

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

**FINANCIAL STATEMENTS
December 31, 2013**

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Independent Auditor's Report

Board of Directors
Compark Business Campus Metropolitan District

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 as of and for the year ended December 31, 2013, which collectively comprise the District's basic financial statements, as listed in the table of contents. These financial statements are the responsibility of the District. Our responsibility is to express opinions on these financial statements based on our audit.

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 audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free 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 the Compark Business Campus Metropolitan District as of December 31, 2013, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in conformity 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 opinions on the basic financial statements are not affected by this missing information.

Our audit was conducted for the purpose of forming opinions 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 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 as listed in the Table of Contents has not been audited and accordingly, we express no opinion on it.

L. Paul Goedecke P.C.

L Paul Goedecke, P.C.
April 21, 2014

BASIC FINANCIAL STATEMENTS

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
December 31, 2013

	Governmental Activities
ASSETS	
Cash and investments	\$ 778,776
Cash and investments - Restricted	7,546,055
Receivable - County Treasurer	10,011
Property taxes receivable	1,432,962
Prepaid expenses	3,023
Interest receivable	23,228
Accounts receivable - Other	32,025
Due from other governments	24,657
Long-term interest receivable	24,185
Capital assets, not being depreciated	1,836,267
Capital assets, net	137,995
Total assets	11,849,184
DEFERRED OUTFLOWS OF RESOURCES	
Cost of bond refunding, net	3,090,413
Total deferred outflows of resources	3,090,413
LIABILITIES	
Accounts payable	18,278
Retainage payable	8,160
Accrued interest payable	120,165
Noncurrent liabilities	
Due in more than one year	51,253,164
Total liabilities	51,399,767
DEFERRED INFLOWS OF RESOURCES	
Property tax revenue	1,432,962
Total deferred inflows of resources	1,432,962
NET POSITION	
Net investment in capital assets	(558,978)
Restricted for:	
Emergency reserves	7,100
Debt service	716,491
Unrestricted	(38,057,745)
Total net position	\$ (37,893,132)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2013

<u>Functions/Programs</u>	Program Revenues			<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in</u> <u>Net Position</u>
	<u>Charges</u> <u>for</u> <u>Services</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Capital</u> <u>Grants and</u> <u>Contributions</u>	<u>Governmental</u> <u>Activities</u>
Primary government:				
Government activities:				
General government	\$ 292,948	\$ -	\$ 429,107	\$ 136,159
Interest and related costs on long-term debt	1,584,228	216,557	-	(1,367,671)
	<u>\$ 1,877,176</u>	<u>\$ 216,557</u>	<u>\$ 429,107</u>	<u>(1,231,512)</u>
General revenues:				
Property taxes				1,347,473
Specific ownership taxes				117,331
Net investment income				243,194
Other revenue				307
Total general revenues				<u>1,708,305</u>
Change in net position				476,793
Net position - Beginning				(38,369,925)
Net position - Ending				<u>\$ (37,893,132)</u>

These financial statements should be read only in connection with the accompanying notes to financial statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2013**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and investments	\$ 138,363	\$ -	\$ 640,413	\$ 778,776
Cash and investments - Restricted	7,100	7,223,181	315,774	7,546,055
Receivable - County Treasurer	1,612	8,399	-	10,011
Property taxes receivable	231,380	1,201,582	-	1,432,962
Accounts receivable - Other	-	-	32,025	32,025
Due from other governments	21,901	2,756	-	24,657
Prepaid expenses	3,023	-	-	3,023
Accrued interest receivable	-	20,625	2,603	23,228
TOTAL ASSETS	\$ 403,379	\$ 8,456,543	\$ 990,815	\$ 9,850,737
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	\$ 7,487	\$ 1,750	\$ 9,041	\$ 18,278
Retainage payable	-	-	8,160	8,160
Total liabilities	7,487	1,750	17,201	26,438
DEFERRED INFLOWS OF RESOURCES				
Property tax revenue	231,380	1,201,582	-	1,432,962
Total deferred inflows of resources	231,380	1,201,582	-	1,432,962
FUND BALANCES				
Nonspendable				
Prepaid expenses	3,023	-	-	3,023
Restricted for:				
Emergency reserves	7,100	-	-	7,100
Debt service	-	7,253,211	-	7,253,211
Capital projects	-	-	298,573	298,573
Assigned to:				
Subsequent year's expenditures	73,510	-	-	73,510
Committed	-	-	675,041	675,041
Unassigned	80,879	-	-	80,879
Total fund balances	164,512	7,253,211	973,614	8,391,337
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 403,379	\$ 8,456,543	\$ 990,815	

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.	1,974,262
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.	
Accrued interest receivable - E470 Potomac	24,185
Cost of refunding, net	3,090,413
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds payable	(51,110,000)
Original issue discount, net	253,945
Developer advance and accrued interest payable	(397,109)
Accrued bond interest payable	(120,165)
Net position of governmental activities	\$ (37,893,132)

These financial statements should be read only in connection with the accompanying notes to financial statements.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2013

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
REVENUES				
Property taxes	\$ 216,938	\$ 1,130,535	\$ -	\$ 1,347,473
Specific ownership taxes	18,896	98,435	-	117,331
Potomac debt service revenue	-	216,557	-	216,557
System operations fee	-	-	129,396	129,396
System development fees	-	-	95,000	95,000
Tap fees	-	-	204,711	204,711
Miscellaneous	84	-	223	307
Net investment income	252	238,592	3,190	242,034
Total revenues	<u>236,170</u>	<u>1,684,119</u>	<u>432,520</u>	<u>2,352,809</u>
EXPENDITURES				
Current				
Accounting	30,180	-	4,230	34,410
Audit	11,228	-	-	11,228
Compark Village	-	-	7,177	7,177
County Treasurer's fees	3,224	16,835	-	20,059
District management	32,640	-	30,393	63,033
Dues and subscriptions	484	-	-	484
Engineering expense	-	-	3,312	3,312
Insurance and bonds	3,061	-	-	3,061
Interest expense - Tax abatements	1,774	-	-	1,774
Landscape maintenance	81,660	-	-	81,660
Legal	36,125	-	12,194	48,319
Miscellaneous	1,157	-	3,076	4,233
Repairs and maintenance	1,257	-	-	1,257
Snow removal	8,750	-	-	8,750
Utilities - Entrance sign	144	-	-	144
Utilities - Irrigation	2,603	-	-	2,603
Utilities - Security light	1,058	-	-	1,058
Water well supply	-	-	7,364	7,364
Debt service				
Interest expense	-	1,436,601	-	1,436,601
Paying agent fees	-	6,745	-	6,745
Capital outlay	-	-	567,655	567,655
Total expenditures	<u>215,345</u>	<u>1,460,181</u>	<u>635,401</u>	<u>2,310,927</u>
NET CHANGE IN FUND BALANCES	20,825	223,938	(202,881)	41,882
FUND BALANCES - BEGINNING OF YEAR	<u>143,687</u>	<u>7,029,273</u>	<u>1,176,495</u>	<u>8,349,455</u>
FUND BALANCES - END OF YEAR	<u>\$ 164,512</u>	<u>\$ 7,253,211</u>	<u>\$ 973,614</u>	<u>\$ 8,391,337</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2013**

