the number and size of events they can attract, and rely on the performance of the tourism and gaming industries with which they coexist. Details of event statistics are presented below.

Convention Center Events

	2010	2009	2008
Atlantic City and Wildwoods Convention Centers			
Number of Event Days	269	569	613
Total Attendance	174,633	750,066	875,695
Net Revenue from Events	\$ 436,190	\$ 5,629,018	\$ 6,003,647



The above reflects the divestiture of the Atlantic City convention Center Authority and shows only Wildwood Tourism Tax in 2010.

	2010	2009	2008
Luxury Tax	\$ -	\$ 26,374,000	\$ 27,608,000
Marketing Fee	-	6,265,000	7,452,000
Tourism Tax	<u>3,327,000</u>	<u>3,133,000</u>	<u>3,336,000</u>
Totals	<u>\$ 3,327,000</u>	<u>\$ 35,772,000</u>	<u>\$ 38,396,000</u>

Capital Assets

At the end of 2010, the Authority had a net investment in capital assets of \$341,171,300 at a total capital cost of \$830,509,300 net of accumulated depreciation of \$489,338,000 as shown below.

	December 31, 2009	Additions	Transfers and Deletions	December 31, 2010
Meadowlands Sports Complex	\$ 804,192,000	\$ 3,868,500	\$ (165,896,000)	\$ 642,164,500
Monmouth Park Racetrack	107,577,000	1,231,800	-	108,808,800
Historic Boardwalk Hall	200,861,000	-	(200,861,000)	-
Atlantic City Convention Center	342,437,000	-	(342,437,000)	-
Wildwoods Convention Center	77,886,000	35,000	-	77,921,000
Giant Stadium South Side Suites	46,757,000	-	(46,757,000)	-
	<u>1,579,710,000</u>	<u>5,135,300</u>	<u>(755,951,000)</u>	<u>828,894,300</u>
Leasehold Rights	25,000,000	-	(25,000,000)	-
Construction-in-Progress	1,329,000	365,000	(79,000)	1,615,000
Total Capital Assets	<u>1,606,039,000</u>	<u>5,500,300</u>	<u>(781,030,000)</u>	<u>830,509,300</u>
Less Accumulated Depreciation	<u>(838,281,000)</u>	<u>(21,273,000)</u>	<u>370,216,000</u>	<u>(489,338,000)</u>
Capital Assets Net of Accumulated Depreciation	<u>\$ 767,758,000</u>	<u>\$ (15,772,700)</u>	<u>\$ (410,814,000)</u>	<u>\$ 341,171,300</u>

Additions to capital assets during 2010 consisted of normal purchases and improvement of infrastructure, mechanical systems, as well as various safety system upgrades. The total cost for Giant Stadium and the equivalent amount of accumulated depreciation as well as the cost of Atlantic City Convention Center and Visitors Authority and related accumulated depreciation comprise the transfers and deletions for 2010.

At the end of 2009, the Authority had a net investment in capital assets of \$767,758,000 at a total capital cost of \$1,606,039,000 net of accumulated depreciation of \$838,281,000 as shown below.

	December 31, 2008	Additions	Transfers and Deletions	December 31, 2009
Meadowlands Sports Complex	\$ 780,621,000	\$ 23,571,000	\$ -	\$ 804,192,000
Monmouth Park Racetrack	104,514,000	3,063,000	-	107,577,000
Historic Boardwalk Hall	200,861,000	-	-	200,861,000
Atlantic City Convention Center	340,116,000	2,321,000	-	342,437,000
Wildwoods Convention Center	77,820,000	66,000	-	77,886,000
Giant Stadium South Side Suites	46,757,000	-	-	46,757,000
	<u>1,550,689,000</u>	<u>29,021,000</u>	<u>-</u>	<u>1,579,710,000</u>
Leasehold Rights	25,000,000	-	-	25,000,000
Construction-in-Progress	909,000	1,149,000	(729,000)	1,329,000
Total Capital Assets	<u>1,576,598,000</u>	<u>30,170,000</u>	<u>(729,000)</u>	<u>1,606,039,000</u>
Less Accumulated Depreciation	<u>(779,525,000)</u>	<u>(58,756,000)</u>	<u>-</u>	<u>(838,281,000)</u>
Capital Assets Net of Accumulated Depreciation	<u>\$ 797,073,000</u>	<u>\$ (28,586,000)</u>	<u>\$ (729,000)</u>	<u>\$ 767,758,000</u>

Additions to capital assets during 2009 consisted of normal purchases and improvement of infrastructure, mechanical systems, as well as various safety system upgrades. The total cost for Giant Stadium and the equivalent amount of accumulated depreciation remain on the books, but will be removed in 2010.

Due to the anticipated demolition of the existing stadium, the depreciation was accelerated in order to completely depreciate the facility by 2009.

Budgetary Controls

The Authority adopts operating and capital plans that are approved by its Board of Directors prior to the start of each new year. Budgets are a measure of the Authority's financial performance and accountability and are reviewed and revised, although not formally, on a monthly basis throughout the year.

Conclusion

This section of the Annual Report has been provided to assist readers in getting a general overview of the Authority's business, financial position and fiscal accountability for the funds it generates and receives. If you should have questions about any information in this report, you are requested to contact the New Jersey Sports and Exposition Authority, Finance Department, 50 State Route 120, East Rutherford, NJ 07073.

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
DECEMBER 31, 2010 AND 2009
(In thousands)

	2010	2009
ASSETS		
CURRENT ASSETS:		
Cash and cash equivalents (Notes 2 and 4)	\$ 38,671	\$ 95,016
Restricted cash and cash equivalents (Notes 2 and 4)	4,956	6,666
Restricted investments (Notes 2 and 4)	-	4,797
Due from State of New Jersey (Note 1)	782	11,090
Receivables — net of allowance for doubtful accounts of \$1,310 in 2010 and \$1,093 in 2009	<u>16,981</u>	<u>21,340</u>
	61,390	138,909
LONG-TERM ASSETS:		
Investment in facilities (Notes 2 and 5)	341,171	767,758
Other assets (Note 2)	<u>2,408</u>	<u>5,163</u>
TOTAL ASSETS	<u>\$ 404,969</u>	<u>\$ 911,830</u>
LIABILITIES AND NET ASSETS		
LIABILITIES:		
Current liabilities:		
Accounts payable and accrued expenses	\$ 23,946	\$ 43,204
Interest payable on bonds and notes	315	8,716
Deferred revenue	87,057	101,092
Advanced ticket sales	1,440	4,015
Accrued employment benefits	2,323	3,004
Unclaimed tickets	5,024	6,956
Other current liabilities	2,797	25,173
Current portion of bonds payable (Notes 6, 8, and 9)	<u>-</u>	<u>6,538</u>
	122,902	198,698
Long-term liabilities:		
Other long term liabilities (Notes 10, 11 and 12)	48,339	54,163
Long-term portion of notes payable (Note 7)	-	8,600
Long-term portion of bonds payable (Notes 6, 8, and 9)	<u>2,178</u>	<u>111,353</u>
TOTAL LIABILITES	<u>173,419</u>	<u>372,814</u>
NET ASSETS (DEFICIT):		
Invested in capital assets — net of related debt	341,401	645,155
Restricted for statutory requirements	4,956	11,463
Unrestricted (deficit)	<u>(114,807)</u>	<u>(117,602)</u>
TOTAL NET ASSETS	<u>231,550</u>	<u>539,016</u>
TOTAL LIABILITIES AND NET ASSETS	<u>\$ 404,969</u>	<u>\$ 911,830</u>

See notes to consolidated financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

CONSOLIDATED STATEMENTS OF OPERATIONS AND CHANGES IN NET ASSETS
YEARS ENDED DECEMBER 31, 2010 AND 2009
(In thousands)

	2010	2009
OPERATING REVENUES:		
Racetracks	\$ 132,440	\$ 142,926
Stadium	-	61,622
Arena	30,692	31,700
Convention centers	1,957	15,243
Entertainment facilities	<u>8,889</u>	<u>8,889</u>
Total operating revenues	<u>173,978</u>	<u>260,380</u>
OPERATING EXPENSES:		
Racetracks	139,948	152,637
Stadium	-	39,774
Arena	28,586	31,115
Convention centers	5,495	37,729
Entertainment facilities	841	937
General and administrative	11,084	12,327
Depreciation and amortization (Notes 2 and 5)	21,273	58,756
Payment in lieu of taxes (Note 2)	<u>8,538</u>	<u>7,605</u>
Total operating expenses	<u>215,765</u>	<u>340,880</u>
OPERATING LOSS	<u>(41,787)</u>	<u>(80,500)</u>
NONOPERATING INCOME AND (EXPENSES):		
Other income and (other expenses)	38,164	2,614
Luxury tax, marketing fee and tourism tax revenues (Note 3)	3,327	35,772
Interest expense (Notes 6 and 8)	<u>(68)</u>	<u>(6,576)</u>
Total non-operating income	<u>41,423</u>	<u>31,810</u>
TRANSFERS TO ACCVA	<u>(307,102)</u>	<u>-</u>
CHANGE IN NET ASSETS	(307,466)	(48,690)
NET ASSETS — Beginning of year	<u>539,016</u>	<u>587,706</u>
NET ASSETS — End of year	<u>\$ 231,550</u>	<u>\$ 539,016</u>

