

**COMPARK BUSINESS CAMPUS  
METROPOLITAN DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2020**

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
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## Independent Auditor's Report

Board of Directors  
Compark Business Campus Metropolitan District  
Douglas County, Colorado

### **Report on the Financial Statements**

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, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

### **Management's Responsibility for the Financial Statements**

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

### **Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit 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 from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Opinion

In our opinion, the 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, 2020, 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.

## Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America 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 opinion on the basic financial statements is not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. 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 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 financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

The continuing disclosure obligation information, as listed in the table of contents, has not been subject 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.

Sincerely,



Wipfli LLP  
Lakewood, Colorado

September 29, 2021

## **BASIC FINANCIAL STATEMENTS**

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 163,983
Cash and Investments - Restricted	4,076,630
Deposit with Town of Parker	301,582
Receivable - County Treasurer	12,881
Property Taxes Receivable	2,327,302
Prepaid Expenses	7,185
Accounts Receivable - Other	43,181
Capital Assets, Not Being Depreciated	3,818,749
Capital Assets, Net	1,472,856
Total Assets	12,224,349
<b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Cost of Bond Refunding, Net	3,010,295
Total Deferred Outflows of Resources	3,010,295
<b>LIABILITIES</b>	
Accounts Payable	597,207
Retainage Payable	31,483
Accrued Interest Payable	133,103
Noncurrent Liabilities:	
Due Within One Year	605,000
Due in More Than One Year	49,099,000
Total Liabilities	50,465,793
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	2,327,302
Total Deferred Inflows of Resources	2,327,302
<b>NET POSITION</b>	
Net Investment in Capital Assets	854,606
Restricted For:	
Emergency Reserves	11,400
Debt Service	173,401
Unrestricted	(38,597,857)
Total Net Position	\$ (37,558,450)

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

		Program Revenues			Net Revenue (Expense) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Government Activities:					
General Government	\$ 507,832	\$ -	\$ 17,319	\$ 172,455	\$ (318,058)
Interest and Related Costs on Long-Term Debt	3,175,637	-	95,317	-	(3,080,320)
Total Government Activities	\$ 3,683,468	\$ -	\$ 112,636	\$ 172,455	(3,398,377)
<b>GENERAL REVENUES</b>					
Property Taxes				2,262,870	
Specific Ownership Taxes				196,070	
Net Investment Income				34,924	
Other Revenue				110,968	
Total General Revenues				2,604,832	
<b>CHANGE IN NET POSITION</b>				(793,545)	
Net Position - Beginning of Year				(36,764,905)	
<b>NET POSITION - END OF YEAR</b>				\$ (37,558,450)	

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 163,983	\$ -	\$ -	\$ 163,983
Cash and Investments - Restricted	10,900	2,196,913	1,868,817	4,076,630
Deposit with Town of Parker	-	-	301,582	301,582
Receivable - County Treasurer	1,849	11,032	-	12,881
Property Taxes Receivable	366,383	1,960,919	-	2,327,302
Accounts Receivable - Other	-	-	43,181	43,181
Prepaid Expenses	7,185	-	-	7,185
	<u>\$ 550,300</u>	<u>\$ 4,168,864</u>	<u>\$ 2,213,580</u>	<u>\$ 6,932,744</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 52,104	\$ -	\$ 545,103	\$ 597,207
Retainage Payable	-	-	31,483	31,483
Total Liabilities	<u>52,104</u>	<u>-</u>	<u>576,586</u>	<u>628,690</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	366,383	1,960,919	-	2,327,302
Total Deferred Inflows of Resources	<u>366,383</u>	<u>1,960,919</u>	<u>-</u>	<u>2,327,302</u>
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expenses	7,185	-	-	7,185
Restricted for:				
Emergency Reserves	11,400	-	-	11,400
Debt Service	-	2,207,945	-	2,207,945
Capital Projects	-	-	500,000	500,000
Committed	-	-	1,136,994	1,136,994
Unassigned	113,228	-	-	113,228
Total Fund Balances	<u>131,813</u>	<u>2,207,945</u>	<u>1,636,994</u>	<u>3,976,752</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 550,300</u>	<u>\$ 4,168,864</u>	<u>\$ 2,213,580</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.				5,291,605
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.				3,010,295
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.				(49,704,000)
Bonds Payable				(133,103)
Accrued Bond Interest Payable				(133,103)
Net Position of Governmental Activities				<u>\$ (37,558,450)</u>

