

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONSOLIDATED FINANCIAL STATEMENTS AND
INDEPENDENT AUDITOR'S REPORT

December 31, 2020 and 2019

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONTENTS

Independent Auditor's Report	1 - 2
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Consolidated Financial Statements

Consolidated Balance Sheets	3
Consolidated Statements of Operations	4
Consolidated Statements of Changes in Stockholders' Equity	5
Consolidated Statements of Cash Flows	6
Notes to Consolidated Financial Statements	7-25

Independent Auditor's Report

Board of Directors
Costar Technologies, Inc.
Coppell, Texas

We have audited the accompanying consolidated financial statements of Costar Technologies, Inc. and Subsidiaries, which comprise the balance sheets as of December 31, 2020, and 2019, and the related statements of operations, changes in stockholders' equity and cash flows for the years then ended, and the related notes to the consolidated financial statements.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated 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 consolidated 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 consolidated financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated 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 consolidated 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 consolidated financial statements.

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

Opinion

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of Costar Technologies, Inc. and Subsidiaries as of December 31, 2020, and 2019, and the results of their operations and their cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Emphasis of Matter

The accompanying financial statements have been prepared assuming the Company will continue as a going concern. As discussed in *Note 2*, the Company has suffered recurring losses from operations which raises substantial doubt about its ability to continue as a going concern. Management's plans in regard to these matters are also described in *Note 2*. The financial statements do not include any adjustments that might result from the outcome of this uncertainty. Our opinion is not modified with respect to this matter.

BKD, LLP

Dallas, Texas
March 29, 2021

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONSOLIDATED BALANCE SHEETS (AMOUNTS SHOWN IN THOUSANDS)

	December 31, 2020	December 31, 2019
ASSETS		
Current assets		
Cash and cash equivalents	\$ 480	\$ 1
Accounts receivable, less allowance for doubtful accounts of \$175 and \$396, respectively	8,579	9,056
Inventories	14,225	20,196
Prepaid expenses and other current assets	2,170	2,295
Total current assets	25,454	31,548
Non-current assets		
Property and equipment, net	533	910
Deferred financing costs, net	20	59
Deferred tax asset, net		4,514
Intangible assets, net	6,411	7,683
Goodwill	5,574	6,513
Right of use assets, net	2,185	3,131
Other non-current assets	149	149
Total non-current assets	14,872	22,959
Total assets	\$ 40,326	\$ 54,507
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current liabilities		
Accounts payable	\$ 4,591	\$ 5,639
Accrued expenses and other current liabilities	5,141	5,879
Line of credit	13,024	15,953
Current maturities of long-term debt, net of unamortized financing fees	3,592	781
Contingent purchase price		1,490
Current maturities of notes payable, unrelated party		583
Current maturities of lease liabilities	1,049	990
Total current liabilities	27,397	31,315
Long-Term liabilities		
Long-term debt, net of current maturities and unamortized financing fees		3,592
Payroll Protection Program loan	3,025	
Deferred tax liability	116	
Non-current maturities of lease liabilities	1,340	2,389
Total long-term liabilities	4,481	5,981
Total liabilities	31,878	37,296
Stockholders' Equity		
Preferred stock		
Common stock	3	3
Additional paid-in capital	157,686	157,478
Accumulated deficit	(144,720)	(135,749)
Less common stock held in treasury, at cost	(4,521)	(4,521)
Total stockholders' equity	8,448	17,211
Total liabilities and stockholders' equity	\$ 40,326	\$ 54,507

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF OPERATIONS (AMOUNTS SHOWN IN THOUSANDS, EXCEPT NET INCOME PER SHARE)