See notes to consolidated financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of the State of New Jersey)

CONSOLIDATED STATEMENTS OF CASH FLOWS
YEARS ENDED DECEMBER 31, 2010 AND 2009
(In thousands)

	2010	2009
CASH FLOWS FROM OPERATING ACTIVITIES:		
Receipts from customers	\$ 579,133	\$ 713,316
Payments to horsemen, bettors and franchises	(471,110)	(525,531)
Payments to suppliers	(92,576)	(154,880)
Payments to employees	<u>(55,481)</u>	<u>(66,722)</u>
Net cash used in operating activities	<u>(40,034)</u>	<u>(33,817)</u>
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:		
Tourism tax revenues	3,354	19,969
Transfer to ACCVA	<u>(14,917)</u>	<u>-</u>
Net cash provided by non-capital financing activities	<u>(11,563)</u>	<u>19,969</u>
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Principal payments of bonds and notes	-	(6,260)
Additions to investment in facilities	(5,500)	(13,344)
Interest paid on bonds and notes	-	(6,091)
Luxury tax revenues	-	12,351
Transfer to ACCVA	<u>(1,153)</u>	<u>-</u>
Net cash used in capital and related financing activities	<u>(6,653)</u>	<u>(13,344)</u>
CASH FLOWS FROM INVESTING ACTIVITIES:		
Interest on investments	<u>195</u>	<u>918</u>
Net cash provided by investing activities	<u>195</u>	<u>918</u>
NET DECREASE IN CASH AND CASH EQUIVALENTS	(58,055)	(26,274)
CASH AND CASH EQUIVALENTS — Beginning of year	<u>101,682</u>	<u>127,956</u>
CASH AND CASH EQUIVALENTS — End of year	<u>\$ 43,627</u>	<u>\$ 101,682</u>
RECONCILIATION OF OPERATING LOSS TO NET CASH PROVIDED BY OPERATING ACTIVITIES:		
Operating loss	\$ (41,787)	\$ (80,500)
Adjustments to reconcile operating loss to net cash provided by operating activities:		
Depreciation and amortization	21,273	58,756
Change in allowance for doubtful accounts	217	197
Decrease in assets — receivables and other assets	17,422	2,111
Increase (decrease) in liabilities:		
Accounts payable and accrued expenses	(19,258)	(1,705)
Advanced ticket sales and other liabilities	(3,866)	12,511
Deferred revenues	<u>(14,035)</u>	<u>(25,187)</u>
NET CASH USED IN OPERATING ACTIVITIES	<u>\$ (40,034)</u>	<u>\$ (33,817)</u>

NONCASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:

In 2010, The Authority transferred investment in facilities of \$543,298 net of \$131,192 in accumulated depreciation, to ACCVA (See Notes 2 and 5).

In 2010, the Authority transferred bonds payable and notes payable of \$115,713 and \$8,600, respectively (See Notes 2, 6, and 7) related to the transfer of investment in facilities to ACCVA.

In 2010, the Authority transferred investments and related liabilities of \$4,797 to ACCVA (See Note 4).

See notes to consolidated financial statements.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY **(A Component Unit of the State of New Jersey)**

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS **YEARS ENDED DECEMBER 31, 2010 AND 2009**

1. AUTHORIZING LEGISLATION

The New Jersey Sports and Exposition Authority (the “Authority” or NJSEA) was created by the laws of the State of New Jersey of 1971, Chapter 137, enacted May 10, 1971, as supplemented and amended (the “Act”). It is constituted as an instrumentality of the State, exercising public and essential governmental functions. The Act empowers the Authority to own and operate various projects, located in the State of New Jersey, including stadiums and other buildings and facilities for athletic contests, horse racing, and other spectator sporting events, trade shows, and other expositions.

The Authority has no stockholders or equity holders, and all bond proceeds, revenues, or other cash received must be applied for specific purposes in accordance with the provisions of the Act, and related bond resolutions, for the security of the bondholders. The Authority’s Board consists of the President of the Authority, the State Treasurer, and a member of the New Jersey Meadowlands Commission, appointed by the Governor, who are members ex officio, and eleven members appointed by the Governor with the advice and consent of the State Senate.

On January 13, 1992, the New Jersey legislature adopted Chapter 375 of P.L. 1991, which approved the issuance of bonds, State Contract Bonds, by the Authority, pursuant to a contract between the Authority and the State Treasurer. The contract requires the Treasurer to provide funds from the General Fund of the State necessary to pay the debt service on the bonds, subject to and dependent upon annual appropriations by the State Legislature. On November 24, 1998, the contract was restated and amended to expand the scope of projects eligible for the issuance of bonds to include the Wildwoods Convention Center project. In 2009, the Authority made a change in an accounting principle for State Contract Bonds. Accordingly, the assets, liabilities, revenue and expenses related to the State Contract Bonds have been removed from the Authority’s financial statements for years ended December 31, 2010 and 2009. The State Contract Bonds will now be reported directly by the State.

On July 18, 2008, pursuant to authorizing legislation the Authority’s Board adopted a resolution to effectuate the transfer of control and ownership of the Atlantic City Convention Center, Boardwalk Hall, West Hall and Marketing Operations to the ACCVA. This resulted in an amended and restated operating agreement and pledged property agreement assigning the provisions, terms, conditions and responsibilities under the NJSEA Bond Resolutions to the ACCVA.

2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

General — In its accounting and financial reporting, the Authority follows the pronouncements of the Governmental Accounting Standards Board (“GASB”). In addition, the Authority follows the pronouncements of all applicable Financial Accounting Standards Board (“FASB”) Statements and Interpretations, Accounting Principles Board (“APB”) Opinions and Accounting Research Bulletins (“ARB”) of the Committee on Accounting Procedure issued on or before November 30, 1989, unless they conflict with or contradict GASB pronouncements. The financial statements include the accounts of the Authority including Monmouth Park Racetrack, the Atlantic City Convention Center

Authority (the “Convention Center Authority”) Wildwoods Convention Center and the NJSEA Insurance Company.

Revenues — The Authority promotes certain events held at the Arena and Stadium. The gross revenues and expenses of these events are reflected in the financial statements. The Authority defines operating revenues and expenses as being directly or indirectly related to facilities and events. Operating revenues related to ticket sales, events, and advertising are recognized when tickets are used or after events take place. Operating expenses include salaries, insurance, depreciation, etc., and are expenses to run events and support the facilities. All other revenue and expenses are defined as non-operating.

Non-Operating Revenues and Expenses — Non-operating revenues: State payments received related to Luxury and Tourism taxes collected; interest revenue earned on investments; interest expense; and nonrecurring expense.

Non-operating expenses are recognized in the accounting period in which the liability is incurred.

Reporting Entity — The GASB establishes the criteria used in determining which organizations should be included in the Authority’s financial statements. Accounting principles generally accepted in the United States of America require the inclusion of the transactions of government organizations for which the Authority is financially accountable.

The extent of financial accountability is based upon several criteria including: appointment of a voting majority, imposition of will, financial benefit to or burden on a primary government and financial accountability as a result of fiscal dependency. As a result of the Authority’s operating agreement with the Convention Center Authority and the above criteria, the Atlantic City Convention Center & Visitors Authority’s financial statements, until 2009, were included in the Authority’s consolidated financial statements. Effective January 1, 2010, the Authority transferred the ownership and control of all Atlantic City operations to the ACCVA and no longer reflects this activity in their consolidated financial statements.

On February 23, 1998, the Authority assumed the assets and liabilities and undertook the existing operations of the Wildwoods Convention Center. As a result, the Authority includes the financial statements of the Wildwoods Convention Center in its annual report. The assets and liabilities were recorded at fair value and the difference was recorded to net assets, invested in capital facilities.

The Authority is a component unit included in the State of New Jersey’s comprehensive annual financial report. The NJSEA requires significant subsidies from and has material transactions with the State of New Jersey and depends on certain tax revenues that are economically sensitive.