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, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 330,903	\$ 1,931,967	\$ -	\$ 2,262,870
Specific Ownership Taxes	28,678	167,392	-	196,070
System Operations Fee	-	-	172,455	172,455
Net Investment Income	1,114	18,081	15,729	34,924
Reimbursed Expenditures	-	-	110,968	110,968
In-Lieu Fees (ECS)	17,319	95,317	-	112,636
Total Revenues	<u>378,014</u>	<u>2,212,757</u>	<u>299,152</u>	<u>2,889,923</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	38,053	-	-	38,053
Audit	11,644	-	-	11,644
County Treasurer's Fee	4,969	29,008	-	33,977
District Management	33,190	-	-	33,190
Dues and Memberships	530	-	-	530
Election Expense	893	-	-	893
Insurance	6,931	-	-	6,931
Landscape Maintenance	214,308	-	-	214,308
Legal	22,420	-	-	22,420
Miscellaneous	2,080	-	-	2,080
Repairs and Maintenance	13,078	-	-	13,078
ROW/Drainage Maintenance	12,472	-	-	12,472
Snow Removal	11,025	-	-	11,025
Utilities - Entrance Sign	394	-	-	394
Utilities - Irrigation	5,758	-	-	5,758
Utilities - Security Lights	1,465	-	-	1,465
Debt Service:				
Bond/Loan Interest	-	1,614,767	-	1,614,767
Bond/Loan Principal	-	475,000	-	475,000
Loan Issue Costs	-	-	-	-
Paying Agent Fees	-	8,400	-	8,400
Capital Expenditures	-	-	59,835	59,835
Capital Outlay	-	-	2,024,025	2,024,025
Total Expenditures	<u>379,210</u>	<u>2,127,175</u>	<u>2,083,860</u>	<u>4,590,245</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(1,196)	85,582	(1,784,708)	(1,700,322)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers (to)/from Other Funds	(85,704)	-	85,704	-
Total Other Financing Sources (Uses)	<u>(85,704)</u>	<u>-</u>	<u>85,704</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(86,900)	85,582	(1,699,004)	(1,700,322)
Fund Balances - Beginning of Year	<u>218,713</u>	<u>2,122,363</u>	<u>3,335,998</u>	<u>5,677,074</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 131,813</u>	<u>\$ 2,207,945</u>	<u>\$ 1,636,994</u>	<u>\$ 3,976,752</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, 2020**

Net Change in Fund Balances - Governmental Funds \$ (1,700,322)

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	2,024,025
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:

Current Year Bond Principal Payment	475,000
Current Year Cost of Bond Refunding	(1,524,842)

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 Bonds - Change in Liability	1,380
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Changes in Net Position of Governmental Activities	\$ (793,545)
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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, 2020**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 332,472	332,472	\$ 330,903	\$ (1,569)
Specific Ownership Taxes	29,922	29,922	28,678	(1,244)
Net Investment Income	3,000	3,000	1,114	(1,886)
In-Lieu Fees (ECS)	55,607	55,607	17,319	(38,288)
Total Revenues	<u>421,001</u>	<u>421,001</u>	<u>378,014</u>	<u>(42,987)</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	32,000	32,000	38,053	(6,053)
Audit	10,000	10,000	11,644	(1,644)
County Treasurer's Fee	4,987	4,987	4,969	18
District Management	35,000	35,000	33,190	1,810
Dues and Memberships	1,000	1,000	530	470
Election Expense	2,000	2,000	893	1,107
Insurance	7,400	7,400	6,931	469
Landscape Maintenance	140,000	220,000	214,308	5,692
Legal	25,000	25,000	22,420	2,580
Miscellaneous	2,500	2,500	2,080	420
Contingency	-	29,513	-	29,513
Repairs and Maintenance	15,000	30,000	13,078	16,922
ROW/Drainage Maintenance	5,000	5,000	12,472	(7,472)
Snow Removal	10,000	10,000	11,025	(1,025)
Utilities - Entrance Sign	300	300	394	(94)
Utilities - Irrigation	4,000	4,000	5,758	(1,758)
Utilities - Security Lights	1,300	1,300	1,465	(165)
Total Expenditures	<u>295,487</u>	<u>420,000</u>	<u>379,210</u>	<u>40,790</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	125,514	1,001	(1,196)	(2,197)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers to Other Funds	-	(85,704)	(85,704)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(85,704)</u>	<u>(85,704)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	125,514	(84,703)	(86,900)	(2,197)
Fund Balances - Beginning of Year	<u>197,175</u>	<u>197,175</u>	<u>218,713</u>	<u>21,538</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 322,689</u>	<u>\$ 112,472</u>	<u>\$ 131,813</u>	<u>\$ 19,341</u>