	For the Years Ended December 31,	
	2020	2019
Net revenues	\$ 60,367	\$ 69,526
Cost of revenues	<u>40,857</u>	<u>42,960</u>
Gross profit	19,510	26,566
Selling, general and administrative expenses	17,035	22,395
Engineering and development expense	4,333	5,722
Restructuring costs	635	
Impairment loss	939	
Change in fair value of contingent purchase price		498
	<u>22,942</u>	<u>28,615</u>
Loss from operations	<u>(3,432)</u>	<u>(2,049)</u>
Other expenses		
Interest expense	(916)	(1,320)
Other income, net	1	10
Total other expenses, net	<u>(915)</u>	<u>(1,310)</u>
Loss before taxes	(4,347)	(3,359)
Current income tax (benefit) expense	(6)	123
Deferred income tax expense (benefit)	<u>4,630</u>	<u>(784)</u>
Net Loss	<u>\$ (8,971)</u>	<u>\$ (2,698)</u>
<u>Net loss per share:</u>		
Basic	\$ (5.60)	\$ (1.72)
Diluted	\$ (5.60)	\$ (1.72)
<u>Weighted average shares outstanding:</u>		
Basic	1,603	1,568
Diluted	1,603	1,568

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY (AMOUNTS SHOWN IN THOUSANDS)

For the Years Ended December 31, 2020 and 2019

	Common Stock		Additional Paid-In Capital		Accumulated Deficit	Treasury Stock		Total Stockholders' Equity
	Shares	Amount				Shares	Amount	
Balances at December 31, 2018	1,777	\$ 3	\$ 157,029	\$ (133,051)		226	\$ (4,521)	\$ 19,460
Net loss				(2,698)				(2,698)
Exercise of stock options	19		37					37
Stock based compensation	14		412					412
Balances at December 31, 2019	1,810	\$ 3	\$ 157,478	\$ (135,749)		226	\$ (4,521)	\$ 17,211
Net loss				(8,971)				(8,971)
Exercise of stock options	15		23					23
Stock based compensation	30		185					185
Balances at December 31, 2020	1,855	\$ 3	\$ 157,686	\$ (144,720)		226	\$ (4,521)	\$ 8,448

See notes to consolidated financial statements.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

CONSOLIDATED STATEMENTS OF CASH FLOWS (AMOUNTS SHOWN IN THOUSANDS)

For the Years Ended December 31,	2020	2019
Cash flows from operating activities		
Net loss	\$ (8,971)	\$ (2,698)
Adjustments to reconcile net loss to net cash provided by (used in) operating activities:		
Loss on asset disposal		2
Stock based compensation	185	412
Depreciation and amortization	1,730	1,746
Amortization of deferred financing costs	47	56
Amortization of right of use assets	946	857
Provision for doubtful accounts	(221)	(388)
Provision for obsolete inventory	4,907	163
Change in fair value of contingent purchase price		498
Goodwill impairment loss	939	
Deferred tax expense	4,630	(748)
Changes in operating assets and liabilities		
Accounts receivable	698	665
Inventories	1,064	259
Prepaid expenses and other current assets	125	(764)
Right of use assets		(39)
Other non-current assets		(40)
Accounts payable	(1,048)	(147)
Lease liabilities	(990)	(717)
Accrued expenses and other	(738)	(1,049)
Net cash provided by (used in) operating activities	<u>3,303</u>	<u>(1,932)</u>
Cash flows from investing activities		
Purchase of property and equipment	(81)	(449)
Net cash used in investing activities	<u>(81)</u>	<u>(449)</u>
Cash flows from financing activities		
Payment of purchase price earnout	(1,490)	(1,048)
Proceeds from (repayment of) line of credit	(2,929)	4,215
Proceeds from PPP loan	3,025	
Payment of long-term debt	(789)	(789)
Payment of notes payable, related party		(805)
Exercise of stock options	23	37
Proceeds from (repayment of) notes payable, unrelated party	(583)	583
Net cash provided by (used in) financing activities	<u>(2,743)</u>	<u>2,193</u>
Net change in cash and cash equivalents	479	(188)
Cash and cash equivalents, beginning of period	<u>1</u>	<u>189</u>
Cash and cash equivalents, end of period	<u>\$ 480</u>	<u>\$ 1</u>
Supplemental disclosure of cash flow information:		
Cash paid during the period for interest	\$ 892	\$ 1,244
Cash paid during the period for taxes	\$ 117	\$ 143
Right of use assets obtained in exchange for operating lease liabilities	\$	\$ 3,949

See notes to consolidated financial statements.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

