

**COMPARK BUSINESS CAMPUS
METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
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Board of Directors
Compark Business Campus Metropolitan District
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Compark Business Campus Metropolitan District (the "District"), as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Compark Business Campus Metropolitan District as of December 31, 2021, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

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

Continuing Disclosure Obligation Information

The continuing disclosure obligation information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the continuing disclosure obligation information and consider whether a material inconsistency exists between the continuing disclosure obligation information and the basic financial statements, or the continuing disclosure obligation information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the continuing disclosure obligation information exists, we are required to describe it in our report.

Wipfli LLP

Wipfli LLP
Lakewood, Colorado

September 28, 2022

BASIC FINANCIAL STATEMENTS

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2021**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 253,566
Cash and Investments - Restricted	1,261,987
Deposit with Town of Parker	290,236
Receivable - County Treasurer	15,847
Property Taxes Receivable	2,720,755
Prepaid Expenses	450
Accounts Receivable - Other	43,271
Capital Assets, Not Being Depreciated	3,989,975
Capital Assets, Net	1,404,069
Total Assets	9,980,156
 DEFERRED OUTFLOWS OF RESOURCES	
Cost of Loan Refunding, Net	1,783,042
Total Deferred Outflows of Resources	1,783,042
 LIABILITIES	
Accounts Payable	48,628
Retainage Payable	11,900
Accrued Interest Payable	113,976
Noncurrent Liabilities:	
Due Within One Year	835,000
Due in More Than One Year	47,210,000
Total Liabilities	48,219,504
 DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	2,720,755
Total Deferred Inflows of Resources	2,720,755
 NET POSITION	
Net Investment in Capital Assets	303,983
Restricted For:	
Emergency Reserves	11,800
Debt Service	77,614
Unrestricted	(39,570,458)
Total Net Position	\$ (39,177,061)

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenue (Expense) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Government Activities:					
General Government	\$ 375,716	\$ -	\$ 19,336	\$ 402,270	\$ 45,890
Interest and Related Costs on Long-Term Debt	4,346,949	-	96,687	-	(4,250,262)
Total Government Activities	\$ 4,722,665	\$ -	\$ 116,023	\$ 402,270	(4,204,372)
 GENERAL REVENUES					
					2,326,980
					224,441
					4,410
					29,930
					2,585,761
 CHANGE IN NET POSITION					
					(1,618,611)
					(37,558,450)
					\$ (39,177,061)

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 253,566	\$ -	\$ -	\$ 253,566
Cash and Investments - Restricted	11,800	202,845	1,047,342	1,261,987
Deposit with Town of Parker	-	-	290,236	290,236
Receivable - County Treasurer	2,302	13,545	-	15,847
Property Taxes Receivable	431,253	2,289,502	-	2,720,755
Accounts Receivable - Other	-	-	43,271	43,271
Prepaid Expenses	450	-	-	450
	<u>\$ 699,371</u>	<u>\$ 2,505,892</u>	<u>\$ 1,380,849</u>	<u>\$ 4,586,112</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 19,702	\$ 24,800	\$ 4,126	\$ 48,628
Retainage Payable	-	-	11,900	11,900
Total Liabilities	<u>19,702</u>	<u>24,800</u>	<u>16,026</u>	<u>60,528</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	431,253	2,289,502	-	2,720,755
Total Deferred Inflows of Resources	<u>431,253</u>	<u>2,289,502</u>	<u>-</u>	<u>2,720,755</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	450	-	-	450
Restricted For:				
Emergency Reserves	11,800	-	-	11,800
Debt Service	-	191,590	-	191,590
Committed	-	-	1,364,823	1,364,823
Unassigned	236,166	-	-	236,166
Total Fund Balances	<u>248,416</u>	<u>191,590</u>	<u>1,364,823</u>	<u>1,804,829</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 699,371</u>	<u>\$ 2,505,892</u>	<u>\$ 1,380,849</u>	

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Net 5,394,044

Other long-term assets and deferred outflows of resources are not available to pay for current period expenditures and, therefore, are expensed in the funds.

Cost of Loan Refunding, Net 1,783,042

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Loans Payable (48,045,000)
Accrued Loan Interest Payable (113,976)

Net Position of Governmental Activities \$ (39,177,061)

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 337,971	\$ 1,989,009	\$ -	\$ 2,326,980
Specific Ownership Taxes	32,598	191,843	-	224,441
System Development Fees	-	-	40,000	40,000
System Operations Fee	-	-	173,079	173,079
Tap Fees	-	-	189,191	189,191
Net Investment Income	467	3,325	618	4,410
Reimbursed Expenditures	-	-	9,915	9,915
Other Income	-	-	20,015	20,015
In-Lieu Fees (ECS)	19,336	96,687	-	116,023
Total Revenues	<u>390,372</u>	<u>2,280,864</u>	<u>432,818</u>	<u>3,104,054</u>
EXPENDITURES				
Current:				
Accounting	36,620	-	-	36,620
Audit	9,743	-	-	9,743
County Treasurer's Fee	5,076	29,869	-	34,945
District Management	20,115	-	-	20,115
Dues and Memberships	536	-	-	536
Insurance	7,185	-	-	7,185
Landscape Maintenance	108,683	-	-	108,683
Legal	11,242	-	-	11,242
Miscellaneous	107	-	-	107
Repairs and Maintenance	4,084	-	-	4,084
Snow Removal	5,250	-	-	5,250
Utilities - Entrance Sign	375	-	-	375
Utilities - Irrigation	63,707	-	-	63,707
Utilities - Security Lights	1,046	-	-	1,046
Debt Service:				
Loan Interest	-	1,599,900	-	1,599,900
Loan Principal	-	605,000	-	605,000
Loan Issue Costs	-	946,244	-	946,244
Loan Refunding	-	49,653,159	-	49,653,159
Paying Agent Fees	-	8,650	-	8,650
Capital Expenditures	-	-	33,160	33,160
Capital Outlay	-	-	171,226	171,226
Total Expenditures	<u>273,769</u>	<u>52,842,822</u>	<u>204,386</u>	<u>53,320,977</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	116,603	(50,561,958)	228,432	(50,216,923)
OTHER FINANCING SOURCES (USES)				
Transfers (To)/From Other Funds	-	500,603	(500,603)	-
Loan Issuance	-	48,045,000	-	48,045,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>48,545,603</u>	<u>(500,603)</u>	<u>48,045,000</u>
NET CHANGE IN FUND BALANCES	116,603	(2,016,355)	(272,171)	(2,171,923)
Fund Balances - Beginning of Year	<u>131,813</u>	<u>2,207,945</u>	<u>1,636,994</u>	<u>3,976,752</u>
FUND BALANCES - END OF YEAR	<u>\$ 248,416</u>	<u>\$ 191,590</u>	<u>\$ 1,364,823</u>	<u>\$ 1,804,829</u>