Investment in Facilities — Investment in facilities is stated at cost, which includes all costs during the construction period for acquisition of land, rights of way, acquisition cost of acquiring facilities, surveys, engineering costs, roads, construction costs and additions to facilities, administrative and financial expenses and interest during construction net of interest income earned on the unexpended funds, including debt service reserve funds net of accumulated depreciation. Depreciation is computed by the straight-line method based on estimated useful lives of the related assets.

Payment in Lieu of Taxes — In accordance with a provision of the enabling Act, properties and income of the Authority are exempt from taxation. However, payments in lieu of taxes are made to municipalities to compensate for loss of tax revenues by reason of acquisition of real property by the Authority.

Cash and Cash Equivalents — Cash and cash equivalents include short-term investments that are carried at cost, which approximates market. The Authority considers all highly liquid investments with maturity of three months or less when purchased to be cash equivalents. Restricted cash and equivalent are cash and short-term investments that are required for a specific purpose related to restrictions that may be contained in bond resolutions.

Restricted cash, cash equivalents and investments includes \$3,539,000 for the NJSEA captive insurance company and \$1,417,000 received from the State for the Camden project (Note 12).

Other Assets — Other assets include prepaid expense and prepaid insurance.

Accumulated Vacation Time — Salaried employees of the Authority and the Wildwoods Convention Center may accumulate vacation time up to a maximum of their total vacation time for one year. This accumulated vacation time must be used within one year of the year earned. Upon termination of employment, salaried employees are entitled to receive a maximum lump sum payment of their accumulated vacation time.

Valuation of Investments — State and local government securities, repurchase agreements, and certificates of deposit are investments in nonparticipating investment contracts which management concludes are not significantly affected by the impairment of the credit standing of the Authority or other factors. Credit ratings for these investments are not available. These investments are at recorded fair market value in accordance with GASB Statement No. 31, *Accounting and Financial Reporting for Certain Investments and External Investment Pools*.

Principles of Consolidation — The consolidated financial statements consist of the accounts of the Authority including Monmouth Park Racetrack, Wildwoods Convention Center and the NJSEA Insurance Company and before January 1, 2010, also included the Atlantic City Convention & Visitors Authority. All significant related group transactions have been eliminated for consolidation purposes.

Use of Estimates — The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America 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 expenses during the reporting period. Actual results could differ from those estimates.

Recent Accounting Pronouncements — The Authority has completed the process of evaluating the impact that will result from implementing GASB Statement No. 51, *Accounting and Financial Reporting for Intangible Assets*. This statement amends GASB Statement 34, paragraphs 19-21, and GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries*, paragraphs 9e, 16, and 18 and relates to the recognition and recording of intangible assets as capital assets in the statement of net assets. The requirements of this Statement are for financial statements for periods beginning after June 15, 2009. The Authority concluded that the adoption of GASB 51 has no material impact on its financial position and results from operations.

The Authority has completed the process of evaluating the impact that will result from implementing GASB Statement No. 53, *Accounting and Financial Reporting for Derivative Instruments*. The Authority has concluded that adoption of GASB Statement No. 53 will have no impact on its financial position, results of operations, and cash flows. This Statement addresses the recognition, measurement, and disclosure of information regarding derivative instruments, and addresses hedge accounting requirements. This statement is effective for financial statements for periods beginning

after June 15, 2009. As of December 31, 2010, the Authority had no outstanding derivative agreements.

The Authority has completed the process of evaluating the impact that will result from implementing GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. The Authority concluded that the adoption of GASB Statement No. 54 has no impact on its financial position and results from operations. The Statement governs the presentation of fund balances, which in total is the difference between assets and liabilities, into amounts that are non-spendable and amounts that can be spent. This Statement is effective for financial statements for periods beginning after June 15, 2010.

The Authority has not completed the process of evaluating the impact that will result from implementing GASB Statement No. 57, *OPEB Measurements by Agent Employers and Agent Multiple-Employer Plans*. The Authority is, therefore, unable to disclose what the impact GASB Statement No. 57 will have on its financial position, results of operations, and cash flows when such statement is adopted. This statement amends Statement No. 45, *Accounting and Financial Reporting by Employers for Postemployment Benefits other Than Pensions*, and Statement No. 43, *Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans*. This Statement clarifies actuarially determined OPEB measures reported by an agent multiple-employer OPEB plan and its participating employers. Those measures should be determined by a common date and at a minimum frequency to satisfy the agent multiple-employer OPEB plan's financial reporting requirement. This statement is effective for financial statements for periods beginning after June 15, 2011.

The Authority has completed the process of evaluating the impact that will result from implementing GASB Statement No. 58, *Accounting and Financial Reporting for Chapter 9 Bankruptcies* and has determined that it will have no impact on its financial position, results of operations, and cash flows and therefore it is not applicable to its operation at the present time.

The Authority has not completed the process of evaluating the impact that will result from implementing GASB Statement No. 59, *Financial Instruments Omnibus*. The Statement updates and improves existing standards regarding financial reporting of certain financial instruments and external investment pools. The Statement is effective for financial statements prepared by state and local governments for periods beginning after December 15, 2011.

The Authority has not completed the process of evaluating the impact that will result from implementing GASB Statement No. 60, *Accounting and Financial Reporting for Service Concession Arrangements ("SCA")*. The requirement of this statement improve financial reporting by establishing recognition, measurement and disclosure requirements for SCAs for both transferors and governmental operators, requiring governments to account for and report SCAs in the same manner, which improves the comparability of financial statements. The Statement is effective for financial statements prepared by state and local governments for periods beginning after December 15, 2011.

The Authority has not completed the process of evaluating the impact that will result from implementing GASB Statement No. 61, *The Financial Reporting Entity: Omnibus – An Amendment of GASB Statements Nos. 14 and 34*. The requirements of this Statement result in financial reporting entity financial statements being more relevant by improving guidance for including, presenting and disclosing information about component units and equity interest transactions of a financial reporting entity. The Statement is effective for financial statements prepared by state and local governments for periods beginning after December 15, 2011.

The Authority has not completed the process of evaluating the impact of GASB Statement No. 62, *Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 1989 FASB and AICPA Pronouncements*. The Statement objective is to incorporate pronouncements that do not contradict or conflict with GASB pronouncements. This Statement is effective for financial statements for periods beginning after December 15, 2011.

The Authority has not completed the process of evaluating the impact of GASB Statement No. 63, *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. The Statement objective is to provide a new statement of net position format to report all assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position (which is the net residual amount of the other elements). The Statement requires that deferred outflows of resources and deferred inflows of resources be reported separately from assets and liabilities. This Statement is effective for financial statements for periods beginning after December 15, 2011.

The Authority has not completed the process of evaluating the impact of GASB Statement No. 64, *Derivative Instruments: Application of Hedge Accounting Termination Provisions*. The Statement will improve financial reporting by state and local governments by clarifying the circumstances in which hedge accounting continues to be applied when a swap counterparty, or a swap counterparty's credit support provider, is replaced. The Statement clarifies that when certain conditions are met, the use of hedge accounting should not be terminated. Those conditions are: (1) the collectability of swap payments is considered to be probable, (2) the replacement of the counterparty or credit support provider meets the criteria of an assignment or in-substance assignment as described in the Statement, and (3) the counterparty or counterparty credit support provider (and not the government) has committed the act of default or termination event. When all of these conditions exist, the GASB believes that the hedging relationship continues and hedge accounting should continue to be applied. This Statement is effective for financial statements for periods beginning after June 15, 2011.

3. LUXURY TAX, MARKETING FEES, AND TOURISM TAX

Luxury Tax — Pursuant to NJSA. 40:48-8.15 et seq. (the "Luxury Tax Act"), the City of Atlantic City has, by Ordinance No. 18 of 1982, imposed a 3% tax on the sale of alcoholic beverages by the drink in the restaurants, bars, hotels, and other similar establishments and a 9% tax on cover charges or other similar charges made to any patron of such an establishment, the hiring of hotel rooms and the sale of tickets for admission to theaters, exhibitions and other places of amusement.

On January 13, 1992, amendments to the Act were adopted which authorized the Authority to undertake the Convention Center Project (see Note 1) and authorized the State to transfer the proceeds of the Luxury Tax to the Authority. Luxury Tax proceeds are deposited into the Revenue Fund and transferred to other funds to pay debt service on the Luxury Tax Bonds and fund the operating deficit and capital expenditures for the Convention Center Project and certain marketing operations as of 2006.