See accompanying Notes to Basic Financial Statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020**

**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, 2020**

**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, 2020.

**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, 2020**

**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 Bond Refunding**

In the government-wide financial statements, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. 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 bond 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, 2020**

**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.



**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Equity (Continued)**

**Fund Balance (Continued)**

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

If more than one classification of fund balance is available for use when an expenditure 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, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position and Balance Sheet:

Cash and Investments	\$ 163,983
Cash and Investments - Restricted	<u>4,076,630</u>
Total Cash and Investments	<u><u>\$ 4,240,613</u></u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 960,779
Investments	<u>3,279,834</u>
Total Cash and Investments	<u><u>\$ 4,240,613</u></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, 2020, the District's cash deposits had a bank balance of \$1,124,763 and a carrying balance of \$960,779.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

**Investments**

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

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

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

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

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

**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.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

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

As of December 31, 2020, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted Average Under 60 Days	\$ 1,786,569
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	1,493,265
Total		<u>\$ 3,279,834</u>

**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.

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2020, follows:

	Balance - December 31, 2019	Increases	Decreases	Balance - December 31, 2020
Capital Assets, Not Being Depreciated:				
Water Rights	\$ 808,165	\$ -	\$ -	\$ 808,165
Landscaping	436,730	-	-	436,730
Construction in Progress:				
Drainage Improvements	60,675	577,492	-	638,167
Sanitary Sewer Improvements	477,309	831,779	-	1,309,088
Water Line Improvements	11,845	614,754	-	626,599
Total Capital Assets, Not Being Depreciated	1,794,724	2,024,025	-	3,818,749
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	(125,494)	(40,024)	-	(165,518)
Landscaping/Irrigation	(31,562)	(7,014)	-	(38,576)
Monument Sign	(221,081)	(21,749)	-	(242,830)
Total Accumulated Depreciation	(378,137)	(68,787)	-	(446,924)
Total Capital Assets, Being Depreciated, Net	1,541,643	(68,787)	-	1,472,856
Capital Assets, Net	<u>\$ 3,336,367</u>	<u>\$ 1,955,238</u>	<u>\$ -</u>	<u>\$ 5,291,605</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, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations as of December 31, 2020:

	Balance - January 1, 2020	Additions	Reductions	Balance - December 31, 2020	Due Within One Year
Notes From Direct Borrowings and Direct Placements:					
General Obligation Refunding Loan, Series 2017	\$ 32,892,000	\$ -	\$ 375,000	\$ 32,517,000	\$ 505,000
General Obligation Refunding Loan, Series 2019	17,287,000	-	100,000	17,187,000	100,000
	<u>\$ 50,179,000</u>	<u>\$ -</u>	<u>\$ 475,000</u>	<u>\$ 49,704,000</u>	<u>\$ 605,000</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 2020, the District levied 35.090 mills for Debt Service.

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.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Loan – Series 2017 (Continued)**

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.

**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.

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 2020, the District levied 35.090 mills for Debt Service.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Loan – Series 2019 (Continued)**

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.