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balances - Governmental Funds \$ (2,171,923)

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	171,226
Depreciation Expense	(68,787)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items as follows:

Loan Issuance	\$ (48,045,000)	
Payment to Refunding Escrow	49,653,159	
Current Year Loan Principal Payment	605,000	
Current Year Cost of Loan Refunding	<u>(1,781,413)</u>	431,746

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

Accrued Interest Payable on Loans - Change in Liability	<u>19,127</u>
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Changes in Net Position of Governmental Activities	<u><u>\$ (1,618,611)</u></u>
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**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive – (Negative)
REVENUES			
Property Taxes	\$ 366,383	\$ 337,971	\$ (28,412)
Specific Ownership Taxes	29,310	32,598	3,288
Net Investment Income	1,750	467	(1,283)
In-Lieu Fees (ECS)	18,800	19,336	536
Total Revenues	<u>416,243</u>	<u>390,372</u>	<u>(25,871)</u>
EXPENDITURES			
Current:			
Accounting	33,600	36,620	(3,020)
Audit	10,000	9,743	257
County Treasurer's Fee	5,495	5,076	419
District Management	35,000	20,115	14,885
Dues and Memberships	750	536	214
Insurance	7,400	7,185	215
Landscape Maintenance	147,000	108,683	38,317
Legal	25,000	11,242	13,758
Miscellaneous	2,500	107	2,393
Repairs and Maintenance	15,750	4,084	11,666
ROW/Drainage Maintenance	5,250	-	5,250
Snow Removal	10,500	5,250	5,250
Utilities - Entrance Sign	315	375	(60)
Utilities - Irrigation	4,200	63,707	(59,507)
Utilities - Security Lights	1,365	1,046	319
Total Expenditures	<u>304,125</u>	<u>273,769</u>	<u>30,356</u>
NET CHANGE IN FUND BALANCES	112,118	116,603	4,485
Fund Balances - Beginning of Year	<u>233,971</u>	<u>131,813</u>	<u>(102,158)</u>
FUND BALANCES - END OF YEAR	<u>\$ 346,089</u>	<u>\$ 248,416</u>	<u>\$ (97,673)</u>

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 1 DEFINITION OF REPORTING ENTITY

Compark Business Campus Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on May 5, 1998, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located within the Town of Parker and/or Douglas County, Colorado. The District was established as part of a master-planned commercial development known as Compark and is authorized to provide water and wastewater service, street and storm drainage construction, installation of safety control devices, construction and maintenance of parks and recreation facilities and public transportation.

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

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

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

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Government-Wide and Fund Financial Statements

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

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

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

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District amended its annual budget for the year ended December 31, 2021.

Pooled Cash and Investments

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

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

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

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

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets (Continued)

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

Signage	25 Years
Drainage Improvements	30 Years
Landscaping / Irrigation	25 Years

Water Rights

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

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

Cost of Loan Refunding

In the government-wide financial statements, the deferred cost of Loan refunding is being amortized using the interest method over the life of the new loans. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

Deferred Inflow/Outflow of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *cost of loan refunding*, is deferred and recognized as an outflow of resources in the period that the amount is incurred.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflow/Outflow of Resources (Continued)

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

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

Fund Balance

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

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

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

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

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

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

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

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

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position and Balance Sheet:

Cash and Investments	\$ 253,566
Cash and Investments - Restricted	1,261,987
Total Cash and Investments	<u>\$ 1,515,553</u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$ 435,864
Investments	1,079,689
Total Cash and Investments	<u>\$ 1,515,553</u>

Deposits with Financial Institutions

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

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

At December 31, 2021, the District's cash deposits had a bank balance and a carrying balance of \$435,864.

Investments

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

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

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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

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

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

Fair Value Measurement and Application

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series), money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee), CSAFE which are recorded at amortized cost, and COLOTRUST which are recorded at net asset value.

As of December 31, 2021, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government	Weighted-Average	
Liquid Asset Trust (COLOTRUST)	Under 60 Days	\$ 879,746
Morgan Stanley Institutional Liquidity Funds	Weighted-Average	
	32 Days	199,943
Total Investment		<u>\$ 1,079,689</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Morgan Stanley Institutional Liquidity Funds

The debt service money that is included in the trust accounts at United Missouri Bank (successor of American National Bank) is invested in the Morgan Stanley Institutional Liquidity Funds Treasury Portfolio. This portfolio is managed by Morgan Stanley and each share is equal in value to \$1.00. The fund is AAA rated and invests in a process that seeks to select maturities based on the shape of the money market yield curve and on expectations as to future shifts in the level and shape of the curve, taking into consideration such factors as current short-term interest rates, Federal Reserve policy regarding interest rates, and U.S. economic activity. The average maturity of the underlying securities is 90 days or less.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

	Balance - December 31, 2020	Increases	Decreases	Balance - December 31, 2021
Capital Assets, Not Being				
Depreciated:				
Water Rights	\$ 808,165	\$ -	\$ -	\$ 808,165
Landscaping	436,730	-	-	436,730
Construction in Progress:				
Drainage Improvements	638,167	870	-	639,037
Sanitary Sewer Improvements	1,309,088	7,977	-	1,317,065
Water Line Improvements	626,599	162,379	-	788,978
Total Capital Assets, Not Being Depreciated	3,818,749	171,226	-	3,989,975
Capital Assets, Being				
Depreciated:				
Drainage Improvements	1,200,715	-	-	1,200,715
Landscaping / Irrigation	175,343	-	-	175,343
Monument Sign	543,722	-	-	543,722
Total Capital Assets, Being Depreciated	1,919,780	-	-	1,919,780
Less Accumulated Depreciation				
For:				
Drainage Improvements	(165,518)	(40,024)	-	(205,542)
Landscaping / Irrigation	(38,576)	(7,014)	-	(45,590)
Monument Sign	(242,830)	(21,749)	-	(264,579)
Total Accumulated Depreciation	(446,924)	(68,787)	-	(515,711)
Total Capital Assets, Being Depreciated, Net	1,472,856	(68,787)	-	1,404,069
Capital Assets, Net	<u>\$ 5,291,605</u>	<u>\$ 102,439</u>	<u>\$ -</u>	<u>\$ 5,394,044</u>

The District will convey streets and safety control assets and transfer certain water, sewer and storm-drainage facilities constructed and financed by the District to other local government entities for maintenance by such local government entities after completion of a specified warranty period. Upon final conveyance/transfer and acceptance, they are removed from capital assets.