On July 18, 2008, the Governor of the State of New Jersey signed legislation authorizing the transfer of the Atlantic City Convention Center Project from the Authority to the Atlantic City Convention and Visitors Authority, which was renamed from the Atlantic City Convention Center Authority in the same legislation. Beginning January 1, 2010, the Authority discontinued reflecting the Atlantic City Convention Center in its Consolidated Financial Statements.

Tourism Tax — Upon transfer of the Wildwoods Convention Center from the Greater Wildwood Tourism Improvement and Development Authority ("GWTIDA") on February 23, 1998 (see

Note 1), the Authority assumed the right to receive 90% of the proceeds of a 2% tourism related retail receipts tax pursuant to NJSA 40:54D-1 et. Seq. (the “Tourism Improvement and Development District Law”) for the construction and promotion of a new convention center facility and the operation, maintenance and promotion of the existing center. The remaining 10% of the funds generated by the tax is allocated to GWTIDA for its continuing promotion of tourism in the area. The tax is imposed and collected by ordinance and with the cooperation of the municipalities in the Greater Wildwoods (i.e., North Wildwood, Wildwood and Wildwood Crest).

4. CASH AND CASH EQUIVALENTS AND INVESTMENTS

The components of cash, cash equivalents and investments are as follows (in thousands):

	December 31,			
	2010		2009	
	Book Balance	Bank Balance	Book Balance	Bank Balance
Cash and cash equivalents:				
Cash on hand	\$ 4,614	\$ 4,614	\$ 4,753	\$ -
Demand deposits	209	4,015	3,143	7,945
N.J. Cash management fund	<u>38,804</u>	<u>38,804</u>	<u>93,786</u>	<u>91,536</u>
Total cash and cash equivalents	<u>\$ 43,627</u>	<u>\$ 47,433</u>	<u>\$ 101,682</u>	<u>\$ 99,481</u>

	Cost	
	December 31,	
	2010	2009
Investments (Note 2):		
Guaranteed investment contracts	\$ -	\$ -
Treasury bills	<u>-</u>	<u>4,797</u>
Total investments	<u>\$ -</u>	<u>\$ 4,797</u>

At December 31, 2010 and 2009, \$4,956,000 and \$6,666,000 of cash and cash equivalents, respectively, and \$0 and \$4,797,000 of investments, respectively, were restricted.

Restricted cash, cash equivalents and investments includes \$3,539,000 for the NJSEA captive insurance company and \$1,417,000 received from the State for the Camden project (Note 12).

All demand deposits and certificates of deposit, except deposits held by the Trustee, of any depository must be fully secured by lodging collateral security of obligations secured by the United States with the Trustee or bank designated by the Trustee. At December 31, 2010 and 2009, all demand deposits were collateralized.

Treasury bills of \$4,797,000 held in 2009 represented investments held on behalf of the Historic Boardwalk Hall and were transferred to the ACCVA in 2010.

The N.J. Cash Management Fund is a money market fund managed by the State of New Jersey Division of Investments. P.L. 1950, c. 270 and subsequent legislation permit the Division to invest in a variety of securities, including, in the case of short-term investments, obligations of the U.S. Government and certain of its agencies, commercial paper, certificates of deposit, repurchase agreements, bankers' acceptances, and loan participation notes. All such investments must fall within the guidelines set forth by the regulations of the State of New Jersey, State Investment Council. Securities in the N. J. Cash Management Fund are insured or registered, or securities held by the Division or its agent in the N. J. Cash Management Fund's name.

5. INVESTMENT IN FACILITIES

	Balance December 31, 2009	Additions	Transfers/ Deletions	Balance December 31, 2010
		(in thousands)		
Land	\$ 198,460	\$ -	\$ (81,311)	\$ 117,149
Buildings	1,068,730	-	(582,930)	485,800
Machinery and equipment	250,957	2,796	(86,874)	166,879
Land improvements	61,563	2,339	(4,836)	59,066
Leasehold rights	25,000	-	(25,000)	-
Construction-in-progress	<u>1,329</u>	<u>365</u>	<u>(79)</u>	<u>1,615</u>
	1,606,039	5,500	(781,030)	830,509
Less accumulated depreciation	<u>(838,281)</u>	<u>(21,273)</u>	<u>370,216</u>	<u>(489,338)</u>
	<u>\$ 767,758</u>	<u>\$ (15,773)</u>	<u>\$ (410,814)</u>	<u>\$ 341,171</u>

	Balance December 31, 2008	Additions	Transfers/ Deletions	Balance December 31, 2009
		(in thousands)		
Land	\$ 192,241	\$ 6,219	\$ -	\$ 198,460
Buildings	1,067,132	1,598	-	1,068,730
Machinery and equipment	241,178	9,779	-	250,957
Land improvements	50,138	11,425	-	61,563
Leasehold rights	25,000	-	-	25,000
Construction-in-progress	<u>909</u>	<u>1,149</u>	<u>(729)</u>	<u>1,329</u>
	1,576,598	30,170	(729)	1,606,039
Less accumulated depreciation	<u>(779,525)</u>	<u>(58,756)</u>	<u>-</u>	<u>(838,281)</u>
	<u>\$ 797,073</u>	<u>\$ (28,586)</u>	<u>\$ (729)</u>	<u>\$ 767,758</u>

Asset lives used in the calculation of depreciation are generally as follows:

Buildings	35–60 years
Machinery and equipment	2–20 years
Land improvements	10–20 years
Leasehold rights	24 years

The Authority considers any asset acquired or improvement made to any building or facility, with a value over \$1,000 and an estimated useful life over one year, a depreciable capital asset.

In anticipation of the Stadium demolition the useful life of assets related to the Stadium Facility were shortened, and the remaining book value fully depreciated by December 31, 2009. The cost and related accumulated depreciation was deleted in 2010. Additionally in 2010, the cost and related accumulated depreciation of the Atlantic City convention center facilities were transferred to the ACCVA.

6. BONDS PAYABLE

Bonds payable consist of the following (in thousands):

	Date Issued	Original Amount	Balance	
			December 31, 2010	2009
Wildwood Revenue Bonds 1996, Series A, 2.5% due 2008 through 2016	9/6/1996	\$ 3,400	\$ 2,178	\$ 2,178
Luxury tax bonds:				
Convention Center Luxury Tax Bonds 2004, Series A, \$23,085,000 Serial Bonds 5.50%, due 2008 through 2022	4/12/2004	23,085	-	23,085
Convention Center Luxury Tax Refunding Bonds 1999, Series A, \$128,270,000 Serial Bonds 4.25%–5.125%, due 2008 through 2020	2/15/1999	128,270	-	90,685
Total bonds payable			2,178	115,948
Add original issue premium			-	1,943
			<u>\$ 2,178</u>	<u>\$ 117,891</u>

Wildwoods Revenue Bonds 1996 Series A — The Authority assumed these bonds on February 23, 1998, as an obligation and liability of the Wildwoods Convention Center. The bonds were authorized by the Greater Wildwoods Tourism Improvement and Development Authority and issued to the City of Wildwood in the amount of \$3,400,000 for the acquisition of the Wildwoods Convention Center in 1996.

On November 8, 1999, the Authority entered into The Omnibus Intergovernmental Agreement with the City of Wildwood, the Borough of Wildwood Crest, the City of North Wildwood, the Greater Wildwoods Tourism Improvement and Development Authority and the Treasurer of the State of

New Jersey. This agreement restated the original terms and conditions of the Authority's assigned obligation under the bonds and replaced the previous Bond Resolution. Under the terms of the new agreement, repayment of principal and interest is to be funded by the Available Revenues of the Wildwoods Convention Center after payment of operating expenses, funding of the maintenance reserve fund and payments in lieu of taxes. Should available revenues be insufficient to provide the required debt service amount any unpaid portion accrues to the following year to be funded by that year's available revenues. If it should be deemed necessary, the Authority may request an express separate appropriation from the State Treasurer to cover any shortfall. The Authority does not pledge the revenues, rents fees, rates, charges or other income derived from operations or ownership of any of its other projects, to the repayment of these bonds. In 2009 and 2010, there was not enough available revenue after the above-mentioned expenses to make full payment on debt service for these Revenue Bonds.

Convention Center Luxury Tax Bonds — 1999 Series — On March 16, 1999, the Authority issued \$128,270,000 of Convention Center Luxury Tax Refunding Bonds, Series 1999, to provide funds to the Authority to: (1) fund an escrow, the proceeds of which are to be used for the purpose of advance refunding a portion of 1992 Luxury Tax Bonds, Series A; and (2) to pay certain costs incurred in connection with the issuance of the 1999 Luxury Tax Bonds. In 2010, these Bonds were transferred to the Atlantic City Convention & Visitors Authority.