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

Years	Notes From Direct Borrowings and Direct Placements		Total
	Principal	Interest	
2021	\$ 605,000	\$ 1,597,236	\$ 2,202,236
2022	49,099,000	1,578,523	50,677,523
Total	<u>\$ 49,704,000</u>	<u>\$ 3,175,759</u>	<u>\$ 52,879,759</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020, 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	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
<b>Total</b>	<b>\$ 121,000,000</b>	<b>\$ 6,287,147</b>	<b>\$ 20,859,790</b>	<b>\$ 14,960,000</b>	<b>\$ 1,000,000</b>	<b>\$ 2,427,000</b>	<b>\$ 75,466,063</b>

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, 2020**

**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, 2020, the District had net investment in capital assets, calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 5,291,605
Outstanding Bonds Payable	(5,166,336)
Discount Costs, and Cost of Refunding (Net of Accumulated Amortization)	471,391
Unspent Bond Proceeds	257,946
Net Investment in Capital Assets	\$ 854,606

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, 2020, as follows:

	Governmental Activities
Restricted Net Position:	
Emergency Reserves	\$ 11,400
Debt Service	173,401
Net Investment in Capital Assets	\$ 184,801

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). All of the members of the Board of Directors are officers or employees of, or otherwise associated with the Developer, and may have conflicts of interest in matters involving the District.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020, 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, 2020**

**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, 2020</u>
Outfall Sewer:		
Compark	40.0%	\$ 523,348
Belford North	26.4%	345,410
Belford South	33.6%	439,613
Total		<u>\$ 1,308,371</u>
Water Line Bore:		
Belford North	44.0%	\$ 277,244
Belford South	56.0%	352,855
Total		<u>\$ 630,099</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, 2020, the District had unexpended construction related contract commitments of approximately \$152,571.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 10 RISK MANAGEMENT**

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

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

The District pays annual premiums to the Pool for liability, property, 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 11 TAX, SPENDING AND DEBT LIMITATIONS**

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

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

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

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, 2020**

	<u>Original And Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Property Taxes	\$ 1,940,600	\$ 1,931,967	\$ (8,633)
Specific Ownership Tax	174,654	167,392	(7,262)
Net Investment Income	70,000	18,081	(51,919)
In-Lieu Fees	277,594	95,317	(182,277)
Total Revenues	<u>2,462,848</u>	<u>2,212,757</u>	<u>(250,091)</u>
<b>EXPENDITURES</b>			
Current:			
County Treasurer's Fees	29,109	29,008	101
Debt Service:			
Bond/Loan Interest	1,613,799	1,614,767	(968)
Bond/Loan Principal	475,000	475,000	-
Paying Agent Fees	10,000	8,400	1,600
Total Expenditures	<u>2,127,908</u>	<u>2,127,175</u>	<u>733</u>
<b>NET CHANGE IN FUND BALANCES</b>	334,940	85,582	249,358
Fund Balances - Beginning of Year	<u>1,977,090</u>	<u>2,122,363</u>	<u>145,273</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 2,312,030</u></u>	<u><u>\$ 2,207,945</u></u>	<u><u>\$ (104,085)</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, 2020**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
System Development Fees	\$ 200,000	\$ 200,000	\$ -	\$ (200,000)
System Operations Fee	175,000	175,000	172,455	(2,545)
Net Investment Income	50,000	50,000	15,729	(34,271)
Reimbursed Expenditures	528,000	528,000	110,968	(417,032)
Tap Fees	295,275	295,275	-	(295,275)
Total Revenues	<u>1,248,275</u>	<u>1,248,275</u>	<u>299,152</u>	<u>(949,123)</u>
<b>EXPENDITURES</b>				
Capital Expenditures:				
Accounting	4,000	4,000	2,109	1,891
District Management	35,000	35,000	15,206	19,794
Engineering	20,000	20,000	14,581	5,419
Legal	25,000	25,000	2,698	22,302
Detention - Filing 5	-	-	2,700	(2,700)
Detention - Filing 7	-	-	3,120	(3,120)
Detention - Filing 11	30,000	30,000	2,005	27,995
Green Acres Tributary Improvements	-	-	17,416	(17,416)
Capital Outlay:				
Compark Village South (Water Bore)	525,000	525,000	614,754	(89,754)
Detention - Filing 8	-	-	577,492	(577,492)
Sanitary Sewer Improvements - CV8	450,000	450,000	831,779	(381,779)
Contingency	50,000	1,011,000	-	1,011,000
Total Expenditures	<u>1,139,000</u>	<u>2,100,000</u>	<u>2,083,860</u>	<u>16,140</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	109,275	(851,725)	(1,784,708)	(932,983)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer From Debt Service Fund	-	-	85,704	85,704
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>85,704</u>	<u>85,704</u>
<b>NET CHANGE IN FUND BALANCES</b>	109,275	(851,725)	(1,699,004)	(847,279)
Fund Balances - Beginning of Year	<u>3,416,380</u>	<u>3,416,380</u>	<u>3,335,998</u>	<u>(80,382)</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 3,525,655</u>	<u>\$ 2,564,655</u>	<u>\$ 1,636,994</u>	<u>\$ (927,661)</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2020**