A depreciation expense of \$68,787 was charged to functions/programs of the general government activities.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations as of December 31, 2021:

	Balance - December 31, 2020	Additions	Reductions	Balance - December 31, 2021	Due Within One Year
Notes From Direct Borrowings and Direct Placements:					
General Obligation Refunding Loan, Series 2017	\$ 32,517,000	\$ -	\$ 32,517,000	\$ -	\$ -
General Obligation Refunding Loan, Series 2019	17,187,000	-	17,187,000	-	-
General Obligation Refunding Loan, Series 2021A-1	-	37,170,000	-	37,170,000	690,000
General Obligation Refunding Loan, Series 2021A-2	-	10,875,000	-	10,875,000	145,000
Total	<u>\$ 49,704,000</u>	<u>\$ 48,045,000</u>	<u>\$ 49,704,000</u>	<u>\$ 48,045,000</u>	<u>\$ 835,000</u>

The details of the District's long-term obligations are as follows:

General Obligation Loan – Series 2017

\$33,512,000 General Obligation Refunding Loan, Series 2017, dated December 21, 2017 (2017 Loan), bearing interest of 2.95%, maturing on December 1, 2022. The loan was issued for the following purposes: to refund and pay \$35,135,000 of the outstanding portion of the District's General Obligation Refunding and Improvement Bonds, Series 2007A; to provide \$1,000,000 for public improvements; to provide cash flow relief to the District in the years 2018 to 2022 due to a reduction in the interest rate, and to pay for issuance costs. The 2017 Loan also used \$5,019,723 from the refunded Series 2007A bonds.

The 2017 Loan is secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the Refunded Bonds Mill Levy Revenue, (3) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (4) any other legally available monies which the District determines to be treated as Pledged Revenue. The 2017 Loan is also secured by amounts held by the Trustee in the 2017 Reserve Fund. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2017 Loan as the same become due and payable and to make up any deficiencies in the Reserve Fund. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the 2017 Loan without limitation as to rate and in an amount sufficient to pay the 2017 Loan when due. For collection year 2021, the District levied 35.102 mills for Debt Service.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Loan – Series 2017 (Continued)

The District's outstanding notes from direct borrowings and direct placements of \$32,517,000 contain a provision that in an event of default, outstanding amounts become immediately due if the District is unable to make payment.

The occurrence of any one or more of the following events or conditions will constitute an event of default unless remedied.

- (a) failure or refusal to impose the Required Mill Levy or apply the Pledged Revenue as required by the loan agreement;
- (b) failure to pay the principal, interest, or other amount payable to the Bank when due;
- (c) failure to observe or perform any of the covenants, agreements or conditions of the Loan agreement;
- (d) if any representation or warranty made by the District to the Bank proves to be materially untrue or incomplete;
- (e) nonperformance under the Custodial Agreement;
- (f) default in the payment of principal or interest when due beyond any grace period;
- (g) any judgment against the District for payment of money exceeding more than \$50,000 and the District fails to satisfy the judgement for 30 days;
- (h) the District's auditor delivers a qualified opinion with respect to the District's status as a going concern.

The Series 2017 were repaid by the Series 2021A-1 and 2021A-2 loans.

General Obligation Loan – Series 2019

\$17,387,000 General Obligation Refunding Loan, Series 2019, dated June 18, 2019 (2019 Loan), bearing interest of 3.60%, maturing on December 1, 2022. The 2019 Loan was issued for the following purposes: to refund and pay \$9,915,000 of the outstanding portion of the District's General Obligation Refunding Bonds, Series 2012A; to refund and pay \$5,045,000 of the outstanding portion of the District's Taxable General Obligation Refunding Bonds, Series 2012B; to provide \$500,000 for public improvements; and to provide cash flow relief to the District in the years 2020 to 2022 due to a reduction in the interest rate, and to pay for issuance costs.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Loan – Series 2019 (Continued)

The 2019 Loan is secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. The 2019 Loan also secured by amounts held by the Trustee in the 2019 Reserve Fund. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2019 Loan as the same become due and payable and to make up any deficiencies in the Reserve Fund. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the 2019 Loan as to rate and in an amount sufficient to pay the 2019 Loan when due, but not in excess of 99 mills less the amount of the Operations Mill Levy. For collection year 2021, the District levied 35.102 mills for Debt Service.

The District's outstanding notes from direct borrowings and direct placements of \$17,187,000 contain a provision that in an event of default, outstanding amounts become immediately due if the District is unable to make payment.

The occurrence of any one or more of the following events or conditions will constitute an event of default unless remedied.

- (a) failure or refusal to impose the Required Mill Levy or apply the Pledged Revenue as required by the loan agreement;
- (b) failure to pay the principal, interest, or other amount payable to the Bank when due;
- (c) failure to observe or perform any of the covenants, agreements or conditions of the Loan agreement;
- (d) if any representation or warranty made by the District to the Bank proves to be materially untrue or incomplete;
- (e) nonperformance under the Custodial Agreement;
- (f) default in the payment of principal or interest when due beyond any grace period;
- (g) any judgment against the District for payment of money exceeding more than \$50,000 and the District fails to satisfy the judgement for 30 days;
- (h) the District's auditor delivers a qualified opinion with respect to the District's status as a going concern.

The 2019 loans were repaid by the 2021A-1 and 2021A-2 loans.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Loans – Series 2021A-1 and 2021A-2

\$37,170,000 General Obligation Refunding Loan, Series 2021A-1 and \$10,875,000 General Obligation Refunding Loan, Series 2021A-2, dated December 22, 2021 (2021 Loans), bearing interest of 2.86-3.57%, maturing on December 1, 2041. The 2021 Loans were issued for the following purposes: to refund and pay \$32,012,000 of the outstanding portion of the District's General Obligation Refunding Loans, Series 2017; to refund and pay \$17,087,000 of the outstanding portion of the District's General Obligation Refunding Loans, Series 2019, and to pay for issuance costs.

The 2021 Loans are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) the Required Mill Levy, (2) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy, and (3) any other legally available monies which the District determines to be treated as Pledged Revenue. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the 2021 Loans as the same become due and payable. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the 2021 Loans as to rate and in an amount sufficient to pay the 2021 Loans when due, but not in excess of 99 mills less the amount of the Operations Mill Levy.

The District's outstanding notes from direct borrowings and direct placements contain a provision that in an event of default, outstanding amounts become immediately due if the District is unable to make payment.

The occurrence of any one or more of the following events or conditions will constitute an event of default unless remedied.