1. Nature of Operations

Costar Technologies, Inc. ("Costar Technologies") was incorporated in the State of Delaware in February 1997 under the name "Fairmarket, Inc.". Costar Technologies, and its wholly owned subsidiaries, Costar Video Systems, LLC ("Costar") and its wholly owned subsidiaries Innotech Security, Inc. ("Innotech") and Arecont Vision Costar, LLC ("Arecont Vision"), LQ Corporation ("LQ") and CohuHD Costar, LLC ("CohuHD Costar") (collectively the "Company"), develops, designs and distributes a range of security solution products such as surveillance cameras, lenses, digital video recorders, high speed domes and industrial vision products. CohuHD Costar is a leading provider of video cameras and related products, specializing in IP video solutions for traffic monitoring, security, surveillance and military applications; and accessories, such as cables, camera mounts, lenses and data storage devices.

2. Summary of Significant Accounting Policies

Basis of Presentation

The accompanying consolidated financial statements have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") and include the accounts of Costar Technologies and its wholly owned subsidiaries. All material intercompany transactions have been eliminated in consolidation.

These consolidated financial statements were approved by management and available for issuance on March 29, 2021. Subsequent events have been evaluated through this date.

Going Concern

The Company's financial statements for the year ended December 31, 2020 have been prepared on a going concern basis. The Company was not in compliance with its debt covenants at December 31, 2020 and entered into a Forbearance Agreement with its bank in January 2021. See Footnote 6 Lines of Credit and Long-Term Debt for additional information. In addition, economic uncertainties have arisen which have negatively affected the financial position of the Company as a result of COVID-19. The duration of these uncertainties and ultimate financial effects cannot be reasonably estimated at this time. The Company's ability to continue as a going concern is dependent upon its ability to reach a revised agreement with its existing lender or secure other sources of financing and attain profitable operations.

Reclassifications

Certain reclassifications have been made to the 2019 consolidated financial statements to conform to the 2020 consolidated financial statement presentation. These reclassifications had no effect on net earnings.

Commitments and Contingencies

The Company records and/or discloses commitments and contingencies in accordance with ASC 450, Contingencies. ASC 450 applies to an existing condition, situation, or set of circumstances involving uncertainty as to possible loss that will ultimately be resolved when one or more future events occur or fail to occur. At this time there are no matters that are expected to have an adverse, material effect on the consolidated financial statements.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Use of Estimates

The preparation of consolidated financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Cash and Cash Equivalents

The Company considers all highly liquid debt instruments with original maturities of three months or less to be cash equivalents. As of December 31, 2020 and December 31, 2019, the Company had \$480 and \$1 in cash and cash equivalents, respectively.

Accounts Receivable and Allowance for Doubtful Accounts

Accounts receivable are uncollateralized customer obligations recorded at net realizable values. The Company maintains an allowance for estimated losses resulting from the failure of customers to make required payments and for anticipated returns. The allowance is based on specific facts and circumstances surrounding individual customers as well as historical experience. Provisions for losses on receivables and returns are charged to income to maintain the allowance at a level considered adequate to cover losses and future returns. Receivables are charged off against the reserve when they are deemed uncollectible and returns are charged off against the reserve when the actual returns are incurred.

Inventories

Inventories are stated at the lower of average cost or net realizable value. A provision is made to reduce excess or obsolete inventories to their net realizable value. The Company modified its inventory reserve calculation methodology during the year which resulted in approximately \$2,200 of expense recognized in the year ended December 31, 2020. Inventories at December 31, 2020 and December 31, 2019 were comprised of the following:

	<u>December 31, 2020</u>	<u>December 31, 2019</u>
Parts, components, and materials	\$ 5,451	\$ 4,411
Work-in-process		3
Finished products	8,774	15,782
Total Inventory	<u>\$ 14,225</u>	<u>\$ 20,196</u>

Property and Equipment

Property and equipment are stated at cost less accumulated depreciation and amortization. Depreciation and amortization are computed using the straight-line method over estimated useful lives as follows:

Computer hardware and software	3 years
Furniture and fixtures and demo and network equipment	3 - 5 years
Leasehold improvements	Shorter of lease term or asset useful life

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Long-Lived Assets

In accordance with GAAP, intangible assets with indefinite lives are not amortized, but instead tested for impairment. Intangible assets are reviewed for impairment at least annually or whenever events or changes in circumstances indicate the carrying value of the assets may not be recoverable. Impairment losses are recognized if the fair value of the intangible asset is less than its carrying value.