\$33,512,000 General Obligation

Refunding Loan - Series 2017

Dated: December 21, 2017

Interest Rate: 2.95%

Interest Payable June 1 and December 1

Principal Payable December 1

\$17,387,000 General Obligation

Refunding Loan - Series 2019

Dated: June 18, 2019

Interest Rate: 3.60%

Interest Payable June 1 and December 1

Principal Payable December 1

Year Ending December 31,	Principal Payable December 1			Principal Payable December 1		
	Principal	Interest	Total	Principal	Interest	Total
2021	\$ 505,000	\$ 969,910	\$ 1,474,910	\$ 100,000	\$ 627,326	\$ 727,326
2022	32,012,000	954,847	32,966,847	17,087,000	623,676	17,710,676
Total	<u>\$ 32,517,000</u>	<u>\$ 1,924,757</u>	<u>\$ 34,441,757</u>	<u>\$ 17,187,000</u>	<u>\$ 1,251,002</u>	<u>\$ 18,438,002</u>

Year Ending December 31,	Totals		
	Principal	Interest	Total
2021	\$ 605,000	\$ 1,597,236	\$ 2,202,236
2022	49,099,000	1,578,523	50,677,523
Total	<u>\$ 49,704,000</u>	<u>\$ 3,175,759</u>	<u>\$ 52,879,759</u>



**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2020**

**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>
2016/2017	\$ 41,781,480	\$ 3,647,270	\$ 1,163,730	\$ 46,592,480	1.10 %
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)

**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>
2016/2017	7.000	35.000	0.201	42.201	18.810	16.190
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

**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>	
2016/2017	\$ 1,850,666	\$ 1,847,527	99.83 %
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

**CONTINUING DISCLOSURE OBLIGATION**

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

**2020 AND 2021 BUDGET SUMMARY AND COMPARISON  
GENERAL FUND  
(UNAUDITED)**

	Final 2020 Budget	2020 Actual	Variance	2021 Budget
<b>REVENUES</b>				
Property Taxes	\$ 332,472	\$ 330,903	\$ (1,569)	\$ 366,383
Specific Ownership Taxes	29,922	28,678	(1,244)	29,310
Net Investment Income	3,000	1,114	(1,886)	1,750
In-Lieu Fees (ECS)	55,607	17,319	(38,288)	18,800
Total Revenues	<u>421,001</u>	<u>378,014</u>	<u>(42,987)</u>	<u>416,243</u>
<b>EXPENDITURES</b>				
Accounting and Audit	42,000	49,697	(7,697)	43,600
County Treasurer's fee	4,987	4,969	18	5,495
District Management	35,000	33,190	1,810	35,000
Dues and Memberships	1,000	530	470	750
Election Expense	2,000	893	1,107	-
Insurance	7,400	6,931	469	7,400
Landscape Maintenance	220,000	214,308	5,692	147,000
Legal	25,000	22,420	2,580	25,000
Miscellaneous	2,500	2,080	420	2,500
Repairs and Maintenance	30,000	13,078	16,922	15,750
ROW/Drainage Maintenance	5,000	12,472	(7,472)	5,250
Snow Removal	10,000	11,025	(1,025)	10,500
Utilities - Entrance sign	300	394	(94)	315
Utilities - Irrigation	4,000	5,758	(1,758)	4,200
Utilities - Security Lights	1,300	1,465	(165)	1,365
Contingency	29,513	-	29,513	-
Total Expenditures	<u>420,000</u>	<u>379,210</u>	<u>40,790</u>	<u>304,125</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	1,001	(1,196)	(2,197)	112,118
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer to Capital Fund	(85,704)	(85,704)	-	-
Total Other Financing Sources (Uses)	<u>(85,704)</u>	<u>(85,704)</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(84,703)	(86,900)	(2,197)	112,118
Fund Balances - January 1	<u>197,175</u>	<u>218,713</u>	<u>21,538</u>	<u>233,971</u>
<b>FUND BALANCES - DECEMBER 31</b>	<u>\$ 112,472</u>	<u>\$ 131,813</u>	<u>\$ 19,341</u>	<u>\$ 346,089</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