- (a) failure or refusal to impose the Required Mill Levy or apply the Pledged Revenue as required by the loan agreement;
- (b) failure to observe or perform any of the covenants, agreements or conditions of the Loan agreement;
- (c) if any representation or warranty made by the District to the Bank proves to be materially untrue or incomplete;
- (d) nonperformance under the Custodial Agreement;
- (e) default in the payment of principal or interest when due beyond any grace period;
- (f) any judgment against the District for payment of money exceeding more than \$50,000 and the District fails to satisfy the judgement for 3 a change occurs in the financial or operating conditions of the District;
- (g) the occurrence of any other event that, in the Bank's reasonable judgment, will have a materially adverse impact on the ability of the District to generate Pledged Revenue sufficient to satisfy the District's obligations under the Loan Agreement;

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Loans – Series 2021A-1 and 2021A-2 (Continued)

- (h) the Loan Agreement, the Custodial Agreement, or any other Financing Document, or any material provision hereof or thereof, ceases to be valid and binding on the District or is declared null and void, or the validity or enforceability thereof is contested by the District;
- (i) any pledge or security interest created hereunder or under the Custodial Agreement fails to be fully enforceable;
- (j) the District’s auditor delivers a qualified opinion with respect to the District’s status as a going concern; or
- (k) any funds or investments on deposit in, or otherwise to the credit of, any of the funds or accounts established hereunder or under the Custodial Agreement shall become subject to any writ, judgment, warrant, attachment, execution, or similar process.

Minimum annual principal and interest payments required to retire long-term debt are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 835,000	\$ 1,367,709	\$ 2,202,709
2023	840,000	1,368,959	2,208,959
2024	900,000	1,348,285	2,248,285
2025	930,000	1,318,503	2,248,503
2026	1,000,000	1,291,536	2,291,536
2027-2031	5,700,000	6,001,455	11,701,455
2032-2036	7,270,000	5,088,776	12,358,776
2037-2041	30,570,000	3,934,913	34,504,913
Total	<u>\$ 48,045,000</u>	<u>\$ 21,720,136</u>	<u>\$ 69,765,136</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

On November 7, 2000, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness in an amount not to exceed \$100,000,000 at an interest rate not to exceed 15% per annum. On November 6, 2001, a majority of the qualified electors of the District who voted in the election authorized the issuance of indebtedness in an amount not to exceed \$1,000,000 at an interest rate not to exceed 15% per annum. On November 1, 2005, a majority of the qualified electors of the District who voted in the election authorized the issuance of additional indebtedness in an amount not to exceed \$20,000,000 at an interest rate not to exceed 15% per annum. At December 31, 2021, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Original Authorized Amount for Debt	Authorization Used 2004 Bonds	Authorization Used 2007 Bonds	Authorization Used 2012 Bonds	Authorization Used 2017 Loan	Authorization Used 2019 Loan	Authorization Used 2021 Loans	Authorized But Unissued
Sanitation Sewer	\$ 14,090,000	\$ 1,307,550	\$ 1,950,000	\$ -	\$ 1,000,000	\$ 500,000	\$ -	\$ 9,332,450
Streets	15,805,000	504,056	5,000,000	-	-	-	-	10,300,944
Safety	1,535,000	-	-	-	-	-	-	1,535,000
Water	26,410,000	60,000	6,000,000	-	-	-	-	20,350,000
Parks and Recreation	3,025,000	274,994	2,500,000	-	-	-	-	250,006
TV Relay and Transmission	1,535,000	-	-	-	-	-	-	1,535,000
Public Transportation	7,600,000	-	-	-	-	-	-	7,600,000
Refunding	50,000,000	4,140,547	5,409,790	14,960,000	-	1,927,000	-	23,562,663
Operations and Maintenance	1,000,000	-	-	-	-	-	-	1,000,000
Total	\$ 121,000,000	\$ 6,287,147	\$ 20,859,790	\$ 14,960,000	\$ 1,000,000	\$ 2,427,000	\$ -	\$ 75,466,063

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$50,000,000.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 6 NET POSITION

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

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2021, the District had net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 5,394,044
Outstanding Bonds Payable	(5,286,244)
Discount Costs, and Cost of Refunding (Net of Accumulated Amortization)	196,183
Net Investment in Capital Assets	\$ 303,983

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2021, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 11,800
Debt Service	77,614
Total Restricted	\$ 89,414

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTY

The primary developer of land within the District is Compark South, LLC (Developer). A majority of the board member are either principals, employees or consultants of the Developer.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

Stonegate Village Metropolitan District Regional Facilities Agreement

During 1998, the District entered into a Regional Facilities Agreement with Stonegate Village Metropolitan District (Stonegate). Stonegate agreed to provide water and sanitation services to the property within the District and E-470 Potomac Metropolitan District (Potomac) boundaries in exchange for conveyance by the District of a minimum of 317-acre feet of water to Stonegate. The District agreed to finance its proportional share of all facilities which are necessary for Stonegate to provide water and sewer services to the District and Potomac properties as well as to pay Stonegate their current system access fee. At December 31, 2021, Stonegate's system access fee was \$2,976 per Single Family Equivalent (SFE). These facilities will be owned by Stonegate.

Town of Parker

The District and the Town of Parker (Town) have entered into an Intergovernmental Agreement dated as of February 5, 2007 (the Parker Agreement). The Parker Agreement provided for the annexation of approximately 203.7 acres (including the portion of the Trimark Exclusion recently re-included in the District) of the property in the District (the Annexed Property) into the Town; additional areas of the District may or may not be annexed into the Town in the future. The Parker Agreement imposes limitations on the District that are not included in the Service Plan and the District agrees to be limited in spite of the powers granted to it by the Service Plan or the Special District Act. For instance, in the Parker Agreement, the District agrees that with respect to the Annexed Property, it will plan for, design, acquire, construct, install, replace, relocate, redevelop, repair, and finance only the Public Improvements as defined in the Parker Agreement and no others. The District is required to dedicate all Public Improvements to the Town unless otherwise specified in the Parker Agreement; however, all Public Improvements are required to be operated and maintained by the District.

**IGA Regarding Funding and Reimbursement of Public Improvement Costs -
(Outfall Sewer and Water Line Bore)**

On August 20, 2020, the District entered into an IGA with Belford North Metropolitan District (Belford North) and Belford South Metropolitan District (Belford South) (Belford Districts) in order to facilitate the construction of the Outfall Sewer and Water Line Bore public improvement projects (Projects) needed to provide the Belford Districts with water and sanitary sewer services.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 8 INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

**IGA Regarding Funding and Reimbursement of Public Improvement Costs -
(Outfall Sewer and Water Line Bore) (Continued)**

The District will fund and complete the Projects with the understanding that the Belford Districts will reimburse the District under the terms of the agreement. None of the amounts to be reimbursed will accrue interest. Allocation of the project costs is as follows:

<u>Project</u>	<u>Cost Share</u>	<u>Project Cost at December 31, 2021</u>
Outfall Sewer:		
Compark	40.0%	\$ 523,756
Belford North	26.4%	345,679
Belford South	33.6%	439,955
Total		<u>\$ 1,309,390</u>
Water Line Bore:		
Belford North	44.0%	\$ 692,829
Belford South	56.0%	881,783
Total		<u>\$ 1,574,612</u>

The Belford Districts will be invoiced upon completion of the Projects.