2004 Series — On April 12, 2004, the Authority issued \$23,085,000 of Convention Center Luxury Tax Refunding Bonds, Series 2004, to (1) refund on a current basis the Authority's presently outstanding Convention Center Luxury Tax Bonds, 1992 Series A; and (2) pay certain costs incurred in connection with the issuance of the 2004 Luxury Tax Bonds. In 2010, these Bonds were transferred to the Atlantic City Convention & Visitors Authority.

Interest Costs — Interest costs for the years 2010 and 2009 were \$68,000 and \$6,576,000, respectively.

7. NOTES PAYABLE

Notes payable consist of the following (in thousands):

	Date Issued	Original Amount	Balance December 31,	
			2010	2009
Loan from the Casino Reinvestment Development Authority, 4.06% interest through June 2, 1997 then 5.773% thereafter, due February 10, 2007	February 10, 1997	\$ 8,600	-	\$ 8,600
Total notes payable			\$ -	\$ 8,600

On February 10, 1997, the Authority received the proceeds of an \$8,600,000 loan from the Casino Reinvestment Development Authority ("CRDA"). These funds constitute subordinated debt payable from the Luxury Tax Revenues. The proceeds were used to pay for the costs of the Convention Center Project as provided for in the project budget. In 2010, this debt was transferred to the Atlantic City Convention & Visitors Authority.

8. MATURITIES ON BONDS AND NOTES

Principal and interest payments to be funded to the trustees on outstanding bonds and notes (in thousands) during the next five years and thereafter are as follows:

	Wildwood	Interest	Total
2011	\$ 192	\$ 31	\$ 223
2012	197	26	223
2013	202	21	223
2014	207	16	223
2015	212	11	223
2016–2020	<u>1,168</u>	<u>346</u>	<u>1,514</u>
	<u>\$ 2,178</u>	<u>\$ 451</u>	<u>\$ 2,629</u>

9. STATE CONTRACT BONDS

The New Jersey Sports and Exposition Authority issued State Contract Bonds to fund various capital improvements of the Authority on behalf of the State of New Jersey. These bonds were previously recorded as liabilities on the Authority’s financial statements as permitted under Interpretation No. 2 of the Governmental Accounting Standards Board, as an allowable method for recording conduit debt.

None of the Authority’s revenues, rents, fees, rates, charges or other income and receipts derived by the Authority from its operation or ownership of any of its projects are pledged or assigned to the payment of the principal or redemption price of and interest on such bonds. The State Contract Bonds are paid solely by the State of New Jersey.

The principal amount outstanding on the State Contract Bonds at December 31, 2010 and 2009 is \$595,200,000 and \$656,300,000, respectively. These amounts are excluded from the consolidated financial statements of the Authority.

10. PENSION, RETIREMENT, AND DEFERRED COMPENSATION PLANS

Plan Description and Employer and Employee Contributions — Salaried employees of the Authority, the Convention Center Authority and Wildwoods Convention Center are covered by the Public Employees’ Retirement System of the State of New Jersey (“PERS”), a cost-sharing multiple-employer defined benefit public employee retirement system. PERS issues a publicly available financial report that includes financial statements and required supplementary information for PERS. That report may be obtained by writing PERS at the following address: Department of the Treasury, Division of Pensions and Benefits, P.O. Box 295, Trenton, NJ 08625. The payroll for employees covered by PERS for the years ended December 31, 2010 and 2009 was \$11,805,567 and \$12,911,417, respectively. The Authority’s total payroll for the years ended 2010 and 2009 was \$55,780,695 and \$66,720,620, respectively. Establishment of or amendments to PERS pension plans are done through New Jersey legislation.

All Authority salaried employees are required as a condition of employment to be members of PERS. A member may retire on a service retirement allowance as early as age 60; no minimum

service requirement must be established. The formula for benefits is an annual allowance in the amount equal to years of service, divided by 60, times the final average salary. Final average salary means the average of the salaries received by the member for the last three years of creditable membership service preceding retirement or the highest three fiscal years of membership service, whichever provides the larger benefit. Benefits fully vest on reaching 10 years of service. Vested employees may retire at or after age 55 and receive reduced retirement benefits; unless the employee has obtained 25 years of service prior to retirement, which permits full benefit payments. The System also provides death and disability benefits. Benefits are established by State statute.

Effective May 21, 2010, the New Jersey legislature enacted changes in the PERS and other State employee pension plans (Chapter 1, P.L. 2010). The law makes changes to the rule governing eligibility, the retirement formula, compensation definition and positions eligible. Employees that are subject to a fixed number of hours fewer than thirty-five per week are not eligible to join PERS. Also, the current multiplier of 1/55 will change to 1/60. Section 38 of the law will require the Authority to make the full annual employer's contribution once the calculation is computed by its actuary.

Covered Authority employees are required by PERS to contribute 5.5% of defined salary. The Authority is required by State Statute to contribute the remaining amounts necessary to pay benefits when due. The PERS on the recommendation of an actuary, who makes an annual actuarial valuation, certifies the amount of the Authority's contribution each year. The valuation is a determination of the financial condition of the retirement system. It includes the computation of the present dollar value of benefits payable to former and present members and the present dollar value of future employer and employee contributions, giving effect to mortality among active and retired members and also to the rates of disability, retirement, withdrawal, former service, salary, and interest.

The employee contributions required for the years ended December 31, 2010, 2009, and 2008, were \$655,185 (5.5%), \$720,499 (5.58%), and \$714,244 (5.35%), respectively. Employer contributions for 2010, 2009, and 2008, were \$1,172,703, \$983,559, and \$858,677, respectively, equal to the required contributions for the year. These increases are based upon State of New Jersey law, Chapter 108, P.L. 2003, which calls for the return of employer pension contributions on a phase in basis with 20% of the actuarially calculated amount for 2005 being due and payable, increasing to 40% for 2006, 60% for 2007, 80% for 2008, and until 100% of the actuarially calculated amount is due in 2009.

Other Benefits — The Authority has established a separate defined benefit pension plan for selected seasonal racing personnel (See note that follows: Pension Plan for Seasonal Racing Personnel.) Annual pension expense was approximately \$117,600, \$147,300 and \$89,649, for 2010, 2009, and 2008, respectively. In addition, salaried employees of the Authority are eligible for participation in a section 401(k) deferred compensation plan, the New Jersey Sports and Exposition Authority Savings and Investment Plan. The Authority contributed a maximum of 4% of the employee's salary up to the IRS maximum less the portion attributable to the State pension plan ("PERS"). Annual expense for this plan was \$515,401; \$548,554; and \$560,785 for 2010, 2009, and 2008, respectively. Annual employee contributions were \$1,491,225; \$1,342,809; and \$1,421,468 for 2010, 2009, and 2008, respectively. The annual expense amounts and employee contributions include employer expense and employee contributions of Union Local 137 (Mutuel). (See Mass Withdrawal Liability Note that follows.)

Additionally, some Sports Authority employees are participants in certain pension plans administered by local unions and contributions are made in accordance with terms of the union agreements of those employees. There are about 26 active unions consisting of 47 separate bargaining agreements participating in their own pension plans in accordance with each specific union agreement and based on each of the applicable union job trades. The total combined employer contributions for all participating unions in 2010, 2009, and 2008, were \$3,122,724, \$3,409,106, and \$4,267,230, respectively, and equal to the required contribution for each year.

Union plan financial statements may be obtained by writing to the relevant address in the following table.