**2020 AND 2021 BUDGET SUMMARY AND COMPARISON  
DEBT SERVICE FUND  
(UNAUDITED)**

	Final 2020 Budget	2020 Actual	Variance	2021 Budget
<b>REVENUES</b>				
Property Taxes	\$ 1,940,600	\$ 1,931,967	\$ (8,633)	\$ 1,960,919
Specific Ownership Taxes	174,654	167,392	(7,262)	156,873
Net Investment Income	70,000	18,081	(51,919)	11,000
In-Lieu Fees (ECS)	277,594	95,317	(182,277)	93,700
Total Revenues	<u>2,462,848</u>	<u>2,212,757</u>	<u>(250,091)</u>	<u>2,222,492</u>
<b>EXPENDITURES</b>				
County Treasurer's Fees	29,109	29,008	101	29,413
Bond/Loan Interest	1,613,799	1,614,767	(968)	1,597,236
Bond/Loan Principal	475,000	475,000	-	605,000
Paying Agent Fees	10,000	8,400	8,400	10,000
Total Expenditures	<u>2,127,908</u>	<u>2,127,175</u>	<u>7,533</u>	<u>2,241,649</u>
<b>NET CHANGE IN FUND BALANCES</b>	334,940	85,582	(249,358)	(19,157)
Fund Balances - January 1	<u>1,977,090</u>	<u>2,122,363</u>	<u>145,273</u>	<u>2,252,101</u>
<b>FUND BALANCES - DECEMBER 31</b>	<u><u>\$ 2,312,030</u></u>	<u><u>\$ 2,207,945</u></u>	<u><u>\$ (104,085)</u></u>	<u><u>\$ 2,232,944</u></u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

**2020 AND 2021 BUDGET SUMMARY AND COMPARISON  
CAPITAL PROJECTS FUND  
(UNAUDITED)**

	2020 Budget	2020 Actual	Variance	2021 Budget
<b>REVENUES</b>				
System Development Fees	\$ 200,000	\$ -	\$ (200,000)	\$ 200,000
System Operations Fee	175,000	172,455	(2,545)	175,000
Tap Fees	295,275	-	(295,275)	295,275
Miscellaneous Income	528,000	-	(528,000)	-
Reimbursed Expenditures	-	110,968	110,968	23,500
Net Investment Income	50,000	15,729	(34,271)	13,000
Total Revenues	<u>1,248,275</u>	<u>299,152</u>	<u>(949,123)</u>	<u>706,775</u>
<b>EXPENDITURES</b>				
Accounting	4,000	2,109	1,891	4,200
District Management	35,000	15,206	19,794	35,000
Engineering Expense	20,000	14,581	5,419	21,000
Legal	25,000	2,698	22,302	25,000
Miscellaneous	-	-	-	-
Contingency	1,011,000	-	1,011,000	40,000
Capital Expenditures	<u>1,005,000</u>	<u>2,049,266</u>	<u>(1,044,266)</u>	<u>941,500</u>
Total Expenditures	<u>2,100,000</u>	<u>2,083,860</u>	<u>16,140</u>	<u>1,066,700</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(851,725)	(1,784,708)	(932,983)	(359,925)
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer from General Fund	-	85,704	85,704	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>85,704</u>	<u>85,704</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(851,725)	(1,699,004)	(847,279)	(359,925)
Fund Balances - January 1	<u>3,416,380</u>	<u>3,335,998</u>	<u>(80,382)</u>	<u>2,713,202</u>
<b>FUND BALANCES - DECEMBER 31</b>	<u>\$ 2,564,655</u>	<u>\$ 1,636,994</u>	<u>\$ (927,661)</u>	<u>\$ 2,353,277</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