NOTE 9 COMMITMENTS

Assignment of Water & Wastewater Service SFE – Belford South 200

On August 1, 2020, the District entered into an agreement with Stonegate and Belford South Metropolitan District (Belford South) whereas 200 SFEs of the District's excess wastewater service capacity will be transferred to Belford South. Belford South shall not sell, pledge, assign, encumber, or alienate any assigned SFEs for use outside of its boundaries without the prior consent of both Stonegate and the District. This assignment will stay effective until all assigned SFE's have been connected to and are being served by Stonegate's Water System and Wastewater System or until all unused assigned SFE's revert back to the District. Stonegate shall provide water and wastewater service to Belford's service area in the amount of Belford's water and wastewater service ratio portion.

Construction Commitments

As of December 31, 2021, the District had unexpended construction related contract commitments of approximately \$11,900.

NOTE 10 INTERFUND TRANSFERS

The Transfer from the Capital Projects Fund to the Debt Service Fund was due to the use of remaining Capital Project Funds on hand to refund the for the Series 2017 and Series 2019 Loans.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 11 RISK MANAGEMENT

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

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

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

NOTE 12 TAX, SPENDING AND DEBT LIMITATIONS

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

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

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

On November 7, 2000, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR or the 5.5% limitation of CRS 29-1-301.

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

SUPPLEMENTARY INFORMATION

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 1,960,919	\$ 1,960,919	\$ 1,989,009	\$ 28,090
Specific Ownership Tax	156,873	156,873	191,843	34,970
Net Investment Income	11,000	11,000	3,325	(7,675)
In-Lieu Fees	93,700	93,700	96,687	2,987
Total Revenues	<u>2,222,492</u>	<u>2,222,492</u>	<u>2,280,864</u>	<u>58,372</u>
EXPENDITURES				
Debt Service:				
Bond/Loan Interest	1,597,236	1,597,236	1,599,900	(2,664)
Bond/Loan Principal	605,000	605,000	605,000	-
County Treasurer's Fees	29,413	29,413	29,869	(456)
Loan Issue Costs	-	-	946,244	(946,244)
Loan Refunding	-	-	49,653,159	(49,653,159)
Paying Agent Fees	10,000	10,000	8,650	1,350
Contingency	-	50,858,351	-	50,858,351
Total Expenditures	<u>2,241,649</u>	<u>53,100,000</u>	<u>52,842,822</u>	<u>257,178</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	(19,157)	(50,877,508)	(50,561,958)	315,550
OTHER FINANCING SOURCES (USES)				
Loan Issuance	-	49,000,000	48,045,000	(955,000)
Transfers from Other Funds	-	-	500,603	500,603
Total Other Financing Sources (Uses)	<u>-</u>	<u>49,000,000</u>	<u>48,545,603</u>	<u>(454,397)</u>
NET CHANGE IN FUND BALANCES				
	(19,157)	(1,877,508)	(2,016,355)	(138,847)
Fund Balance - Beginning of Year	<u>2,252,101</u>	<u>2,252,101</u>	<u>2,207,945</u>	<u>(44,156)</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 2,232,944</u></u>	<u><u>\$ 374,593</u></u>	<u><u>\$ 191,590</u></u>	<u><u>\$ (183,003)</u></u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
System Development Fees	\$ 200,000	\$ 40,000	\$ (160,000)
System Operations Fee	175,000	173,079	(1,921)
Net Investment Income	13,000	618	(12,382)
Reimbursed Expenditures	23,500	9,915	(13,585)
Other Income	-	20,015	20,015
Tap Fees	295,275	189,191	(106,084)
Total Revenues	<u>706,775</u>	<u>432,818</u>	<u>(273,957)</u>
EXPENDITURES			
Capital Expenditures			
Accounting	4,200	-	4,200
Capital Cost Share - SVMMD	250,000	-	250,000
Contingency	40,000	-	40,000
Detention - AFW Restoration	150,000	-	150,000
Detention - Filing 5	3,000	-	3,000
Detention - Filing 7	3,500	-	3,500
Detention - Filing 11	30,000	4,070	25,930
District Management	35,000	-	35,000
Engineering	21,000	5,893	15,107
Green Acres Tributary Improvements	20,000	22,847	(2,847)
Legal	25,000	-	25,000
Miscellaneous	-	350	(350)
Capital Outlay			
Compark Village South (Water Bore)	485,000	162,379	322,621
Detention - Filing 8	-	870	(870)
Sanitary Sewer Improvements - CV8	-	7,977	(7,977)
Total Expenditures	<u>1,066,700</u>	<u>204,386</u>	<u>862,314</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(359,925)	228,432	588,357
OTHER FINANCING SOURCES (USES)			
Transfers to Other Funds	-	(500,603)	(500,603)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(500,603)</u>	<u>(500,603)</u>
NET CHANGE IN FUND BALANCES	(359,925)	(272,171)	87,754
Fund Balance - Beginning of Year	<u>2,713,202</u>	<u>1,636,994</u>	<u>(1,076,208)</u>
FUND BALANCE - END OF YEAR	<u>\$ 2,353,277</u>	<u>\$ 1,364,823</u>	<u>\$ (988,454)</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