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

Net change in fund balances - Total governmental funds	\$	41,882
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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		567,655
Depreciation expense		(9,857)

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 cost of bond refunding	(107,422)	
Current year bond issue discount	(3,179)	
Accrued interest receivable	1,160	(109,441)

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	(448)	
Accrued interest payable on Developer advance - Change in liability	(12,998)	(13,446)

Changes in net position of governmental activities	\$	<u>476,793</u>
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These financial statements should be read only in connection with
the accompanying notes to financial statements.

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2013**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
Property taxes	\$ 225,317	\$ 216,938	\$ (8,379)
Specific ownership taxes	15,772	18,896	3,124
Miscellaneous income	-	84	84
Net investment income	500	252	(248)
Total revenues	<u>241,589</u>	<u>236,170</u>	<u>(5,419)</u>
EXPENDITURES			
Current			
Accounting	27,000	30,180	(3,180)
Audit	10,000	11,228	(1,228)
County Treasurer's fees	3,380	3,224	156
District management	35,000	32,640	2,360
Dues and subscriptions	1,000	484	516
Insurance and bonds	3,500	3,061	439
Interest expense - Tax abatements	-	1,774	(1,774)
Landscape maintenance	100,000	81,660	18,340
Legal	20,000	36,125	(16,125)
Miscellaneous	3,000	1,157	1,843
Repairs and maintenance	7,000	1,257	5,743
ROW/drainage maintenance	5,000	-	5,000
Snow removal	5,500	8,750	(3,250)
Utilities - Entrance sign	200	144	56
Utilities - Irrigation	3,000	2,603	397
Utilities - Security light	1,000	1,058	(58)
Total expenditures	<u>224,580</u>	<u>215,345</u>	<u>9,235</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	17,009	20,825	3,816
FUND BALANCES - BEGINNING OF YEAR	<u>124,995</u>	<u>143,687</u>	<u>18,692</u>
FUND BALANCES - END OF YEAR	<u>\$ 142,004</u>	<u>\$ 164,512</u>	<u>\$ 22,508</u>

These financial statements should be read only in connection with
the accompanying notes to financial statements.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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 has no employees and all operations and administrative functions are contracted.

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

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. For the most part, 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 assets plus deferred outflows of resources and liabilities plus deferred inflows of resources of the District is reported as net position.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (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 general obligation 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 FINANCIAL STATEMENTS
December 31, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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.

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.

Investments are carried at fair value.

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.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The 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 estimated fair 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.

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 fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Signage	25 years
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Water Rights

The cost of water rights includes the acquisition cost 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.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

Fund Equity

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 FINANCIAL STATEMENTS
December 31, 2013

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (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 is incurred, it is the District's policy to use the most restrictive classification first.

NOTE 3 - CASH AND INVESTMENTS

Cash and investments as of December 31, 2013 are classified in the accompanying financial statements as follows:

Statement of net position and balance sheet:

Cash and investments	\$ 778,776
Cash and investments - Restricted	<u>7,546,055</u>
Total cash and investments	<u>\$ 8,324,831</u>

Cash and investments as of December 31, 2013 consist of the following:

Deposits with financial institutions	\$ 307,838
Investments	<u>8,016,993</u>
	<u>\$ 8,324,831</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, 2013, the District's cash deposits had a bank balance of \$443,341 and a carrying balance of \$307,838.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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 disclosure requirements or subject to investment custodial credit risk 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.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds are limited to maturities of three years or less.

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

As of December 31, 2013, the District had the following investments:

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013**

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Investment	Maturity	Fair Value
Colorado Liquid Asset Trust (Colotrust)	Weighted average under 60 days	\$ 2,976,272
Federated Treasury Money Market Fund	Weighted average under 60 days	1
Guaranteed Investment Contract	September 28, 2017	<u>5,040,720</u>
		<u>\$ 8,016,993</u>

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (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 repurchase agreements collateralized by certain obligations of U.S. government agencies. 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.

Federated Treasury Money Market Fund

The debt service money that is included in the 2007 Bond Fund trust account at United Missouri Bank (UMB) is invested in the Federated Treasury Obligations Fund. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Federated Treasury Obligation Fund is rated AAAM by Standard & Poor's.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 3 - CASH AND INVESTMENTS (CONTINUED)

Guaranteed Investment Contract

On October 9, 2007, the District entered into a Guaranteed Investment Contract (GIC) with Natixis Funding Corp. The investment contract allows for flexible draws until final maturity. The annual interest rate and maturity date are as follows:

	Dated	Pricing Rate	Final Maturity	
Natixis Investment				
Debt Service				
Reserve Fund	10/9/2007	4.91%	9/28/2017	<u>\$ 5,040,720</u>

NOTE 4 - CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2013 follows:

<u>Governmental Activities</u>	<u>Balance at December 31, 2012</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance at December 31, 2013</u>
Capital assets, not being depreciated				
Water rights	\$ 808,165	\$ -	\$ -	\$ 808,165
Landscaping	436,730	-	-	436,730
Construction in progress	23,717	567,655	-	591,372
Total capital assets, not being depreciated	<u>1,268,612</u>	<u>567,655</u>	<u>-</u>	<u>1,836,267</u>
Capital assets, being depreciated				
Monument sign	246,420	-	-	246,420
Total capital assets, being depreciated	<u>246,420</u>	<u>-</u>	<u>-</u>	<u>246,420</u>
Less accumulated depreciation for:				
Monument sign	(98,568)	(9,857)	-	(108,425)
Total accumulated depreciation	<u>(98,568)</u>	<u>(9,857)</u>	<u>-</u>	<u>(108,425)</u>
Total capital assets, being depreciated, net	<u>147,852</u>	<u>(9,857)</u>	<u>-</u>	<u>137,995</u>
Capital assets, net	<u>\$ 1,416,464</u>	<u>\$ 557,798</u>	<u>\$ -</u>	<u>\$ 1,974,262</u>

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 4 - CAPITAL ASSETS (CONTINUED)

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.