Property and equipment and intangible assets with finite lives are amortized over their estimated useful lives. These assets are reviewed for impairment, at the asset group level, whenever events or changes in circumstances indicate that the carrying amounts of the assets may not be recoverable. A loss is recognized in the consolidated statements of operations if it is determined that an impairment exists based on expected future undiscounted cash flows. The amount of the impairment is the excess of the carrying amount of the impaired asset over its fair value.

Goodwill

Goodwill is tested annually for impairment, or sooner when circumstances indicate an impairment may exist. The Company has elected to first perform a qualitative assessment, based on the entity's events and circumstances, to determine whether it is more likely than not that the fair value of a reporting unit is less than its carrying amount. The results of this qualitative assessment determine whether it is necessary to perform a quantitative impairment test. During the year ending December 31, 2020 the Company performed step one of the impairment test to estimate fair value for CohuHD Costar and Arecont Vision Costar as a result of multi-year declining revenues and profitability and budgetary shortfalls. The income and market approaches were utilized to determine the fair value of the reporting unit based on the prices of comparable businesses and the present value of free cash flows that the business is projected to produce. The fair value of CohuHD exceeded its carrying value and no impairment was recognized. Arecont Vision Costar goodwill was determined to be impaired and an impairment loss of \$939 was recognized in the year ended December 31, 2020. There were no impairments recognized during the year ended December 31, 2019.

Fair Value Measurements

The Company follows the guidance from FASB ASC 820, Fair Value Measurements and Disclosures, which defines fair value, establishes guidelines for measuring fair value and expands disclosures regarding fair value measurements. The Company applies fair value accounting for all financial assets and liabilities and non-financial assets and liabilities that are recognized or disclosed at fair value in the financial statements on a recurring basis. The Company defines fair value as the price that would be received from selling an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. When determining the fair value measurements for assets and liabilities, which are required to be recorded at fair value, the Company considers the principal or most advantageous market in which the Company would transact and the market-based risk measurements or assumptions that market participants would use in pricing the asset or liability, such as inherent risk, transfer restrictions and credit risk.

Revenue Recognition

Revenue is measured as the amount of consideration the Company expects to receive in exchange for transferring distinct goods or providing services to customers. The Company's revenue consists substantially of product sales and is reported net of sales discounts, rebates, incentives, returns and other allowances offered to customers. The Company recognizes revenue when performance obligations under the terms of contracts with its customers are satisfied, which occurs when control passes to a customer to enable them to direct the use and obtain benefit from the product.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Revenue Recognition (continued)

The Company ships and invoices its sales in accordance with signed purchase orders. The satisfaction of the Company's performance obligation is based upon transfer of control over a product to a customer, which results in sales being recognized upon shipment, in accordance with signed purchase orders, rather than upon delivery for the majority of the Company's sales. Any software imbedded in the products sold is considered incidental to the product being sold.

Some of the Company's sales are sold with a right of return and the Company may provide other credits or incentives, which are accounted for as variable consideration when estimating the amount of revenue to recognize. We have elected to apply the portfolio practical expedient. We estimate the variable consideration using the expected value method when calculating the returns reserve because the difference in applying it to the individual contract would not differ materially. Returns are estimated based on historical experience and are required to be established and presented at the gross sales value with an asset established for the estimated value of the merchandise returned separate from the refund liability. At December 31, 2020 and December 31, 2019 liabilities for return allowances of \$1,043 and \$1,405 are included in accrued expenses and other current liabilities and \$646 and \$805 for the estimated value of the merchandise to be returned is included in prepaid expenses and other current assets on the Consolidated Balance Sheets, respectively.

Revenue includes certain shipping and handling costs. Shipping and handling costs associated with outbound freight after control over a product has transferred to a customer are accounted for as a fulfillment cost and are included in cost of goods sold.

The Company offers standard net 30 payment terms, but occasionally offers extended terms. The Company provides an assurance-type warranty that guarantees its product complies with agreed-upon specifications. This requires the Company to remedy deficiencies in quality or performance of our products over a specified period of time, generally twelve to thirty-six months, at no cost to our customers. Warranty liabilities are established at the time the revenue is recognized at levels that represent our estimate of the costs that will be incurred to fulfill those warranty requirements. In addition, the Company maintains reserves for returns and post-invoice sales discounts.