Year Ending December 31,	\$37,170,000 Tax-Free Refunding Loan - Series 2021A-1 Dated: December 22, 2021 Interest Rate: 2.86%			\$10,875,000 Taxable Loan Refunding Loan - Series 2021A-2 Dated: December 22, 2021 Interest Rate: 3.57%		
	Interest Payable June 1 and December 1 Principal Payable December 1			Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total	Principal	Interest	Total
2022	\$ 690,000	\$ 1,015,815	\$ 1,705,815	\$ 145,000	\$ 351,894	\$ 496,894
2023	650,000	1,057,819	1,707,819	190,000	311,140	501,140
2024	695,000	1,041,817	1,736,817	205,000	306,468	511,468
2025	720,000	1,018,817	1,738,817	210,000	299,686	509,686
2026	775,000	997,939	1,772,939	225,000	293,597	518,597
2027	790,000	975,467	1,765,467	230,000	287,073	517,073
2028	850,000	955,169	1,805,169	250,000	281,171	531,171
2029	875,000	927,911	1,802,911	255,000	273,154	528,154
2030	935,000	902,539	1,837,539	275,000	265,760	540,760
2031	960,000	875,426	1,835,426	280,000	257,785	537,785
2032	1,035,000	849,911	1,884,911	300,000	250,350	550,350
2033	1,065,000	817,577	1,882,577	310,000	240,967	550,967
2034	1,135,000	786,695	1,921,695	330,000	231,978	561,978
2035	1,165,000	753,783	1,918,783	340,000	222,409	562,409
2036	1,230,000	721,974	1,951,974	360,000	213,132	573,132
2037	1,270,000	684,334	1,954,334	370,000	202,111	572,111
2038	1,345,000	647,508	1,992,508	390,000	191,382	581,382
2039	1,385,000	608,507	1,993,507	400,000	180,073	580,073
2040	1,460,000	569,903	2,029,903	425,000	168,935	593,935
2041	18,140,000	526,010	18,666,010	5,385,000	156,150	5,541,150
	<u>\$ 37,170,000</u>	<u>\$ 16,734,921</u>	<u>\$ 53,904,921</u>	<u>\$ 10,875,000</u>	<u>\$ 4,985,215</u>	<u>\$ 15,860,215</u>

Year Ending December 31,	Totals		
	Principal	Interest	Total
2022	\$ 835,000	\$ 1,367,709	\$ 2,202,709
2023	840,000	1,368,959	2,208,959
2024	900,000	1,348,285	2,248,285
2025	930,000	1,318,503	2,248,503
2026	1,000,000	1,291,536	2,291,536
2027	1,020,000	1,262,540	2,282,540
2028	1,100,000	1,236,340	2,336,340
2029	1,130,000	1,201,065	2,331,065
2030	1,210,000	1,168,299	2,378,299
2031	1,240,000	1,133,211	2,373,211
2032	1,335,000	1,100,261	2,435,261
2033	1,375,000	1,058,544	2,433,544
2034	1,465,000	1,018,673	2,483,673
2035	1,505,000	976,192	2,481,192
2036	1,590,000	935,106	2,525,106
2037	1,640,000	886,445	2,526,445
2038	1,735,000	838,890	2,573,890
2039	1,785,000	788,580	2,573,580
2040	1,885,000	738,838	2,623,838
2041	23,525,000	682,160	24,207,160
	<u>\$ 48,045,000</u>	<u>\$ 21,720,136</u>	<u>\$ 69,765,136</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021**

History of Assessed Valuations for the District

<u>Levy/ Collection Year</u>	<u>Property Within the District</u>	<u>First Exclusion Property</u>	<u>Second Exclusion Property</u>	<u>Total Assessed Value</u>	<u>Percent Change</u>
2017/2018	\$ 49,195,660	\$ 4,111,910	\$ 1,246,280	\$ 54,553,850	17.09 %
2018/2019	47,630,150	4,112,510	1,246,380	52,989,040	(2.87)
2019/2020	52,762,580	4,905,050	1,419,900	59,087,530	11.51
2020/2021	52,191,330	4,933,950	1,424,690	58,549,970	(0.91)
2021/2022	61,449,560	5,119,880	1,456,670	68,026,110	16.18

History of Mill Levies for the District

<u>Levy / Collection Year</u>	<u>Property Within the District</u>			<u>Total</u>	<u>First Exclusion</u>	<u>Second Exclusion</u>
	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Refund / Abatement</u>		<u>Debt Service</u>	<u>Debt Service</u>
2017/2018	7.018	35.090	0.065	42.173	20.778	17.891
2018/2019	7.018	35.090	0.167	42.275	20.778	17.891
2019/2020	6.114	33.650	1.218	40.982	18.070	15.580
2020/2021	7.020	35.102	0.000	42.122	20.923	18.015
2021/2022	7.018	35.088	0.000	42.106	20.922	18.014

Property Tax Collections for the District

<u>Levy / Collection Year</u>	<u>Total Property Taxes</u>		<u>Percent Collected to Levied</u>
	<u>Levied</u>	<u>Collected</u>	
2017/2018	\$ 2,182,463	\$ 2,169,864	99.42 %
2018/2019	2,121,313	2,049,666	96.62
2019/2020	2,273,072	2,262,870	99.55
2020/2021	2,327,302	2,326,980	99.99

Estimated for:
2021/2022 \$ 2,720,755

CONTINUING DISCLOSURE OBLIGATION

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**2021 AND 2022 BUDGET SUMMARY AND COMPARISON
GENERAL FUND
(UNAUDITED)**

	Final 2021 Budget	2021 Actual	Variance	2022 Budget
REVENUES				
Property Taxes	\$ 366,383	\$ 337,971	\$ (28,412)	\$ 431,263
Specific Ownership Taxes	29,310	32,598	3,288	34,500
Net Investment Income	1,750	467	(1,283)	360
In-Lieu Fees (ECS)	18,800	19,336	536	20,000
Total Revenues	<u>416,243</u>	<u>390,372</u>	<u>(25,871)</u>	<u>486,123</u>
EXPENDITURES				
Accounting and Audit	43,600	46,363	(2,763)	45,000
County Treasurer's Fee	5,495	5,076	419	6,469
District Management	35,000	20,115	14,885	35,000
Dues and Memberships	750	536	214	750
Election Expense	-	-	-	5,000
Insurance	7,400	7,185	215	7,400
Landscape Maintenance	147,000	108,683	38,317	147,000
Legal	25,000	11,242	13,758	25,000
Miscellaneous	2,500	107	2,393	2,500
Contingency	-	-	-	3,501
Repairs and Maintenance	15,750	4,084	11,666	15,750
ROW/Drainage Maintenance	5,250	-	5,250	5,250
Snow Removal	10,500	5,250	5,250	10,500
Utilities - Entrance Sign	315	375	(60)	315
Utilities - Irrigation	4,200	63,707	(59,507)	44,200
Utilities - Security Lights	1,365	1,046	319	1,365
Total Expenditures	<u>304,125</u>	<u>273,769</u>	<u>30,356</u>	<u>355,000</u>
NET CHANGE IN FUND BALANCES	112,118	116,603	4,485	131,123
Fund Balances - January 1	<u>233,971</u>	<u>131,813</u>	<u>(102,158)</u>	<u>293,927</u>
FUND BALANCES - DECEMBER 31	<u><u>\$ 346,089</u></u>	<u><u>\$ 248,416</u></u>	<u><u>\$ (97,673)</u></u>	<u><u>\$ 425,050</u></u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**2021 AND 2022 BUDGET SUMMARY AND COMPARISON
DEBT SERVICE FUND
(UNAUDITED)**