Local 137 (Window Washers, Mutuels,
Admis.,07W, Jockey Room, Box Office)
1012 Haddonfield Rd Suite 106
Cherry Hill, NJ 08002

Local 5 (Masons)
830 Bear Tavern Rd
West Trenton, NJ 08628

Local 711 (Painters)
C/O Vaccaro & Assoc.
PO Box 447
Absecon, NJ 08201

Local 164 (Electricians)
205 Robin Rd Suite 330
Paramus, NJ 07652

Local 68 (HVAC)
Benefits Dept.
11 Fairfield Pl
West Caldwell, NJ 07006

Local 15 (NJ Carpenters Fund)
Raritan Plaza, PO Box 7818
Edison, NJ 08816

NJ Local 4 (Masons)
14 Plog Rd Suite 2
Fairfield, NJ 07004

Local 472 (Laborers, Parking)
700 Raymond Blvd
Newark, NJ 07105

Local 631 (Security)
United Workers Union
6 South Second Ave
Hammonton, NJ 08037

Local 560 (Teamsters)
707 Summit Ave Station — 5th Fl
Union City, NJ 07087

Local 592 (Special Laborers, NJBLS)
3218 Kennedy Blvd
Jersey, City, NJ 07306

Local 825 (Operating Engineers)
65 Springfield Ave
Springfield, NJ 07081

Local 14 (Plumbers)
150 Main St
Lodi, NJ 07644

Local 1412 (Security EMT)
163 Washington Ave 2nd Fl
Belleville, NJ 07109

Local 1430 (I.B.E.W.)
901 N. Broadway — Suite 16
North White Plains, NY 10603

Local 469 (Teamsters)
3400 State Highway 35
Executive Plaza, Suite 8
Hazlet, NJ 07730

Local 9 (Plumbers)
848 Bear Tavern Rd
West Trenton, NJ 08628

Local 2250 (Carpenters)
Raritan Plaza 2 PO Box 7818
Edison, NJ 08818

IBEW Local 400 (Electricians)
PO Box 1028
Trenton, NJ 08628

Local 632 (Stagehands I.A.T.S.E)
417 5th Ave., 3rd Floor
New York, NY 10016

Local 621 (United Workers of America)
PO Box 147
Island Park, NY 11558

Local 483 (Iron Workers)
12 Edison Place
South Plainfield, NJ 07081

Mass Withdrawal Liability and Annual Payments Related to Local 137 — During 2007, the Authority withdrew from the pension plan of Local 137 (Mutuels) causing a mass withdrawal termination for that plan. Based upon this termination, the Authority is obligated to make annual payments to satisfy the employer’s contribution. In addition, the Authority opted to include the union in the 401k plan whereby the Authority contributes a 2% match. The amounts contributed by the Authority and the employees were \$112,988 and \$372,851 for 2010, respectively, and \$122,224 and \$404,950 for 2009, respectively.

The amount of the Authority’s obligation, based on actuarial estimates, is approximately \$25.7 million and is recognized in the 2010 financial statements. The Authority will make annual cash payments of \$1.2 million to cover this liability.

Pension Plan for Seasonal Racing Personnel — In May 2007, the Governmental Accounting Standards Board issued Statement No. 50, *Pension Disclosures*. The Statement more closely aligns the financial reporting requirements for pensions with those for post retirement benefits. The New Jersey Sports and Exposition Authority Seasonal Racing Personnel Retirement Plan (“SRPRP”) is a single employer, defined benefit plan administered by the Authority and managed by Bank of America NA. The Authority issues a publicly available financial report that includes financial statements and required supplementary information (“RSI”) for SRPRP. That report may be obtained by writing to the NJSEA, 50 State Route 120, East Rutherford, NJ 07073.

Funding Policy — Contribution requirements for the plan members and the Authority are established and are outlined in the NJSEA Seasonal Racing Personnel Retirement Trust Agreement. Employees contribute 3% of total annual pay if they become a member before age 35; 4% at age 35 to 45; 5% after age 45. The authority contributes any remaining minimum required contribution as determined by Actuarial Valuation. Employer contributions totaled \$0; \$147,337; and \$89,649, for the years ended December 31, 2010, 2009, and 2008, respectively. Employee contributions were \$47,000; \$56,517; and \$51,747 for the years ended December 31, 2010, 2009, and 2008, respectively.

Annual Pension Cost and Net Pension Obligation Related to SRPRP — The Authority’s annual pension cost and net pension obligation to SRPRP for the current year were as follows (dollars in thousands):

	2010
Annual required contribution	\$ 117.6
Interest on net pension obligation	-
Adjustment to ARC	-
Annual pension cost	<u>117.6</u>
Contribution made	-
Increase in net pension obligation	117.6
Net pension obligation — beginning of year	-
Net pension obligation — end of year	<u><u>\$ 117.6</u></u>

Year Ended	Annual Pension Cost	Percentage of Annual Pension Cost Paid	Net Pension Obligation
December 31, 2010	\$ 117.6	0%	\$ 117.6
December 31, 2009	147.3	100	-
December 31, 2008	89.6	100	-

Funded Status and Funding Progress Related to SRPRP — As of January 1, 2011, the most recent actuarial validation date, the plan was 75.3% funded. The actuarial accrued liability for benefits was \$2,843,000 and the actuarial value of assets was \$2,140,000, resulting in an unfunded actuarial accrued liability (“UAAL”) of \$703,000. The covered payroll (annual payroll of active employees covered by the plan) was \$1,275,000, and the ratio of the UAAL to the covered payroll was 55%.

The schedule of employer contributions and funding progress, presented as required supplementary information following the Notes to the Financial Statements, presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the actuarial accrued liability for benefits.

Actuarial Methods and Assumptions — The actuarial cost method used in the valuation is the aggregate cost method. Actuarial assumptions included a 5.75% interest rate and salary increases of 3.5% per year. The actuarial value of assets is equal to the assets’ market value.

Post-Employment Retirement Benefits — In June 2004 the Governmental Accounting Standards Board (“GASB”) issued Statement No. 45, *Accounting and Financial Reporting by Employers for Post-employment Benefits Other Than Pensions*, which establishes new accounting standards for recording Postretirement Benefits Other Than Pensions (“OPEB”). The requirement applies to any state or local government employer that provides OPEB. The OPEB provided by the Authority is health benefits. Prior to the implementation of GASB Statement No. 45, the Authority’s postretirement benefits were accounted for on a pay as-you-go basis.

The New Jersey Sports and Exposition Authority’s Postretirement Healthcare Plan (the “Plan”) is a single employer plan which provides certain group medical and prescription drug benefits for retirees (and for eligible dependents and, for a limited period of time, surviving spouses). Contributions towards part of the costs of these benefits are required of the retirees. Retiree contributions towards the cost of the benefit are a flat dollar amount that varies depending on Medicare eligibility and dependant coverage. The Authority, based upon Board approval, may elect at any time to amend the plan and funding provisions. An actuarial valuation of these benefits was performed by a specialist to determine the annual cost applicable to the retiree medical benefits for retired employees and their eligible dependents. The Authority does not issue stand alone financial statements for this OPEB Plan.

The Authority has elected to amortize, over 30 years, the Unfunded Actuarial Accrued Liability (“UAAL”) as a level dollar amount over an open 30-year period and not to fund the UAAL in advance of when benefits are due. The UAAL relating to OPEB benefits is approximately \$27 million and \$25.9 million as of December 31, 2010 and 2009, respectively. The Authority is not required by law or contractual agreement to provide funding for post-employment retirement benefits other than the pay-as-you-go amount necessary to provide current benefits to retirees and eligible beneficiaries/dependents. During the years ended December 31, 2010 and 2009, the Authority paid \$734,000 and \$619,000, respectively, on behalf of the Plan.

The Authority's annual OPEB cost (expense) for the year ended December 31, 2010 and 2009, was \$2,102,000 and \$2,033,000, respectively, and was calculated based on the annual required contribution ("ARC") of the employer of \$2,183,000 and \$2,093,000, respectively. The ARC is an amount that was actuarially determined by using the Projected Unit Credit Method, which is one of the accepted actuarial cost methods in accordance with the parameters of GASB Statement No. 45.

The portion of this Actuarial Present Value allocated to a valuation year is called the Normal Cost. Under this method, non-asset related actuarial gains/losses, as they occur, reduce/increase future Normal Costs and UAAL amortization payments. The following table shows the elements of the Authority's annual OPEB cost for the year, the amount actually paid, and changes in the Authority's net OPEB obligation to the plan for the years ended December 31, 2010 and 2009, (dollars in thousands).

	2010	2009
Annual Required Contribution ("ARC")	\$2,183	\$2,093
Interest on the net OPEB obligation	269	198
Adjustment to ARC	<u>(350)</u>	<u>(258)</u>
Annual OPEB cost	2,102	2,033
Payments made	<u>(734)</u>	<u>(619)</u>
Increase in net OPEB obligation	1,368	1,414
Net OPEB obligation — beginning of year	<u>5,380</u>	<u>3,966</u>
Net OPEB obligation — end of year	<u>\$6,748</u>	<u>\$5,380</u>

The Authority's annual OPEB cost, the percentage of annual OPEB cost contributed to the Plan, and the net OPEB obligation for the years ended December 31, 2010, 2009, and 2008, were as follows (dollars in thousands):

Year Ended	Annual OPEB Cost	Percentage of Annual OPEB Cost Paid	Net OPEB Obligation
December 31, 2010	\$2,102	35 %	\$6,748
December 31, 2009	2,033	30	5,380
December 31, 2008	1,894	35	3,966

The Authority's funded status of the Plan is as follows (dollars in thousands):

Year Ended	Valuation Date	Actuarial Value of Assets {a}	Actuarial Accrued Liability (AAL) {b}	Unfunded Actuarial Accrued Liability (UAAL) {c}={b}-{a}	Funded Ratio {a}/{c}	Covered Payroll {d}	Ratio of UAAL to Covered Payroll {c}/{d}
December 31, 2010	December 31, 2010	\$ -	\$27,001	\$27,001	\$ -	11,806	229 %
December 31, 2009	December 31, 2009	-	25,946	25,946	-	13,081	198
December 31, 2008	December 31, 2008	-	23,083	23,083	-	12,702	182

Actuarial Methods and Assumptions Used in Valuations: The OPEB-specific actuarial assumptions used in the December 31, 2010, OPEB actuarial valuations are as follows:

Valuation date	December 31, 2010
Actuarial cost method	Projected unit credit method
Discount rate	5%
Per-capita retiree contributions	It was assumed that management would increase the retiree contribution amount every five years (beginning) after 2008 consistent with increases in retiree costs based on the Healthcare Cost Trend Rate.