Applying the practical expedient, the Company recognizes incremental costs of obtaining contracts as an expense when incurred when the amortization period of the assets that otherwise would have been recognized is one year or less.

Product Warranties

The Company provides limited warranties on certain products for periods up to three years. The Company records an accrued liability and expense for estimated future warranty claims based upon historical experience and management's estimate of the level of future claims. Changes in the estimated amounts recognized in prior years are recorded as an adjustment to the accrued liability and expense (benefit) in the current year. As of December 31, 2020 and December 31, 2019, the accrued warranty liability was approximately \$1,839 and \$2,411, respectively, and is included in accrued expense and other in the accompanying balance sheets.

Warranty accrual at December 31, 2019	\$	2,411
Warranty expenditures		(833)
Warranty expense		261
Warranty accrual at December 31, 2020	\$	<u>1,839</u>

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Leases

At contract inception the Company determines if an arrangement is a lease. Operating leases are included in right of use assets and current maturities of lease liabilities and non-current maturities of lease liabilities in the Consolidated Balance Sheets. Financing leases are included in property and equipment, net and other current and non-current liabilities in the Consolidated Balance Sheets. The gross amount of balances recorded related to finance leases was immaterial as of December 31, 2020 and December 31, 2019. Operating lease expense is recognized on a straight-line basis over the lease term.

Operating lease assets and liabilities are recognized at the commencement date, based on the present value of the future minimum lease payments. A certain number of these leases contain rent escalation clauses that are factored into the Company's determination of lease payments. As the Company's leases do not provide an implicit rate, the Company uses its incremental borrowing rate based on the information available at the lease commencement date to discount payments to the present value. Most operating leases contain renewal options. The exercise of these options is at the Company's discretion. Lease terms include options to extend when it is reasonably certain the Company will exercise that option.

Recent Accounting Pronouncements

In December 2019, the FASB issued Accounting Standards Update No. 2019-12 (ASU 2019-12): Simplifying the Accounting for Income Taxes, which removes certain exceptions for recognizing deferred taxes for investments, performing intraperiod allocation and calculating income taxes in interim periods. The ASU also adds guidance to reduce complexity in certain areas, including recognizing deferred taxes for tax goodwill and allocating taxes to members of a consolidated group. ASU 2019-12 is effective in fiscal years beginning after December 15, 2020. The Company adopted ASU 2019-12 during the year ended December 31, 2020.

In January 2017, the FASB issued Accounting Standards Update No. 2017-04 (ASU 2017-04): Intangibles – Goodwill and Other, which eliminates step two from the annual goodwill impairment test. ASU 2017-04 is effective in fiscal years beginning after December 15, 2021. The Company adopted ASU 2017-04 during the year ended December 31, 2020.

In August 2016, the FASB issued Accounting Standards Update No. 2016-15 (ASU 2016-15): Statement of Cash Flows (Topic 230): Classification of Certain Cash Receipts and Cash Payments, a consensus of the Emerging Issues Task Force. ASU 2016-15 provides guidance on how certain transactions are classified in the statement of cash flows. ASU 2016-15 clarifies the classification of debt prepayment or debt extinguishment costs, settlement of zero-coupon debt instruments, contingent consideration payments subsequent to a business combination, proceeds from the settlement of insurance claims, proceeds from the settlement of corporate and bank-owned life insurance policies, distributions received from equity method investments, beneficial interests in securitization transactions and separately identifiable cash flows and application of the predominance principle in the statement of cash flows. ASU 2016-15 requires retrospective application and is effective for financial statements issued for fiscal years beginning after December 15, 2018 and interim periods within fiscal years beginning after December 15, 2019, with early adoption permitted. The Company adopted ASU 2016-15 during the year ended December 31, 2020, which did not have a material impact on the consolidated financial statements.

Research and Development

Expenditures for research, development and engineering of software and hardware products, that are included in engineering expenses in the consolidated statements of operations, are expensed as incurred.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Restructuring Costs

In the second quarter of 2020 the Company implemented a cost reduction plan and incurred restructuring charges of \$635, primarily resulting from severance costs incurred due to a reduction in workforce.