Depreciation expense of \$9,857 was charged to functions/programs of the general government activity.

NOTE 5 - LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations as of December 31, 2013:

	<u>Balance at January 1, 2013</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balance at December 31, 2013</u>	<u>Due Within One Year</u>
Governmental Activities:					
General Obligation Refunding and Improvement Bonds, Series 2007A	\$ 36,150,000	\$ -	\$ -	\$ 36,150,000	\$ -
General Obligation Refunding Bonds, Series 2012A	9,915,000	-	-	9,915,000	-
Taxable General Obligation Refunding Bonds, Series 2012B	5,045,000	-	-	5,045,000	-
Original issue discount - Series 2007A Bonds	(257,124)	-	(3,179)	(253,945)	-
Developer advance payable: Operating	245,240	-	-	245,240	-
Interest on Developer advance payable: Operating	138,871	12,998	-	151,869	-
	<u>\$ 51,236,987</u>	<u>\$ 12,998</u>	<u>\$ (3,179)</u>	<u>\$ 51,253,164</u>	<u>\$ -</u>

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

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

General Obligation Bonds

\$40,125,000 General Obligation Refunding and Improvement Bonds, Series 2007A dated August 30, 2007 with interest of 4.375% to 5.600% consisting of serial bonds issued in the amount of \$8,730,000 due annually through 2019 and 2022 and term bonds issued in the original amount of \$2,650,000, \$6,350,000 and \$22,395,000 due December 1, 2021, 2027 and 2034 respectively. The bonds are subject to redemption prior to maturity on or after December 1, 2018 at the option of the District and are also subject to mandatory sinking fund redemption. The bonds were issued to advance refund all of the District's General Obligation Bonds, Series 1999, to currently refund all of the District's General Obligation Limited Tax Bonds, Series 2004 and to pay the costs of constructing certain infrastructure improvements within the District. On May 30, 2012, the District restructured the Series 2007A General Obligation Refunding and Improvement Bonds as described below. As of December 31, 2013, the outstanding principal balance of the Restructured Series 2007A General Obligation Refunding and Improvement Bonds is \$36,150,000.

On August 30, 2007, the District advance refunded and defeased (debt legally satisfied) and paid \$14,530,000 of General Obligation Bonds, Series 1999 dated May 1, 1999 with an interest rate of 3.85% to 5.30% and \$5,815,210 of General Obligation Limited Tax Bonds, Series 2004, dated October 1, 2004 with an interest rate of 8% by the issuance of \$40,125,000 General Obligation Refunding and Improvement bonds dated August 30, 2007 with an interest rate of 4.375% to 5.600%. The defeased bonds are not considered a liability of the District since sufficient funds in the amount of \$22,229,040 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the defeased bonds when due. As of December 31, 2013, the outstanding principal balance of the bonds is \$7,295,000.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

\$14,960,000 General Obligation Refunding Bonds, Series 2012A & Series 2012B, dated May 30, 2012, consisting of \$9,915,000 in Series A Tax Exempt Term Bonds due December 1, 2039 which bear interest at 6.75%, and \$5,045,000 in Series B Taxable Term Bonds due December 1, 2027 which bear interest at 9.50%. The bonds are subject to redemption prior to maturity on or after December 1, 2022 at the option of the District without redemption premium. The bonds were issued for the following purposes: to advance refund \$3,975,000 of the District's General Obligation Refunding and Improvement Bonds, Series 2007, to provide cash flow relief to the District in the years 2012 to 2017, and to pay for bond issuance costs. The District used \$102,801 of District funds towards the partial refunding of the Series 2007 bonds. The defeased portion of the bonds are not considered a liability of the District since sufficient funds of \$13,112,170 were deposited with a trustee and invested in U.S. government securities for the purpose of paying the principal and interest of the defeased bonds on the call date, December 1, 2012, at which point \$3,975,000 of the bonds were repaid. The remaining funds from the bond issuance were placed in Escrow to pay the future debt service amounts on the Series 2007A Bonds due for the years 2012 to 2017.

The bonds 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. The bonds are also secured by amounts held by the Trustee in the 2007 and 2012 Reserve Funds. 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 bonds as the same become due and payable and to make up any deficiencies in the Reserve Funds. The District is required to levy an ad valorem tax to pay the principal of, and interest on, the bonds without limitation as to rate and in an amount sufficient to pay the bonds when due. For collection year 2013, the District levied 35 mills for Debt Service.

A separate financial guaranty insurance policy for the 2007 bonds was issued by Radian Asset Assurance Inc. simultaneously with the issuance and delivery of the bonds. As of December 23, 2013, Radian was rated B+ by Standard & Poor's and Ba1 by Moody's. Each policy is noncancelable during its term and provides for the prompt payment of principal and interest on the applicable series of bonds to the extent that the Trustee has not received sufficient funds from the District for payment of the bonds on the "due date." The Insurer is obligated to make the required payment on the later of the due date or the first business day after which the Insurer has received notice from The Bank of New York, as Insurance Trustee, that the District has failed to pay amounts due on the bonds.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

The total debt service obligations of principal and interest for the 2007A General Obligation Refunding and Improvement Bonds and the 2012A and 2012B General Obligation Refunding Bonds mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2014	\$ -	\$ 1,441,975	\$ 1,441,975
2015	-	1,441,700	1,441,700
2016	-	1,447,938	1,447,938
2017	1,015,000	2,589,158	3,604,158
2018	1,110,000	3,098,408	4,208,408
2019-2023	8,405,000	14,500,888	22,905,888
2024-2028	13,955,000	10,747,145	24,702,145
2029-2033	13,535,000	6,591,793	20,126,793
2034-2038	11,155,000	2,518,025	13,673,025
2039	1,935,000	130,613	2,065,613
	<u>\$ 51,110,000</u>	<u>\$44,507,640</u>	<u>\$ 95,617,640</u>

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. After the issuance of the Series 2004 bonds and the Developer Reimbursement Agreement (see Note 7) and the Series 2007A, Series 2007B, Series 2012A and Series 2012B bonds, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013**

NOTE 5 - LONG-TERM OBLIGATIONS (CONTINUED)