	Final 2021 Budget	2021 Actual	Variance	2022 Budget
REVENUES				
Property Taxes	\$ 1,960,919	\$ 1,989,009	\$ 28,090	\$ 2,289,502
Specific Ownership Taxes	156,873	191,843	34,970	183,160
Net Investment Income	11,000	3,325	(7,675)	1,600
In-Lieu Fees (ECS)	93,700	96,687	2,987	98,000
Total Revenues	<u>2,222,492</u>	<u>2,280,864</u>	<u>58,372</u>	<u>2,572,262</u>
EXPENDITURES				
County Treasurer's Fees	29,413	29,869	(456)	34,343
Bond/Loan Interest	1,597,236	1,599,900	(2,664)	1,367,709
Bond/Loan Principal	605,000	605,000	-	835,000
Loan Issue Costs	-	946,244	(946,244)	-
Loan Refunding	-	49,653,159	(49,653,159)	-
Paying Agent Fees	10,000	8,650	1,350	10,000
Contingency	50,858,351	-	50,858,351	52,948
Total Expenditures	<u>53,100,000</u>	<u>52,842,822</u>	<u>257,178</u>	<u>2,300,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	(50,877,508)	(50,561,958)	315,550	272,262
OTHER FINANCING SOURCES (USES)				
Loan Issuance	49,000,000	48,045,000	(955,000)	-
Transfer from Other Funds	-	500,603	500,603	-
Total Other Financing Sources (Uses)	<u>49,000,000</u>	<u>48,545,603</u>	<u>(454,397)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES				
	(1,877,508)	(2,016,355)	(138,847)	272,262
Fund Balances - January 1	<u>2,252,101</u>	<u>2,207,945</u>	<u>(44,156)</u>	<u>156,951</u>
FUND BALANCES - DECEMBER 31	<u>\$ 374,593</u>	<u>\$ 191,590</u>	<u>\$ (183,003)</u>	<u>\$ 429,213</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**2021 AND 2022 BUDGET SUMMARY AND COMPARISON
CAPITAL PROJECTS FUND
(UNAUDITED)**

	Final 2021 Budget	2021 Actual	Variance	2022 Budget
REVENUES				
System Development Fees	\$ 200,000	\$ 40,000	\$ (160,000)	\$ 200,000
System Operations Fee	175,000	173,079	(1,921)	175,000
Tap Fees	295,275	189,191	(106,084)	298,275
Miscellaneous Income	23,500	9,915	(13,585)	-
Reimbursed Expenditures	-	20,015	20,015	20,000
Net Investment Income	13,000	618	(12,382)	1,000
Total Revenues	<u>706,775</u>	<u>432,818</u>	<u>(273,957)</u>	<u>694,275</u>
EXPENDITURES				
Accounting	4,200	-	4,200	5,000
District Management	-	-	-	30,000
Engineering Expense	21,000	-	21,000	20,000
Legal	25,000	-	25,000	30,000
Contingency	40,000	-	40,000	-
Capital Expenditures	<u>976,500</u>	<u>204,386</u>	<u>772,114</u>	<u>1,015,000</u>
Total Expenditures	<u>1,066,700</u>	<u>204,386</u>	<u>862,314</u>	<u>1,100,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	(359,925)	228,432	588,357	(405,725)
OTHER FINANCING SOURCES AND (USES)				
Transfer to Other Funds	<u>-</u>	<u>(500,603)</u>	<u>(500,603)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>(500,603)</u>	<u>(500,603)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES				
	(359,925)	(272,171)	87,754	(405,725)
Fund Balances - January 1	<u>2,713,202</u>	<u>1,636,994</u>	<u>(1,076,208)</u>	<u>819,458</u>
FUND BALANCES - DECEMBER 31	<u><u>\$ 2,353,277</u></u>	<u><u>\$ 1,364,823</u></u>	<u><u>\$ (988,454)</u></u>	<u><u>\$ 413,733</u></u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**GENERAL FUND – HISTORY OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
(UNAUDITED)**

	2017	2018	2019	2020	2021
REVENUES					
Property Taxes	\$ 293,347	\$ 343,688	\$ 323,653	\$ 330,903	\$ 337,971
Specific Ownership Taxes	32,190	36,539	33,660	28,678	32,598
Net Investment Income	2,090	6,458	282	1,114	-
Miscellaneous	35,377	14,104	-	-	-
In-Lieu Fees (ECS)	-	-	36,203	17,319	19,336
Total Revenues	<u>363,004</u>	<u>400,789</u>	<u>397,642</u>	<u>378,014</u>	<u>390,372</u>
EXPENDITURES					
Accounting and Audit	38,786	46,588	40,784	49,697	46,363
County Treasurer's Fees	4,403	5,160	4,858	4,969	5,076
District Management	33,578	36,917	28,695	33,190	20,115
Dues and Memberships	1,092	912	923	530	536
Elections	-	666	-	893	-
Insurance and Bonds	6,443	6,718	7,183	6,931	7,185
Landscape Maintenance	127,274	163,376	153,138	214,308	108,683
Legal	22,524	20,300	19,036	22,420	11,242
Miscellaneous	900	7,679	2,667	2,080	107
Repairs and Maintenance	34,205	3,390	3,235	13,078	4,084
ROW/Drainage Maintenance	-	-	-	12,472	-
Snow Removal	8,750	8,750	8,750	11,025	5,250
Utilities - Entrance Sign	48	322	244	394	375
Utilities - Irrigation	5,678	4,072	3,318	5,758	63,707
Utilities - Street Lights	1,122	1,323	851	1,465	1,046
Total Expenditures	<u>284,803</u>	<u>306,173</u>	<u>273,682</u>	<u>379,210</u>	<u>273,769</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	78,201	94,616	123,960	(1,196)	116,603
OTHER FINANCING SOURCES (USES)					
Transfers In/(Out)	-	-	-	(85,704)	-
Repay Developer Advance	-	(165,952)	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(165,952)</u>	<u>-</u>	<u>(85,704)</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	78,201	(71,336)	123,960	(86,900)	116,603
Fund Balances - January 1	<u>87,888</u>	<u>166,089</u>	<u>94,753</u>	<u>218,713</u>	<u>131,813</u>
FUND BALANCES - DECEMBER 31	<u>\$ 166,089</u>	<u>\$ 94,753</u>	<u>\$ 218,713</u>	<u>\$ 131,813</u>	<u>\$ 248,416</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**DEBT SERVICE FUND – HISTORY OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
(UNAUDITED)**