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

	2016	2017	2018	2019	2020
<b>REVENUES</b>					
Property Taxes	\$ 289,125	\$ 293,347	\$ 343,688	\$ 323,653	\$ 330,903
Specific Ownership Taxes	26,732	32,190	36,539	33,660	28,678
Reimbursed Expenditure	-	-	-	3,844	-
Net Investment Income	812	2,090	6,458	282	1,114
Miscellaneous	-	35,377	14,104	-	-
In-Lieu Fees (ECS)	-	-	-	36,203	17,319
<b>Total Revenues</b>	<b>316,669</b>	<b>363,004</b>	<b>400,789</b>	<b>397,642</b>	<b>378,014</b>
<b>EXPENDITURES</b>					
Accounting and Audit	27,894	38,786	46,588	40,784	49,697
County Treasurer's Fees	4,338	4,403	5,160	4,858	4,969
District Management	30,759	33,578	36,917	28,695	33,190
Dues and Memberships	584	1,092	912	923	530
Elections	550	-	666	-	893
Insurance and Bonds	6,248	6,443	6,718	7,183	6,931
Landscape Maintenance	116,467	127,274	163,376	153,138	214,308
Legal	19,961	22,524	20,300	19,036	22,420
Miscellaneous	740	900	7,679	2,667	2,080
Repairs and Maintenance	33,307	34,205	3,390	3,235	13,078
ROW/Drainage Maintenance	-	-	-	-	12,472
Snow Removal	9,050	8,750	8,750	8,750	11,025
Utilities - Entrance Sign	132	48	322	244	394
Utilities - Irrigation	5,703	5,678	4,072	3,318	5,758
Utilities - Street Lights	1,134	1,122	1,323	851	1,465
<b>Total Expenditures</b>	<b>256,867</b>	<b>284,803</b>	<b>306,173</b>	<b>273,682</b>	<b>379,210</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>59,802</b>	<b>78,201</b>	<b>94,616</b>	<b>123,960</b>	<b>(1,196)</b>
<b>OTHER FINANCING SOURCES (USES)</b>					
Repay Developer Advance	-	-	(165,952)	-	-
Transfer to Capital Fund	-	-	-	-	(85,704)
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>-</b>	<b>(165,952)</b>	<b>-</b>	<b>(85,704)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>59,802</b>	<b>78,201</b>	<b>(71,336)</b>	<b>123,960</b>	<b>(86,900)</b>
Fund Balances - January 1	28,086	87,888	166,089	94,753	218,713
<b>FUND BALANCES - DECEMBER 31</b>	<b>\$ 87,888</b>	<b>\$ 166,089</b>	<b>\$ 94,753</b>	<b>\$ 218,713</b>	<b>\$ 131,813</b>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

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

	2016	2017	2018	2019	2020
<b>REVENUES</b>					
Property Taxes	\$ 1,531,691	\$ 1,554,180	\$ 1,826,176	\$ 1,726,013	\$ 1,931,967
Specific Ownership Taxes	141,580	170,527	194,086	179,108	167,392
Intergovernmental Revenue	256,348	260,517	316,177	-	-
Net Investment Income	270,517	238,719	76,297	70,798	18,081
In-Lieu Fees (ECS)	-	-	-	181,013	95,317
Total Revenues	<u>2,200,136</u>	<u>2,223,943</u>	<u>2,412,736</u>	<u>2,156,932</u>	<u>2,212,757</u>
<b>EXPENDITURES</b>					
Current:					
County Treasurer's Fees	22,982	23,329	27,418	25,907	29,008
Interest Expense - Tax Abatements	-	-	-	-	-
Debt Service:					
Bond/Loan Interest	1,447,938	2,589,158	2,101,442	1,853,035	1,614,767
Bond/Loan Principal	-	1,015,000	375,000	345,000	475,000
Bond Issue Costs	-	718,379	10,000	371,062	-
Paying Agent Fees	6,500	9,250	8,468	7,321	8,400
Contingency	-	-	-	-	-
Total Expenditures	<u>1,477,420</u>	<u>4,355,116</u>	<u>2,522,328</u>	<u>2,602,325</u>	<u>2,127,175</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	722,716	(2,131,173)	(109,592)	(445,393)	85,582
<b>OTHER FINANCING SOURCES (USES)</b>					
Bond/Loan Issuance	-	33,512,000	-	17,387,000	-
Payment to Escrow Agent	-	(35,326,907)	-	(17,925,998)	-
Transfers Out	-	(1,000,000)	-	(500,000)	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>(2,814,907)</u>	<u>-</u>	<u>(1,038,998)</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>					
<b>NET CHANGE IN FUND BALANCES</b>	722,716	(4,946,080)	(109,592)	(1,484,391)	85,582
Fund Balances - January 1	<u>7,939,710</u>	<u>8,662,426</u>	<u>3,716,346</u>	<u>3,606,754</u>	<u>2,122,363</u>
<b>FUND BALANCES - DECEMBER 31</b>	<u>\$ 8,662,426</u>	<u>\$ 3,716,346</u>	<u>\$ 3,606,754</u>	<u>\$ 2,122,363</u>	<u>\$ 2,207,945</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