	Authorized November 7, 2000 Election	Authorized November 6, 2001 Election	Authorized November 1, 2005 Election	Authorization Used 2004 Bonds	Authorization Used 2007 Bonds	Authorization Used 2012 Bonds	Remaining at December 31, 2013
Sanitation improvements	\$ 14,090,000	\$ -	\$ -	\$ 1,307,550	\$ 1,950,000	\$ -	\$ 10,832,450
Street improvements	15,805,000	-	-	504,056	5,000,000	-	10,300,944
Safety improvements	1,535,000	-	-	-	-	-	1,535,000
Water improvements	6,410,000	-	20,000,000	60,000	6,000,000	-	20,350,000
Parks and recreation improvements	3,025,000	-	-	274,994	2,500,000	-	250,006
TV relay and transmission improvements	1,535,000	-	-	-	-	-	1,535,000
Public transportation improvements	7,600,000	-	-	-	-	-	7,600,000
Refunding	50,000,000	-	-	4,140,547	5,409,790	14,960,000	25,489,663
Operations and maintenance	-	1,000,000	-	-	-	-	1,000,000
	<u>\$ 100,000,000</u>	<u>\$ 1,000,000</u>	<u>\$ 20,000,000</u>	<u>\$ 6,287,147</u>	<u>\$ 20,859,790</u>	<u>\$ 14,960,000</u>	<u>\$ 78,893,063</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$50,000,000, however, the limit can be raised by a vote of the District's electors. As noted in the table above, the District's electors have authorized to increase the limit.

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.

Developer Advances

On April 30, 1999, the District entered into a financing and reimbursement agreement with Compark Properties, LLC (Developer) (see Note 7). The District agrees to reimburse the Developer for organizational and operating and administrative costs expended by the Developer that are not payable from the proceeds of District bonds that are issued for capital purposes. Repayment of these costs will be made by the District to the Developer when sufficient revenue has been collected by the District. Interest will accumulate starting on the date the Developer incurred the cost at the highest rate of interest payable by the District on its General Obligation Bonds, Series 1999 (5.3%). This agreement was subsequently renewed for 2001 and 2002. The Third Renewal Agreement, effective January 1, 2004, renews the agreement for 2003 and allows the agreement to be automatically renewed for successive one-year periods until mutually terminated.

NOTE 6 - NET POSITION

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

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 6 - NET POSITION (CONTINUED)

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, 2013, the District had net investment in capital assets, calculated as follows:

	<u>Governmental Activities</u>
Net investment in capital assets:	
Capital assets, net	\$ 1,382,890
Outstanding bonds payable	(2,407,263)
Discount costs, and cost of refunding (net of accumulated amortization)	157,518
Unspent bond proceeds	307,877
Net investment in capital assets	<u><u>\$ (558,978)</u></u>

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, 2013 as follows:

	<u>Governmental Activities</u>
Restricted net position:	
Emergencies	\$ 7,100
Debt service	716,491
	<u><u>\$ 723,591</u></u>

The District's unrestricted net position as of December 31, 2013 totaled \$(38,057,745). This deficit amount was 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.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 7 - RELATED PARTY

The primary developer of land within the District is Compark Properties, LLC (Developer). The District received advances from the Developer for the period from inception (May 5, 1998) through December 31, 2005 to pay for various organizational, operating and administrative expenditures. At December 31, 2013, the District owed the Developer \$245,240 under the developer advance agreement and accrued interest of \$151,869 (see Note 5).

NOTE 8 - INTERGOVERNMENTAL AGREEMENTS

District Facilities Construction and Service Agreement

On November 20, 1998, the District entered into a Facilities Construction and Service Agreement with E-470 Potomac Metropolitan District (Potomac) to set forth the rights and obligations of Potomac to assist in the repayment of indebtedness, and for the District to issue indebtedness to construct, own or transfer, and operate and maintain water, sanitation, street, safety, park and recreation, transportation, television relay and translation, and mosquito control facilities, programs and services for the benefit of both Districts as outlined in the Service Plans of each District.

Subsequently, the original agreement was amended on January 26, 1999, and the Supplemental District Facilities Construction and Service Agreement dated March 22, 1999, which collectively clarified the definitions of terms used in the original agreement, authorized the District to collect rates, fees, charges for services, tolls, etc. within Potomac's boundaries; acknowledged and approved the District's entry into a facilities agreement with Stonegate Village Metropolitan District (Stonegate) for water and sewer facilities, services and programs; and authorized the District to collect tap fees within Potomac's boundaries under a Tap Purchase Agreement between Potomac and U.S. Home Corporation, with payment of a portion of such tap fees to Stonegate.

The District is to operate, maintain and replace such facilities until they have been transferred or conveyed to Douglas County or another District upon final approval and acceptance by the County or other District.

An amendment dated February 27, 2001, clarified the definitions of terms but made no significant changes to the original agreement.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 8 - INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

An amendment approved November 18, 2003, effective as of November 27, 2001, specifically limits Potomac's obligations to repayment of the 1999 bonds (and any bonds that refund the 1999 bonds). Potomac shall have no obligation for payment of any bonds issued by the District after the effective date of the agreement, except for future bonds issued by the District for replacements and betterments of Potomac's in-district facilities. Assuming continuing performance of the Agreement by Potomac, Potomac's obligations with respect to the bonds will be satisfied in 2018.

Potomac's mill levy is limited to a maximum of 35 mills (adjusted for laws and changes in assessment ratio after 1998) until no longer required to make payments under this agreement. An amendment, dated November 18, 2003, also obligates Potomac's specific ownership and HB 1006 property tax revenue to the obligations of this agreement.

Two members of the Board of Directors of the District are also members of the Board of Directors of Potomac.

Financing and Reimbursement Intergovernmental Agreement

On May 22, 2001 (effective January 1, 2001), the District entered into an agreement with Potomac where the District will provide funding to Potomac for operational costs and assistance in issuing bonds. This agreement has been renewed from time to time and amounts advanced to or for Potomac are to be repaid only when Potomac has sufficient funds to make payments. In consideration for the payment of operational costs by the District, Potomac agrees to pay reimbursements plus interest to the District. Reimbursement shall include interest at the highest rate (5.3%) of interest payable on the District's \$15,300,000 General Obligation Bonds, Series 1999. As of December 31, 2013, Potomac owed the District \$21,901 in principal plus accrued interest of \$24,185 for a total of \$46,086.

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 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, 2013 Stonegate's system access fee was \$2,773 per SFE. These facilities will be owned by Stonegate.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 8 - INTERGOVERNMENTAL AGREEMENTS (CONTINUED)

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.