Stock Based Compensation (per share amounts shown in whole numbers)

The Company complies with the accounting and reporting requirements of the Accounting for Stock Based Compensation guidelines which require companies to record compensation expense for share-based awards issued to employees in exchange for services provided. The amount of the compensation expense is based on the estimated fair value of the awards on their grant dates and is generally recognized over the applicable vesting period.

The fair value of stock options is determined using an option-pricing model that takes into account the stock price at the grant date, the exercise price, the expected life of the option, the volatility of the underlying stock, expected dividends, and the risk free interest rate over the expected life of the option.

During the years ended December 31, 2020 and 2019 the Company recognized \$185 and \$412 in stock based compensation expense in its consolidated financial statements relating to the issuance of stock options and stock awards, respectively (See Note 9).

The fair value of the stock options granted during the years ended December 31, 2020 and December 31, 2019 was estimated on the date of grant using the Black-Scholes valuation model based on the following assumptions:

	Years Ended December 31,	
	2020	2019
Expected dividend yield	0.00%	0.00%
Expected stock price volatility	69.35%	64.25% - 65.72%
Risk-free interest rate	0.85%	1.49% - 2.67%
Expected life	10 years	10 years
Weighted-average fair value of options granted	\$3.99	\$6.68 - \$7.59

Basic and Diluted Net Loss per Share (per share amounts shown in whole numbers)

Basic loss per share is computed by dividing loss attributable to common shareholders by the weighted average number of common shares outstanding for the period. Diluted loss per share reflects the dilution of common stock equivalents, such as options, to the extent the impact is dilutive. As the Company incurred a net loss for the years ended December 31, 2020 and December 31, 2019, potentially dilutive securities have been excluded from the diluted net loss per share computation as their effect would be anti-dilutive.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Basic and Diluted Net Loss per Share (per share amounts shown in whole numbers) (continued)

The following table reconciles the number of shares utilized in the net loss per share calculations for the years ended December 31, 2020 and 2019:

	Years Ended December 31,	
	2020	2019
Net loss	\$ (8,971)	\$ (2,698)
Shares		
Weighted average shares outstanding - basic	1,603	1,568
Weighted average dilutive share equivalents from stock options		
Weighted average shares outstanding - diluted	1,603	1,568
Net loss per share - basic	\$ (5.60)	\$ (1.72)
Net loss per share - diluted	\$ (5.60)	\$ (1.72)

Income Taxes

The Company complies with GAAP which requires an asset and liability approach to financial reporting for income taxes. Deferred income tax assets and liabilities are computed for differences between the consolidated financial statement and tax basis of assets and liabilities that will result in future taxable or deductible amounts, based on enacted tax laws and rates applicable to the periods in which the differences are expected to affect taxable income. Valuation allowances are established, when necessary, to reduce deferred income tax assets to the amount expected to be realized.

The determination of the Company's provision for income taxes requires significant judgment, the use of estimates, and the interpretation and application of complex tax laws. Significant judgment is required in assessing the timing and amounts of deductible and taxable items and the probability of sustaining uncertain tax positions. The benefits of uncertain tax positions are recorded in the Company's consolidated financial statements only after determining a more-likely-than-not probability that the uncertain tax positions will withstand challenge, if any, from tax authorities. When facts and circumstances change, the Company reassesses these probabilities and records any changes in the consolidated financial statements as appropriate.

In accordance with GAAP, the Company is required to determine whether a tax position is more likely than not to be sustained upon examination by the applicable taxing authority, including resolution of any related appeals or litigation processes, based on the technical merits of the position. The Company files an income tax return in the U.S. federal jurisdiction, and may file income tax returns in various U.S. states and foreign jurisdictions. The tax benefit recognized is measured as the largest amount of benefit that has a greater than fifty percent likelihood of being realized upon ultimate settlement. De-recognition of a tax benefit previously recognized results in the Company recording a tax liability that increases the accumulated deficit. Generally, the Company is no longer subject to income tax examination by major taxing authorities for the years before 2016.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

2. Summary of Significant Accounting Policies (continued)

Operating Segments

Operating segments are defined as components of an enterprise for which separate financial information is available and evaluated regularly by the chief operating decision maker, or decision-making group, in deciding how to allocate resources and in assessing performance. The Company recognizes three reportable segments: "Costar Video Systems," "CohuHD Costar" and "Other."