	2017	2018	2019	2020	2021
REVENUES					
Property Taxes	\$ 1,554,180	\$ 1,826,176	\$ 1,726,013	\$ 1,931,967	\$ 1,989,009
Specific Ownership Taxes	170,527	194,086	179,108	167,392	191,843
Intergovernmental Revenue	260,517	316,177	-	-	-
Net Investment Income	238,719	76,297	70,798	18,081	3,325
In-Lieu Fees (ECS)	-	-	181,013	95,317	96,687
Total Revenues	<u>2,223,943</u>	<u>2,412,736</u>	<u>2,156,932</u>	<u>2,212,757</u>	<u>2,280,864</u>
EXPENDITURES					
Current:					
County Treasurer's Fees	23,329	27,418	25,907	29,008	29,869
Debt Service:					
Bond/Loan Interest	2,589,158	2,101,442	1,853,035	1,614,767	1,599,900
Bond/Loan Principal	1,015,000	375,000	345,000	475,000	605,000
Bond Issue Costs	718,379	10,000	371,062	-	946,244
Loan Refunding	-	-	-	-	49,653,159
Paying Agent Fees	9,250	8,468	7,321	8,400	8,650
Total Expenditures	<u>4,355,116</u>	<u>2,522,328</u>	<u>2,602,325</u>	<u>2,127,175</u>	<u>52,842,822</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(2,131,173)	(109,592)	(445,393)	85,582	(50,561,958)
OTHER FINANCING SOURCES (USES)					
Bond/Loan Issuance	33,512,000	-	17,387,000	-	48,045,000
Payment to Escrow Agent	(35,326,907)	-	(17,925,998)	-	-
Transfers In/(Out)	(1,000,000)	-	(500,000)	-	500,603
Total Other Financing Sources (Uses)	<u>(2,814,907)</u>	<u>-</u>	<u>(1,038,998)</u>	<u>-</u>	<u>48,545,603</u>
NET CHANGE IN FUND BALANCES	(4,946,080)	(109,592)	(1,484,391)	85,582	(2,016,355)
Fund Balances - January 1	8,662,426	3,716,346	3,606,754	2,122,363	2,207,945
FUND BALANCES - DECEMBER 31	<u>\$ 3,716,346</u>	<u>\$ 3,606,754</u>	<u>\$ 2,122,363</u>	<u>\$ 2,207,945</u>	<u>\$ 191,590</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**CAPITAL PROJECTS FUND – HISTORY OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
(UNAUDITED)**

	2017	2018	2019	2020	2021
REVENUES					
System Development Fees	\$ -	\$ -	\$ 160,000	\$ -	\$ 40,000
System Operations Fee	163,073	170,721	171,921	172,455	173,079
Tap Fees	-	-	238,620	-	189,191
Miscellaneous Income	162,000	4,656	-	-	9,915
Other Income	-	-	-	-	20,015
Net Investment Income	23,033	54,766	63,570	15,729	618
Reimbursed Expenditure	-	-	-	110,968	-
Total Revenues	<u>348,106</u>	<u>230,143</u>	<u>634,111</u>	<u>299,152</u>	<u>432,818</u>
EXPENDITURES					
Current:					
Accounting and Auditing	1,039	1,269	1,084	2,109	-
District Management	20,168	18,520	11,883	15,206	-
Engineering Expense	40,467	16,510	10,705	14,581	-
Legal	5,020	14,230	20,248	2,698	-
Median Landscaping	33,692	-	-	-	-
Contingency	4,550	-	-	-	-
Capital Outlay / Expenditures	51,572	445,284	984,700	2,049,266	204,386
Total Expenditures	<u>156,508</u>	<u>495,813</u>	<u>1,028,620</u>	<u>2,083,860</u>	<u>204,386</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	191,598	(265,670)	(394,509)	(1,784,708)	228,432
OTHER FINANCING SOURCES (USES)					
Transfers In/(Out)	1,000,000	-	500,000	85,704	(500,603)
Total Other Financing Sources (Uses)	<u>1,000,000</u>	<u>-</u>	<u>500,000</u>	<u>85,704</u>	<u>(500,603)</u>
NET CHANGE IN FUND BALANCES	1,191,598	(265,670)	105,491	(1,699,004)	(272,171)
Fund Balances - January 1	2,304,579	3,496,177	3,230,507	3,335,998	1,636,994
FUND BALANCES - DECEMBER 31	<u>\$ 3,496,177</u>	<u>\$ 3,230,507</u>	<u>\$ 3,335,998</u>	<u>\$ 1,636,994</u>	<u>\$ 1,364,823</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
YEAR ENDED DECEMBER 31, 2021**

**HISTORY OF ASSESSED VALUATION AND MILL LEVIES
(UNAUDITED)**

Levy/ Collection Year	Assessed Valuation					Mill Levy	
	Property Tax Within the District	Trimark Exclusion Property (1)	Second Exclusion Property	Total Assessed Value	Percent Change	Property Tax Within the District	Excluded Properties
2016/2017	41,781,480	3,647,270	1,163,730	46,592,480	1.10	42.201	35.000
2017/2018	49,195,660	4,111,910	1,246,280	54,553,850	17.09	42.173	38.669
2018/2019	47,630,150	4,112,510	1,246,380	52,989,040	(2.87)	42.275	38.669
2019/2020	52,762,580	4,905,050	1,419,900	59,087,530	11.51	40.982	33.650
2020/2021	52,191,330	4,933,950	1,424,690	58,549,970	(0.91)	42.122	38.938
2021/2022	61,449,560	5,119,880	1,456,670	68,026,110	16.18	42.106	38.936

(1) The Trimark Exclusion property currently is subject to the District's debt service mill levy for the purpose of paying a portion of the debt service on the 2007 Bonds (i.e., the 1999 Bonds refunded by the 2007 Bonds). The District re-included a portion of the Trimark Exclusion property back into the District. The re-included property will be subject to taxation for the payment of debt service on the 2007 Bonds. However, the Excluded Property remaining after the re-inclusion will not be subject to taxation to pay debt service on all of the Bonds; the Bonds attributable to the Improvement Project and a portion of the Bonds used to refund the 2004 Bonds cannot be paid from property taxes levied on the Excluded Property.

2021 Assessed Valuation of Classes of Property in the District

Class	Total	Percent of Total
	Assessed Value (a)	Assessed Valuation
Commercial	\$ 18,890,170	27.76 %
Personal	8,976,700	13.19
Industrial	30,208,520	44.40
Vacant	2,043,630	3.00
Residential	7,887,570	11.59
State assessed	18,600	0.03
Agricultural	860	0.01
Natural resources	60	0.01
	<u>\$ 68,026,110</u>	<u>100.00 %</u>

(a) Includes the assessed valuation attributable to the Trimark Exclusion.