NOTE 9 - COMMITMENTS AND CONTINGENCIES

Compark Village

In prior years, the District incurred costs that were for the public improvements and related work associated with annexing a portion of the property within the boundaries of the District into the Town of Parker and the organization of one or more special districts or business improvement districts on that property or adjacent and nearby property to assist the District to provide public improvements and services in the area. The annexation is expected to lead to an increase in the tax base of the District.

In the event that one or more new districts are organized, the District expects that the new district or districts will reimburse the District for at least a portion of the costs associated with the work, however, there is no current obligation for the new district or districts, if organized, to do so. Other cost sharing arrangements involving the District improvements that have been previously installed have also been discussed. As of December 31, 2013, the District has paid \$105,173 in total costs related to Compark Village. During 2013, the District incurred \$7,177 in costs associated with Compark Village.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

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 (Pool) as of December 31, 2013. 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.

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
December 31, 2013

NOTE 11 - TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

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.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2013**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	\$ 1,173,680	\$ 1,130,535	\$ (43,145)
Specific ownership taxes	82,158	98,435	16,277
Potomac debt service revenue	213,062	216,557	3,495
Net investment income	250,000	238,592	(11,408)
Total revenues	<u>1,718,900</u>	<u>1,684,119</u>	<u>(34,781)</u>
EXPENDITURES			
Current			
County Treasurer's fees	17,605	16,835	770
Debt service			
Interest expense	1,436,601	1,436,601	-
Paying agent fees	10,000	6,745	3,255
Total expenditures	<u>1,464,206</u>	<u>1,460,181</u>	<u>4,025</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	254,694	223,938	(30,756)
FUND BALANCES - BEGINNING OF YEAR	<u>7,016,092</u>	<u>7,029,273</u>	<u>13,181</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 7,270,786</u></u>	<u><u>\$ 7,253,211</u></u>	<u><u>\$ (17,575)</u></u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
Year Ended December 31, 2013**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
REVENUES			
System operations fee	\$ 131,000	\$ 129,396	\$ (1,604)
System development fees	305,000	95,000	(210,000)
Tap fees	650,076	204,711	(445,365)
Miscellaneous income	-	223	223
Net investment income	1,500	3,190	1,690
Water right sales	287,250	-	(287,250)
Total revenues	<u>1,374,826</u>	<u>432,520</u>	<u>(942,306)</u>
EXPENDITURES			
Current			
Accounting	-	4,230	(4,230)
District management	15,000	30,393	(15,393)
Engineering expense	10,000	3,312	6,688
Legal	3,000	12,194	(9,194)
Miscellaneous	4,500	3,076	1,424
Compark Village	-	7,177	(7,177)
Water supply wells	-	7,364	(7,364)
Water rights options	12,000	-	12,000
Capital outlay			
Interchange improvement	500,000	-	500,000
Monument landscaping	150,000	15,174	134,826
Drainage improvements	220,000	552,481	(332,481)
Total expenditures	<u>914,500</u>	<u>635,401</u>	<u>279,099</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	460,326	(202,881)	(663,207)
FUND BALANCES - BEGINNING OF YEAR	<u>1,157,626</u>	<u>1,176,495</u>	<u>18,869</u>
FUND BALANCES - END OF YEAR	<u>\$ 1,617,952</u>	<u>\$ 973,614</u>	<u>\$ (644,338)</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2013**

Bonds and Interest Maturing in the Year Ending December 31,	\$36,150,000 General Obligation Refunding and Improvement Bonds - Series 2007A Dated: August 30, 2007 Restructured on May 30, 2012 Interest Rate: 4.375% to 5.600% Interest Payable June 1 and December 1 Principal Payable December 1			\$9,915,000 General Obligation Refunding Tax-Exempt - Series 2012A Dated: May 30, 2012 Interest Rate: 6.75% Interest Payable June 1 and December 1 Principal Payable December 1		
	Principal	Interest	Total	Principal	Interest	Total
2014	\$ -	\$ 293,438	\$ 293,438	\$ -	\$ 669,263	\$ 669,263
2015	-	293,163	293,163	-	669,263	669,263
2016	-	299,400	299,400	-	669,263	669,263
2017	1,015,000	1,440,620	2,455,620	-	669,263	669,263
2018	1,110,000	1,949,870	3,059,870	-	669,263	669,263
2019	1,130,000	1,894,370	3,024,370	-	669,263	669,263
2020	1,280,000	1,837,870	3,117,870	-	669,263	669,263
2021	1,370,000	1,770,670	3,140,670	-	669,263	669,263
2022	1,500,000	1,698,745	3,198,745	-	669,263	669,263
2023	1,740,000	1,619,245	3,359,245	-	669,263	669,263
2024	1,840,000	1,520,245	3,360,245	-	669,263	669,263
2025	1,945,000	1,415,480	3,360,480	-	669,263	669,263
2026	2,050,000	1,304,648	3,354,648	-	669,263	669,263
2027	2,170,000	1,187,785	3,357,785	-	669,263	669,263
2028	2,290,000	1,064,000	3,354,000	-	669,263	669,263
2029	2,420,000	935,760	3,355,760	-	669,263	669,263
2030	2,555,000	800,240	3,355,240	-	669,263	669,263
2031	2,700,000	657,160	3,357,160	-	669,263	669,263
2032	2,850,000	505,960	3,355,960	-	669,263	669,263
2033	3,010,000	346,360	3,356,360	-	669,263	669,263
2034	3,175,000	177,800	3,352,800	1,395,000	669,263	2,064,263
2035	-	-	-	1,485,000	575,100	2,060,100
2036	-	-	-	1,585,000	474,863	2,059,863
2037	-	-	-	1,700,000	367,875	2,067,875
2038	-	-	-	1,815,000	253,125	2,068,125
2039	-	-	-	1,935,000	130,613	2,065,613
	<u>\$ 36,150,000</u>	<u>\$ 23,012,828</u>	<u>\$ 59,162,828</u>	<u>\$ 9,915,000</u>	<u>\$ 15,856,088</u>	<u>\$ 25,771,088</u>