3. Segment Information

Our business segments offer a variety of products (See Note 1) and are managed separately as each business requires different technology and marketing strategies. Our reportable segments are Costar Video Systems (which includes Innotech and Arecont Vision Costar), CohuHD Costar and Other. Costar Video Systems' products and services are largely used in retail security applications whereas CohuHD Costar's products are more focused on transportation, border security and other government applications. The Other segment encompasses the Company's costs associated with income taxes, company-wide financing (including interest expense), executive compensation and other corporate expenses.

Revenues and net income (loss) by reportable segment for the years ending December 31, 2020 and 2019 are as follows:

	Years Ended December 31,	
	2020	2019
Revenues		
Costar Video Systems	\$ 43,161	\$ 54,075
CohuHD Costar	17,206	15,451
	<u>\$ 60,367</u>	<u>\$ 69,526</u>
Net Income (Loss)		
Costar Video Systems	\$ (1,252)	\$ 2,219
CohuHD Costar	255	(1,892)
Other	(7,974)	(3,025)
	<u>\$ (8,971)</u>	<u>\$ (2,698)</u>

Intercompany sales between the CohuHD Costar and Costar Video Systems operating segments totaled \$572 and \$93 for the years ending December 31, 2020 and 2019, respectively, and have been eliminated upon consolidation.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

3. Segment Information (continued)

The following table reflects depreciation and amortization expense by business segment for the years ending December 31, 2020 and 2019:

	Years Ended December 31,	
	2020	2019
Depreciation		
Costar Video Systems	\$ 290	\$ 234
CohuHD Costar	168	218
	<u>\$ 458</u>	<u>\$ 452</u>
Amortization		
Costar Video Systems	\$ 958	\$ 976
CohuHD Costar	314	318
	<u>\$ 1,272</u>	<u>\$ 1,294</u>

Total assets and goodwill by business segment at December 31, 2020 and December 31, 2019 are as follows:

	December 31, 2020	December 31, 2019
Total Assets		
Costar Video Systems	\$ 29,790	\$ 38,042
CohuHD Costar	9,068	11,403
Other	1,468	5,062
	<u>\$ 40,326</u>	<u>\$ 54,507</u>
Goodwill		
Costar Video Systems	\$ 3,511	\$ 4,450
CohuHD Costar	2,063	2,063
	<u>\$ 5,574</u>	<u>\$ 6,513</u>

4. Property and Equipment

Property and equipment at December 31, 2020 and December 31, 2019, were as follows:

	December 31, 2020	December 31, 2019
Furniture, equipment and leasehold improvements	\$ 2,519	\$ 2,458
Less accumulated depreciation	(1,986)	(1,548)
Total property and equipment, net	<u>\$ 533</u>	<u>\$ 910</u>

Depreciation expense for the years ended December 31, 2020 and 2019 was \$458 and \$452, respectively.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

5. Intangible Assets

The following is a summary of amortized and unamortized intangible assets at December 31, 2020:

	December 31, 2020	
	Gross Amount	Accumulated Amortization
Amortized intangible assets		
Distribution agreement - Southern Imaging	\$ 1,468	\$ 1,064
Trade name - CohuHD	1,657	1,539
Customer relationships - CohuHD	779	524
Trade name - Innotech	1,015	406
Customer relations - Innotech	5,762	2,507
Covenant not to compete - Innotech	150	120
Technology - Innotech	469	268
Patents - Innotech	8	5
Trade name - Arecont Vision Costar	243	60
Distribution agreement - Arecont Vision Costar	370	77
Patents - Arecont Vision Costar	208	73
Total amortized intangible assets	12,129	6,643
Unamortized intangible assets		
Trade name - Costar	800	
Trade name - IVS	125	
Goodwill - CohuHD	2,063	
Goodwill - Innotech	3,511	
Total unamortized intangible assets	6,499	
Total intangible assets	\$ 18,628	\$ 6,643