Medical and prescription drug benefits are provided through fully insured contracts with Horizon Blue Cross Blue Shield of New Jersey. This does not include a reimbursement of Medicare Part B premium. Benefits vest after twenty-five years of service or, for employees hired prior to January 1, 1993, after attainment of age 60 with ten years of service or attainment of age 55 and age plus years of service equal or exceed 75.

The following premiums are used for all non-Medicare and Medicare eligible retirees and dependents with basic medical coverage.

Monthly Rates used for the years ended 2010 and 2009:

For 2011 Age	Medical		Prescription Drug*	
	Retiree	Dependent	Retiree	Dependent
55	\$ 381.35	\$ 600.64	\$ 64.86	\$ 88.46
60	455.13	716.83	78.34	106.84
65	305.36	471.52	93.95	128.13
70	354.02	546.59	107.83	147.07
75	400.52	618.44	120.79	164.74
80	437.85	676.09	130.72	178.28
85	457.92	707.00	139.84	190.72

For 2010 Age	Medical		Prescription Drug*	
	Retiree	Dependent	Retiree	Dependent
55	\$ 381.35	\$ 600.64	\$ 64.86	\$ 88.46
60	455.13	716.83	78.34	106.84
65	305.36	471.52	93.95	128.13
70	354.02	546.59	107.83	147.07
75	400.52	618.44	120.79	164.74
80	437.85	676.09	130.72	178.28
85	457.92	707.00	139.84	190.72

* The Authority has elected to apply for the retiree drug subsidy under Medicare Part D; consistent with GASB No. 45 the above prescription drug claims are not reduced nor do the liabilities reflect any anticipated retiree drug subsidy refund.

Health Care Cost Trend Rates (“HCCTR”): Covered medical and prescription drug expenses are assumed to increase by the following percentages based upon the most recent actuarial valuation which contained the following:

Years Ending	Annual Rates of Increase
2012	10.0 %
2013	9.0
2014	8.0
2015	7.0
2016	6.0
2017	5.0
2018 and later	5.0

Mortality: Mortality rates are based on the sex-distinct RP-2000 Combined Healthy Mortality Table (without projection and collar adjustment). Sample rates are as follows:

Age	Male	Female
20	0.0345 %	0.0191 %
30	0.0444	0.0264
40	0.1079	0.0706
50	0.2138	0.1676
60	0.6747	0.5055
70	2.2206	1.6742
80	6.4368	4.5879
90	18.3408	13.1682

Sports Authority salaried employees hired before January 1, 1993, who retire on or after age 60, with a minimum of 10 years of full-time salaried service or have a combined number of full time service and age totaling 75, with the Authority, are eligible to continue certain specified benefits subject to any required contributions. Medical benefits available to active employees will be available to eligible retirees who are not yet eligible for Medicare. The Authority will also, at its discretion, make available medical benefits to supplement Medicare coverage. The Authority accounts for these benefits on a pay as you go basis and paid approximately \$734,000 (for 91 retirees), \$619,000 (for 83 retirees), and \$668,000 (for 84 retirees) in 2010, 2009, and 2008, respectively.

11. POLLUTION REMEDIATION COSTS

Effective 2008, pollution remediation costs were recognized as a liability on the Consolidated Statements of Financial Position and an operating expense provision was made in the Consolidated Statements of Operations and Changes in Net Assets in accordance with GASB Statement No. 49, *Accounting and Financial Reporting for Pollution Remediation Obligations*. The remediation involves current and future activities related to testing, recovery, and cleanup of soil, subsurface water and ground level streams at various Authority sites. Contaminated sites include Meadowlands-Xanadu, the new stadium area, and the Meadowlands and Monmouth race tracks. The Authority estimates the cost to be \$5,196,000. In 2010 and 2009, payments of \$0 and \$817,000, respectively, were made related to remediation. The total payments made since 2007 were \$2,846,000, and charged to the Statements of Operations and Changes in Net Assets in each respective year. Estimated future expense for environmental remediation is \$2,350,000, and is reflected on the Consolidated Statement of Financial Position. Estimated recovery related from remediation reduces the measurement of this liability. There is no expected remediation recovery on the above sites.

Methods and assumptions used included historical data and engineering estimates. The pollution remediation liability is an estimate and is subject to changes resulting from price increases or reductions, technology, or changes in applicable laws and regulations.

12. COMMITMENTS AND CONTINGENCIES

A portion of the Authority's operating revenues is attributable to leasing of the Sports Complex facilities for various sporting events, trade shows and other expositions. Rental income is a flat fee per event or a percentage of ticket sales. Rental income, under these leases, was approximately \$3,805,000 and \$20,387,000 for the years ended December 31, 2010 and 2009, respectively.

The Authority is exposed to risks of losses related to injuries to employees. The Authority has established a risk management program to account for and finance its uninsured risks of loss related to workmen's compensation. Claims expenditures and liabilities are reported when it is probable that a loss has occurred and the amount of that loss can be reasonably estimated. Claims are based on actuarial valuation.

Workmen's compensation claims liability, claims incurred and claims paid are provided below.

	Reconciliation of Workmen's Compensation Claims Liability	
	For the Years Ended	
	December 31	
	2010	2009
Claims — January 1	\$ 17,818,462	\$ 15,812,804
(Decrease)/increase in provision	(1,723,505)	4,694,566
Claims paid	<u>(1,568,085)</u>	<u>(2,688,908)</u>
Claims — December 31	<u>14,526,872</u>	<u>17,818,462</u>
Less current portion	1,296,714	1,568,085
Long-term liability	<u>\$ 13,230,158</u>	<u>\$ 16,250,377</u>

On June 26, 2000, the Authority formed The Historic Boardwalk Hall, L.L.C. (the "LLC"), a limited liability company in the State of New Jersey for the purpose of financing and operating the Historic East Hall of the Atlantic City Boardwalk Convention Center (the "East Hall"). The LLC, which assumes the leasehold interest and contractual obligations of the Authority, admitted an investing member on September 14, 2000, through capital contributions. Of the contributed capital already received \$1,154,367 is being held in escrow and can only be used to restore or repair the organ at the Historic Boardwalk Hall. Subject to a notice issued by a governmental agency, an expense has been recorded in the 2004 financial statements. In 2010, this was transferred to the ACCVA.

On March 1, 2001, the New Jersey Sports and Exposition Authority entered into an agreement leasing the convention center for a term of 99 years for a single payment equal to the appraised value of the convention center, at that date, and concurrently leasing-back the property for a term of 35 years. The major portion of the proceeds received have been invested to sufficiently fund the Sports Authority's future lease payments and exercise its option to repurchase the initial lease in 26 years without having to provide any additional funds. Repurchase options are also available after 10 and 20 years. The Sports Authority's payment obligations are additionally secured by contingent State Contract Bonds (\$100,000,000) and legally available luxury tax and convention center revenues, as defined. Upon entering this transaction, the Sports Authority received a cash payment of approximately \$7,945,000. In 2010, this obligation was transferred to the ACCVA.

On June 30, 2005, the Authority entered into a ground lease and related project agreements for development of Meadowlands Xanadu, an approximately 5.0 million square mixed-use project on approximately 104 acres at the Meadowlands Sports Complex. Through March 2006, the Authority received pre-payments of ground rent in the amount of \$160,000,000. In 2005, the Authority used \$26,800,000 of the prepaid ground rent to purchase the wetland mitigation bank rights on the Empire Tract. The Authority also used \$37,190,000 to defease tax-exempt bonds attributable to the Meadowlands Xanadu Project site. Expenses associated with the project that were previously

deferred were expensed in 2005. For GAAP purposes revenue will be realized by amortizing the upfront payment over 18 years. As of December 31, 2010, the facility has not begun operations.