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

	2016	2017	2018	2019	2020
<b>REVENUES</b>					
System Development Fees	\$ 140,000	\$ -	\$ -	\$ 160,000	\$ -
System Operations Fee	158,932	163,073	170,721	171,921	172,455
Tap Fees	208,793	-	-	238,620	-
Miscellaneous Income	2,527	162,000	4,656	-	-
Net Investment Income	10,012	23,033	54,766	63,570	15,729
Total Revenues	<u>520,264</u>	<u>348,106</u>	<u>230,143</u>	<u>634,111</u>	<u>188,184</u>
<b>EXPENDITURES</b>					
Current:					
Accounting and Auditing	1,547	1,039	1,269	1,084	2,109
District Management	28,061	20,168	18,520	11,883	15,206
Engineering Expense	21,426	40,467	16,510	10,705	14,581
Legal	5,683	5,020	14,230	20,248	2,698
Median Landscaping	-	33,692	-	-	-
Contingency	-	4,550	-	-	-
Capital Outlay/Expenditures	458,954	51,572	445,284	984,700	2,049,266
Total Expenditures	<u>515,671</u>	<u>156,508</u>	<u>495,813</u>	<u>1,028,620</u>	<u>2,083,860</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	4,593	191,598	(265,670)	(394,509)	(1,895,676)
<b>OTHER FINANCING SOURCES (USES)</b>					
Transfers In	-	1,000,000	-	-	-
Transfers Out	-	-	-	500,000	85,704
Total Other Financing Sources (Uses)	<u>-</u>	<u>1,000,000</u>	<u>-</u>	<u>500,000</u>	<u>85,704</u>
<b>NET CHANGE IN FUND BALANCES</b>	4,593	1,191,598	(265,670)	105,491	(1,809,972)
Fund Balances - January 1	<u>2,299,986</u>	<u>2,304,579</u>	<u>3,496,177</u>	<u>3,230,507</u>	<u>3,335,998</u>
<b>FUND BALANCES - DECEMBER 31</b>	<u>\$ 2,304,579</u>	<u>\$ 3,496,177</u>	<u>\$ 3,230,507</u>	<u>\$ 3,335,998</u>	<u>\$ 1,526,026</u>



**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT  
CONTINUING DISCLOSURE OBLIGATION  
YEAR ENDED DECEMBER 31, 2020**

**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
2015/2016	\$ 41,350,960	\$ 3,594,970	\$ 1,139,130	\$ 46,085,060	24.48 %	42.160	35.000
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

(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.

2020 Assessed Valuation of Classes of Property in the District

Class	Total Assessed Value (a)	Percent of Total Assessed Valuation
Commercial	\$ 18,192,660	31.07 %
Personal	8,677,160	14.82
Industrial	22,202,760	37.92
Vacant	1,671,010	2.85
Residential	7,648,700	13.06
State assessed	156,500	0.27
Agricultural	1,120	0.01
Natural resources	60	0.01
	<u>\$ 58,549,970</u>	<u>100.00 %</u>

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

Largest Taxpayers in the District for 2020

Taxpayer Name	2020 Assessed Valuation	Percentage of Total Assessed Valuation
GIG CW Compark LLC	\$ 8,216,380	14.03 %
American Furniture Warehouse	7,196,630	12.29
Azul Holdings LLC	6,632,960	11.33
Denver Springs LLC	4,806,270	8.21
Spectrum Grasslands LLC	3,225,240	5.51
Woodspear Prairie Trail LLC	3,029,990	5.18
Charter Communications Inc	2,531,450	4.32
Abmar Grasslands LLC	2,451,110	4.19
M&P Enterprises LLC	1,911,680	3.27
12364 Osborne Holdings LLC	1,718,580	2.94
	<u>\$ 41,720,290</u>	<u>71.27 %</u>