**\$5,045,000 General Obligation Refunding
Taxable - Series 2012B
Dated: May 30, 2012
Interest Rate: 9.50%**

**Bonds
and Interest
Maturing
in the
Year Ending
December 31,**

**Interest Payable June 1 and December 1
Principal Payable December 1**

	Principal Payable December 1			Totals		
	Principal	Interest	Total	Principal	Interest	Total
2014	\$ -	\$ 479,275	\$ 479,275	\$ -	\$ 1,441,975	\$ 1,441,975
2015	-	479,275	479,275	-	1,441,700	1,441,700
2016	-	479,275	479,275	-	1,447,938	1,447,938
2017	-	479,275	479,275	1,015,000	2,589,158	3,604,158
2018	-	479,275	479,275	1,110,000	3,098,408	4,208,408
2019	-	479,275	479,275	1,130,000	3,042,908	4,172,908
2020	-	479,275	479,275	1,280,000	2,986,408	4,266,408
2021	-	479,275	479,275	1,370,000	2,919,208	4,289,208
2022	660,000	479,275	1,139,275	2,160,000	2,847,283	5,007,283
2023	725,000	416,575	1,141,575	2,465,000	2,705,083	5,170,083
2024	795,000	347,700	1,142,700	2,635,000	2,537,208	5,172,208
2025	870,000	272,175	1,142,175	2,815,000	2,356,918	5,171,918
2026	950,000	189,525	1,139,525	3,000,000	2,163,435	5,163,435
2027	1,045,000	99,275	1,144,275	3,215,000	1,956,323	5,171,323
2028	-	-	-	2,290,000	1,733,263	4,023,263
2029	-	-	-	2,420,000	1,605,023	4,025,023
2030	-	-	-	2,555,000	1,469,503	4,024,503
2031	-	-	-	2,700,000	1,326,423	4,026,423
2032	-	-	-	2,850,000	1,175,223	4,025,223
2033	-	-	-	3,010,000	1,015,623	4,025,623
2034	-	-	-	4,570,000	847,063	5,417,063
2035	-	-	-	1,485,000	575,100	2,060,100
2036	-	-	-	1,585,000	474,863	2,059,863
2037	-	-	-	1,700,000	367,875	2,067,875
2038	-	-	-	1,815,000	253,125	2,068,125
2039	-	-	-	1,935,000	130,613	2,065,613
	<u>\$ 5,045,000</u>	<u>\$ 5,638,725</u>	<u>\$ 10,683,725</u>	<u>\$ 51,110,000</u>	<u>\$ 44,507,640</u>	<u>\$ 95,617,640</u>

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
SUMMARY OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2013**

History of Assessed Valuations for the District

Levy/ Collection Year	Property Within the District	First Exclusion Property	Second Exclusion Property	Total Assessed Value	Percent Change
2008/2009	\$ 29,640,450	\$ 2,255,790	\$ 275,460	\$ 32,171,700	29.93%
2009/2010	\$ 36,289,000	\$ 2,175,280	\$ 223,980	\$ 38,688,260	20.26%
2010/2011	\$ 33,795,370	\$ 2,229,360	\$ 223,980	\$ 36,248,710	-6.31%
2011/2012	\$ 33,425,710	\$ 2,303,970	\$ 257,450	\$ 35,987,130	-0.72%
2012/2013	\$ 32,188,200	\$ 2,294,190	\$ 243,290	\$ 34,725,680	-3.51%
2013/2014	\$ 32,066,920	\$ 2,194,121	\$ 211,110	\$ 34,472,151	-0.73%

History of Mill Levies for the District

Levy / Collection Year	Property Within the District				First Exclusion	Second Exclusion
	General Fund	Debt Service Fund	Abatement	Total	Debt Service	Debt Service
2008/2009	7.000	35.000	0.000	42.000	35.000	35.000
2009/2010	7.000	35.000	0.000	42.000	35.000	35.000
2010/2011	7.000	35.000	3.377	45.377	35.000	35.000
2011/2012	7.000	35.000	3.758	45.758	18.810	16.190
2012/2013	7.000	35.000	0.000	42.000	18.810	16.190
2013/2014	7.000	35.000	1.293	43.293	18.810	16.190

Property Tax Collections for the District

Levy / Collection Year	Total Property Taxes		Percent Collected to Levied
	Levied	Collected	
2008/2009	\$ 1,343,134	\$ 1,342,471	99.95%
2009/2010	\$ 1,615,951	\$ 1,429,276	88.45%
2010/2011	\$ 1,627,239	\$ 1,575,989	96.85%
2011/2012	\$ 1,577,000	\$ 1,546,436	98.06%
2012/2013	\$ 1,398,997	\$ 1,347,473	96.32%
Estimated for: 2013/2014	\$ 1,432,962	n/a	n/a

NOTE:

During 2010, the County approved \$156,967 of refunds and abatements, which were withheld from property tax revenues. During 2011, the County approved \$29,051 of refunds and abatements, which were withheld from property tax revenues. During 2012, the County approved \$19,427 of refunds and abatements, which were withheld from property tax revenues. During 2013, the County approved \$41,485 of refunds and abatements, which were withheld from property tax revenues.

CONTINUING DISCLOSURE OBLIGATION

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013**

**2013 AND 2014 BUDGET SUMMARY AND COMPARISON
GENERAL FUND
(UNAUDITED)**

	<u>2013 Budget</u>	<u>2013 Actual</u>	<u>Variance</u>	<u>2014 Budget</u>
REVENUES				
Property taxes	\$ 225,317	\$ 216,938	\$ (8,379)	\$ 231,380
Specific ownership taxes	15,772	18,896	3,124	18,510
Miscellaneous	-	84	84	-
Net investment income	500	252	(248)	300
Total revenues	<u>241,589</u>	<u>236,170</u>	<u>(5,419)</u>	<u>250,190</u>
EXPENDITURES				
Accounting and audit	37,000	41,408	(4,408)	37,000
County Treasurer's fees	3,380	3,224	156	3,500
District management	35,000	32,640	2,360	35,000
Dues and subscriptions	1,000	484	516	500
Elections	-	-	-	2,000
Insurance	3,500	3,061	439	3,500
Interest expense - Tax abatements	-	1,774	(1,774)	-
Landscape maintenance	100,000	81,660	18,340	100,000
Legal	20,000	36,125	(16,125)	30,000
Miscellaneous	3,000	1,157	1,843	3,000
Repairs and maintenance	7,000	1,257	5,743	7,000
Repay Developer advance	-	-	-	83,000
ROW/drainage maintenance	5,000	-	5,000	5,000
Snow removal	5,500	8,750	(3,250)	10,000
Utilities - Entrance sign	200	144	56	200
Utilities - Irrigation	3,000	2,603	397	3,000
Utilities - Security light	1,000	1,058	(58)	1,000
Total expenditures	<u>224,580</u>	<u>215,345</u>	<u>9,235</u>	<u>323,700</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	17,009	20,825	3,816	(73,510)
FUND BALANCES - JANUARY 1	124,995	143,687	18,692	173,845
FUND BALANCES - DECEMBER 31	<u>\$ 142,004</u>	<u>\$ 164,512</u>	<u>\$ 22,508</u>	<u>\$ 100,335</u>