At year-end approximately \$1,417,000 in current assets and liabilities was related to funds received from the State to administer the Aquarium Project. The activity in the fund created for this purpose has no effect on the Authority's revenues or expenses.

In August 2008, the Authority entered into a purse enhancement agreement with the Casino Association of New Jersey ("CANJ"), whereby CANJ will make quarterly and periodic payments to the Authority totaling \$90,000,000 through November 15, 2011. In return, the Authority will use the funds for purse enhancements, including racetrack and horsemen employee benefits and other Authorized Uses.

In 2004, the Authority organized the NJSEA Insurance Company as a captive insurance company in Vermont for the purpose of insuring and reinsuring various types of risk, including but not limited to those required by the Federal Terrorism Insurance Act. The Company is a wholly owned subsidiary of the Authority and insures the Authority for a maximum of \$300,000,000.

On June 14, 2004, the Authority entered into a Participation agreement to license and operate an account wagering system in New Jersey pursuant to the Off-Track and Account Wagering Act (P.L. 201, c.199) and the regulations promulgated by the New Jersey Racing Commission. Under the agreement the Authority began operating an on-line account wagering system and has contributed 70% of start-up costs for the project, appointed an Operating Board and conducts and accounts for all day-to-day operations in return for 70% of available net project revenues or losses as defined by the agreement. These operations, net of participation, are included in the financial statements.

In October 2007, the Authority commenced operations of an off-track wagering facility in Woodbridge, NJ. The Authority, under State Legislation, has the right to build a total of nine off-track wagering facilities. The Authority entered into a lease for a 35,000 square foot facility to open an Off-Track Wagering facility in Bayonne, NJ. The average rent on the property is \$950,000 per year over a 20-year initial term. The landlord is responsible for building the structure, and the Authority will retrofit the interior with the equipment and leasehold improvements. The estimated cost for the equipment and improvements is \$16,000,000.

On October 21, 2009, the Authority undertook a project consisting of construction of a new storm water basin and to purchase equipment for the project in order to alleviate storm water runoff at Monmouth Park Racetrack. The total cost for the equipment and the project is estimated at \$26,600,000, which includes capitalized interest, debt service and administrative expenses, and will be financed through loans from the New Jersey Environmental Infrastructure Trust and the New Jersey Department of Environmental Protection. The Borough of Oceanport applied for the project loan (not to exceed \$23,500,000), and the Authority will apply for the equipment loan (not to exceed \$850,000) with the above financing authorities. The Authority will pay the Borough a special assessment that is substantially similar to the Borough's loan repayment schedule, and will manage the project at its own cost. The project began in 2010 and will take two years to complete. Repayment on the loans began in 2010 and end in 2029.

13. SUBSEQUENT EVENTS

- The State of New Jersey approved a resolution, which states, the State of New Jersey will appropriate the additional sums as may be necessary to satisfy debt service obligations and to ensure fiscal solvency of the NJSEA. During June 2010, the State of New Jersey approved their Fiscal Year 2011 budget in which funds were appropriated to NJSEA and Atlantic City projects. The continuance of such funding is necessary to support the future fiscal stability of the Authority.
- In 2011, NJSEA began negotiations to lease the Meadowlands and Monmouth Park racetracks, the Woodbridge Off-Track Wagering facility and its interest in Account Wagering. The transaction would give daily operating control of these venues to a third party in exchange for an agreed annual rent.
- In anticipation of finalizing an agreement to lease both racetracks, the Authority adopted a resolution to terminate its Seasonal Racing Personnel Retirement Plan in August 2011. Consequently, all plan assets were distributed to its participants.

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NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of The State of New Jersey)

SCHEDULE OF FUNDING PROGRESS — NJSEA POSTRETIREMENT HEALTHCARE PLAN
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
YEAR ENDED DECEMBER 31, 2010
(Dollars in thousands)

Year Ended	Valuation Date	Actuarial Value of Assets {a}	Actuarial Accrued Liability (AAL) {b}	Unfunded Actuarial Accrued Liability (UAAL) {c}={b}-{a}	Funded Ratio {a}/{c}	Covered Payroll {d}	Ratio of UAAL to Covered Payroll {c}/{d}
December 31, 2010	December 31, 2010	\$ -	\$ 27,001	\$ 27,001	\$ -	\$ 11,806	229 %
December 31, 2009	December 31, 2009	-	25,946	25,946	-	13,081	198
December 31, 2008	December 31, 2008	-	23,083	23,083	-	12,702	182

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of The State of New Jersey)

SEASONAL RACING PERSONNEL RETIREMENT PLAN
SCHEDULE OF EMPLOYER CONTRIBUTIONS AND FUNDING PROGRESS
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
YEAR ENDED DECEMBER 31, 2010
(Dollars in thousands)

Actuarial Valuation Date	Annual Required Contribution (ARC)	Percentage of ARC Contributed from Employer (%)	(1) Actuarial Value of Assets	(2) Actuarial Accrued Liability	(3) Unfunded Actuarial Liability (UAAL) (2)-(1)	(4) Funded Ratio (%) (1)/(2)	(5) Annual Covered Payroll	(6) UAAL as a Percentage of Covered Payroll (%) (3)/(5)
January 1, 2011	\$ 125.7	100%*	2,140.0	2,843.0	703.0	75.3 %	1,275.0	55.0 %
January 1, 2010	117.6	0.0	1,951.0	2,609.0	658.0	74.8	1,489.0	44.2
January 1, 2009	147.3	100.0	1,479.0	2,365.0	886.0	62.5	1,420.0	62.4
January 1, 2008	89.6	100.0	1,581.0	2,020.0	439.0	78.3	1,427.0	30.8
January 1, 2007	69.2	100.0	1,376.0	1,715.0	340.0	80.2	1,380.0	24.6

*Percentage contribution as of January 1, 2011 assumes Authority contributes the Annual Required Contribution.

NEW JERSEY SPORTS AND EXPOSITION AUTHORITY
(A Component Unit of The State of New Jersey)

SEASONAL RACING PERSONNEL RETIREMENT PLAN
SCHEDULE OF ACTUARIAL METHODS AND ASSUMPTIONS
REQUIRED SUPPLEMENTARY INFORMATION (UNAUDITED)
YEAR ENDED DECEMBER 31, 2010

A. ACTUARIAL METHODS

Actuarial Cost Method — Aggregate

The actuarial cost method used in the valuation is the aggregate cost method. Under this method, the excess of the Actuarial Present Value of the Projected Benefits of the group included in the Actuarial Valuation, over the Valuation Assets, is allocated, as a level percentage of earnings, over the earnings of the group between valuation date and assumed retirement. This allocation is performed for the group as a whole, not as a sum of individual allocations.

Under this method, the Actuarial Gains or Losses, as they occur, reduce or increase the future Normal Costs.

Actuarial Asset Valuation Method — The asset valuation technique determines valuation assets as the market value of assets.

B. ACTUARIAL ASSUMPTIONS

Interest rates — funding (1)	5.75%
Annuity Purchase Rate:	2nd Lump Sum Segment rate minus 15 basis points for insurer expense load rounded to the nearest 0.25%. (2011 rate: 5.0%)
Accumulation rate for Employee Contribution Accounts	5.00%
Mortality for Healthy Participants: Funding	RP — 2000 Mortality Table for males and females. projected to valuation year with additional projections of seven years for annuitants and fifteen years for non-annuitants, blended as described under IRC Section 430.
Salary increases	3.5% per year
Withdrawal	Crocker Sarason T-1 which ranges from 4.89% at age 25 to 0% at age 50.
Disability	One-half of the 1944 Railroad Retirement Board Disability rates.

Retirement	Age	Rate	Age	Rate
	55	\$ 0.0160	60	\$ 0.0185
	56	0.0165	61	0.0190
	57	0.0170	62	0.1000
	58	0.0175	63	0.0280
	59	0.0180	64	0.0300
			65+	1.0000

Terminated vested participants assumed to retire at age 65.

Marriage assumption 100% of members are assumed to be married with females 3 years younger than males.

Expense provision None

Form of payment Annuity purchased at retirement date. For active and terminated vested participants. Retirees in pay status are assumed to continue to receive annuity payments from the plan.

C. CHANGES IN METHODS AND ASSUMPTIONS

- (1) Mortality was changed from the RP-2000 mortality tables for males and females to the RP-2000 mortality tables for males and females, projected to the valuation year with additional projections of seven years for annuitants and fifteen years for non-annuitants, blended as described under IRC Section 430.
- (2) Salary scale was changed from 4.5% to 3.5%.