(Continued)

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013

2013 AND 2014 BUDGET SUMMARY AND COMPARISON
DEBT SERVICE FUND
(UNAUDITED)

	<u>2013 Budget</u>	<u>2013 Actual</u>	<u>Variance</u>	<u>2014 Budget</u>
REVENUES				
Property taxes	\$ 1,173,680	\$ 1,130,535	\$ (43,145)	\$ 1,201,582
Specific ownership taxes	82,158	98,435	16,277	96,127
Potomac D/S revenue	213,062	216,557	3,495	220,961
Net investment income	250,000	238,592	(11,408)	250,000
Total revenues	<u>1,718,900</u>	<u>1,684,119</u>	<u>(34,781)</u>	<u>1,768,670</u>
EXPENDITURES				
County Treasurer's fees	17,605	16,835	770	18,024
Bond interest - Series 2007A	288,063	288,063	-	293,438
Bond interest - Series 2012A	669,263	669,263	-	669,263
Bond interest - Series 2012B	479,275	479,275	-	479,275
Paying agent fees	10,000	6,745	3,255	10,000
Total expenditures	<u>1,464,206</u>	<u>1,460,181</u>	<u>4,025</u>	<u>1,470,000</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	254,694	223,938	(30,756)	298,670
FUND BALANCES - JANUARY 1	<u>7,016,092</u>	<u>7,029,273</u>	<u>13,181</u>	<u>7,249,938</u>
FUND BALANCES - DECEMBER 31	<u>\$ 7,270,786</u>	<u>\$ 7,253,211</u>	<u>\$ (17,575)</u>	<u>\$ 7,548,608</u>

(Continued)

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013**

**2013 AND 2014 BUDGET SUMMARY AND COMPARISON
CAPITAL PROJECTS FUND
(UNAUDITED)**

	<u>2013 Budget</u>	<u>2013 Actual</u>	<u>Variance</u>	<u>2014 Budget</u>
REVENUES				
System operations fee	\$ 131,000	\$ 129,396	\$ (1,604)	\$ 131,000
System development fees	305,000	95,000	(210,000)	420,000
Tap fees	650,076	204,711	(445,365)	711,000
Miscellaneous income	-	223	223	1,000
Net investment income	1,500	3,190	1,690	1,000
Water right sales	287,250	-	(287,250)	287,500
Total revenues	<u>1,374,826</u>	<u>432,520</u>	<u>(942,306)</u>	<u>1,551,500</u>
EXPENDITURES				
Accounting	-	4,230	(4,230)	5,000
District management	15,000	30,393	(15,393)	35,000
Engineering expense	10,000	3,312	6,688	10,000
Legal	3,000	12,194	(9,194)	15,000
Miscellaneous	4,500	3,076	1,424	5,000
Compark Village	-	7,177	(7,177)	-
Water	-	7,364	(7,364)	-
Capital expenditures	882,000	567,655	314,345	1,151,121
Total expenditures	<u>914,500</u>	<u>635,401</u>	<u>279,099</u>	<u>1,221,121</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	460,326	(202,881)	(663,207)	330,379
FUND BALANCES - JANUARY 1	<u>1,157,626</u>	<u>1,176,495</u>	<u>18,869</u>	<u>1,541,233</u>
FUND BALANCES - DECEMBER 31	<u>\$ 1,617,952</u>	<u>\$ 973,614</u>	<u>\$ (644,338)</u>	<u>\$ 1,871,612</u>

(Continued)

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013**

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

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
REVENUES					
Property taxes	\$ 207,373	\$ 222,928	\$ 247,322	\$ 250,085	\$ 216,938
Specific ownership taxes	15,538	17,351	16,905	19,586	18,896
Net investment income	634	-	153	299	252
Miscellaneous	2,621	-	4,780	-	84
Total revenues	<u>226,166</u>	<u>240,279</u>	<u>269,160</u>	<u>269,970</u>	<u>236,170</u>
EXPENDITURES					
Accounting and audit	43,990	34,400	36,378	29,282	41,408
Legal	20,316	10,648	25,489	28,855	36,125
District management	48,135	30,151	51,307	32,335	32,640
Insurance and bonds	2,374	2,389	2,438	2,995	3,061
Interest expense - Tax abatements	-	-	-	232	1,774
Landscape maintenance	96,005	107,199	133,792	85,110	81,660
County Treasurer's fees	3,112	3,451	3,698	3,746	3,224
Elections	-	999	-	1,375	-
Repairs and maintenance	2,455	1,368	3,350	951	1,257
Dues and subscriptions	921	683	688	488	484
Miscellaneous	2,595	1,607	2,358	62	1,157
Snow removal	1,470	-	8,750	8,750	8,750
ROW/drainage maintenance	2,094	-	-	-	-
Utilities - Entrance sign	120	144	144	144	144
Utilities - Irrigation	2,435	2,888	1,948	1,724	2,603
Utilities - Street lights	642	897	828	828	1,058
Engineering expense	2,201	-	-	-	-
Total expenditures	<u>228,865</u>	<u>196,824</u>	<u>271,168</u>	<u>196,877</u>	<u>215,345</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(2,699)</u>	<u>43,455</u>	<u>(2,008)</u>	<u>73,093</u>	<u>20,825</u>
FUND BALANCES - JANUARY 1	<u>31,846</u>	<u>29,147</u>	<u>72,602</u>	<u>70,594</u>	<u>143,687</u>
FUND BALANCES - DECEMBER 31	<u>\$ 29,147</u>	<u>\$ 72,602</u>	<u>\$ 70,594</u>	<u>\$ 143,687</u>	<u>\$ 164,512</u>

(Continued)

COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013

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

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
REVENUES					
Property taxes	\$ 1,135,098	\$ 1,206,348	\$ 1,328,667	\$ 1,296,351	\$ 1,130,535
Specific ownership taxes	85,049	93,024	90,720	101,580	98,435
Intergovernmental revenue	229,930	215,772	216,511	213,485	216,557
Net investment income	250,910	240,550	249,194	249,957	238,592
Total revenues	<u>1,700,987</u>	<u>1,755,694</u>	<u>1,885,092</u>	<u>1,861,373</u>	<u>1,684,119</u>
EXPENDITURES					
Current					
County Treasurer's fees	17,034	18,632	19,901	19,437	16,835
Interest expense - Tax abatements	-	-	-	1,185	-
Debt service					
Bond principal	190,000	435,000	455,000	-	-
Bond interest - Series 2007A and 2007B Bonds	2,252,674	2,241,274	2,215,174	717,906	288,063
Bond interest - Series 2012A and 2012B Bonds	-	-	-	577,459	1,148,538
Bond issue costs	-	-	71,896	422,927	-
Paying agent fees	3,593	1,750	5,250	9,900	6,745
Total expenditures	<u>2,463,301</u>	<u>2,696,656</u>	<u>2,767,221</u>	<u>1,748,814</u>	<u>1,460,181</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(762,314)</u>	<u>(940,962)</u>	<u>(882,129)</u>	<u>112,559</u>	<u>223,938</u>
OTHER FINANCING SOURCES (USES)					
Bond issuance	-	-	-	14,960,000	-
Payment to refunding agent	-	-	-	(13,112,170)	-
Transfers in	750,000	1,743,464	46,911	-	-
Total other financing sources (uses)	<u>750,000</u>	<u>1,743,464</u>	<u>46,911</u>	<u>1,847,830</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>(12,314)</u>	<u>802,502</u>	<u>(835,218)</u>	<u>1,960,389</u>	<u>223,938</u>
FUND BALANCES - JANUARY 1	<u>5,113,914</u>	<u>5,101,600</u>	<u>5,904,102</u>	<u>5,068,884</u>	<u>7,029,273</u>
FUND BALANCES - DECEMBER 31	<u>\$ 5,101,600</u>	<u>\$ 5,904,102</u>	<u>\$ 5,068,884</u>	<u>\$ 7,029,273</u>	<u>\$ 7,253,211</u>

(Continued)

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
Year Ended December 31, 2013**

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

	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>
REVENUES					
Reimbursed expenditure	\$ 4,378	\$ -	\$ -	\$ -	\$ -
System operations fee	128,450	130,378	130,987	130,690	129,396
System development fees	-	-	-	40,000	95,000
Tap fees	-	-	-	46,973	204,711
Miscellaneous income	-	-	-	15,000	223
Net investment income	51,004	17,756	4,562	4,956	3,190
Reimbursed expenditure	-	-	8,604	-	-
Total revenues	<u>183,832</u>	<u>148,134</u>	<u>144,153</u>	<u>237,619</u>	<u>432,520</u>
EXPENDITURES					
Current					
Accounting and auditing	5,726	3,328	248	990	4,230
Legal	21,686	5,880	20,189	13,561	12,194
District management	8,584	8,353	16,155	15,608	30,393
Miscellaneous	7,520	7,925	17,619	3,662	3,076
Engineering expense	24,452	13,880	5,377	2,634	3,312
Compark Village	1,265	-	-	8,453	7,177
Water	-	-	-	13,918	7,364
Capital outlay	759,736	32,941	-	23,717	567,655
Total expenditures	<u>828,969</u>	<u>72,307</u>	<u>59,588</u>	<u>82,543</u>	<u>635,401</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(645,137)</u>	<u>75,827</u>	<u>84,565</u>	<u>155,076</u>	<u>(202,881)</u>
OTHER FINANCING SOURCES AND (USES)					
Transfers out	(750,000)	(1,743,464)	(46,911)	-	-
Total other financing sources (uses)	<u>(750,000)</u>	<u>(1,743,464)</u>	<u>(46,911)</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	<u>(1,395,137)</u>	<u>(1,667,637)</u>	<u>37,654</u>	<u>155,076</u>	<u>(202,881)</u>
FUND BALANCES - JANUARY 1	<u>4,046,539</u>	<u>2,651,402</u>	<u>983,765</u>	<u>1,021,419</u>	<u>1,176,495</u>
FUND BALANCES - DECEMBER 31	<u>\$ 2,651,402</u>	<u>\$ 983,765</u>	<u>\$ 1,021,419</u>	<u>\$ 1,176,495</u>	<u>\$ 973,614</u>

(Continued)

**COMPARK BUSINESS CAMPUS METROPOLITAN DISTRICT
CONTINUING DISCLOSURE OBLIGATION
December 31, 2013**

**HISTORY OF ASSESSED VALUATIONS 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
2007/2008	\$ 22,213,253	\$ 2,548,270	\$ -	\$ 24,761,523	7.85%	37.000	30.000
2008/2009	29,640,450	2,255,790	275,460	32,171,700	29.93%	42.000	35.000
2009/2010	36,289,000	2,175,280	223,980	38,688,260	20.26%	42.000	35.000
2010/2011	33,795,370	2,229,360	223,980	36,248,710	-6.31%	45.377	35.000
2011/2012	33,425,710	2,303,970	257,450	35,987,130	-0.72%	45.758	35.000
2012/2013	32,188,200	2,294,190	243,290	34,725,680	-3.51%	42.000	35.000
2013/2014	32,066,920	2,194,121	211,110	34,472,151	-0.73%	43.293	35.000

(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 recently 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 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.

2013 Assessed Valuation of Classes of Property in the District

Class	Total Assessed Value (a)	Percent of Total Assessed Valuation
Commercial	\$ 15,061,452	43.69%
Industrial	16,262,190	47.17%
Vacant	1,194,990	3.47%
Residential	1,951,940	5.66%
State assessed	239	0.00%
Agricultural	1,340	0.01%
	<u>\$ 34,472,151</u>	<u>100.00%</u>

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

Largest Taxpayers in the District for 2014

Taxpayer Name	2013 Assessed Valuation	Percentage of Total Assessed Valuation
American Furniture Warehouse Co.	\$ 6,421,800	18.63%
Azul Holdings LLC	5,742,710	16.66%
Baxter Corporation	3,406,930	9.88%
Wells Fund XIII Reit Joint Venture	2,926,100	8.49%
Abmar Grasslands LLC	1,838,320	5.33%
ARI Prairie Trail LLC	1,817,990	5.27%
FFII Co Compark 4B LLC	1,165,220	3.38%
M&P Enterprises LLC	1,113,600	3.23%
Opus Real Estate CO VII CP LLC	1,113,600	3.23%
Laboratory Corp of America	1,097,290	3.18%
	<u>\$ 26,643,560</u>	<u>77.28%</u>