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

5. Intangible Assets (continued)

The following is a summary of amortized and unamortized intangible assets at December 31, 2019:

	December 31, 2019	
	Gross Amount	Accumulated Amortization
Amortized intangible assets		
Distribution agreement - Southern Imaging	\$ 1,468	\$ 991
Trade name - CohuHD	1,657	1,302
Customer relationships - CohuHD	779	447
Trade name - Innotech	1,015	305
Customer relations - Innotech	5,762	1,907
Covenant not to compete - Innotech	150	90
Technology - Innotech	469	201
Patents - Innotech	8	4
Trade name - Arecont Vision Costar	243	35
Distribution agreement - Arecont Vision Costar	370	46
Patents - Arecont Vision Costar	208	43
Total amortized intangible assets	12,129	5,371
Unamortized intangible assets		
Trade name - Costar	800	
Trade name - IVS	125	
Goodwill - CohuHD	2,063	
Goodwill - Innotech	3,511	
Goodwill - Arecont Vision Costar	939	
Total unamortized intangible assets	7,438	
Total intangible assets	\$ 19,567	\$ 5,371

The weighted average amortization period for the Company's intangible assets is 11 years. Amortizable intangible assets estimated useful lives are as follows:

Trade names and patents	7 years
Customer relationships	6 and 10 years
Distribution agreements	20 years
Covenants not to compete	3 and 5 years

Amortization expense for the years ended December 31, 2020 and 2019 was \$1,272 and \$1,294, respectively.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

5. Intangible Assets (continued)

Future amortization expense is as follows:

Year Ending December 31,		
2021	\$	1,137
2022		971
2023		955
2024		835
2025		774
Thereafter		814
Total future amortization expense	\$	<u>5,486</u>

6. Lines of Credit and Long-Term Debt

In connection with the acquisition of Arecont Vision Costar on July 13, 2018 the Company entered into a Loan Agreement with UMB Bank ("Loan Agreement"). The Loan Agreement allows for up to \$18,000 in a revolving line of credit and a \$5,500 term loan which matures on July 6, 2021. The term loan is payable in \$66 monthly payments due on the first of the month with the remaining balance due at maturity. The obligations under the Loan Agreement are secured by a lien on substantially all accounts receivable, inventory and equipment.

The Loan Agreement contains customary representations and warranties, events of default and covenants, including, among other things, covenants that restrict the ability of Costar to incur certain additional indebtedness or to issue distributions or dividends. The Company is also restricted in its mergers and acquisitions activity. The Loan Agreement contains financial covenants calculated on a consolidated basis requiring the Company to maintain a certain Debt Service Coverage Ratio and to not exceed a maximum Senior Cash Flow Leverage Ratio. The Company maintains zero balance accounts, which are swept daily to the revolving line of credit. The Company entered into a modification agreement with UMB Bank effective May 1, 2019 which adjusted the borrowing base and covenant compliance requirements and modified interest rates. The Company entered into a second modification agreement with UMB Bank effective March 24, 2020 which adjusted the borrowing base and covenant compliance requirements and modified interest rates. As of December 31, 2020 the Company was not in compliance with its debt covenants with UMB bank. The Company entered into a Forbearance and Loan Modification Agreement with UMB Bank effective January 26, 2021 which further adjusted the borrowing base and covenant compliance and reporting requirements and modified interest rates and is effective through April 15, 2021.

As of December 31, 2020 the Company was paying interest at 3.9% for the term loan and revolving line of credit.

Future principal payments for the term loan as of December 31, 2020, are as follows:

Year Ending December 31,		
2021	\$	3,593
Less: deferred financing costs, net		<u>(1)</u>
	\$	<u>3,592</u>

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

6. Lines of Credit and Long-Term Debt (continued)

On June 28, 2019 the Company executed a promissory note with UMB Bank for \$1,000 which matured on June 28, 2020. The promissory note was payable in \$83 monthly payments due on the first of the month with the remaining balance due at maturity. As of December 31, 2020, the Company owed \$0 on the note.

On April 14, 2020 the Company was granted a loan under the U. S Small Business Administration's ("SBA") Paycheck Protection Program ("PPP") for approximately \$3,000. Payments on the loan are deferred with the loan maturing in April 2022 with a 1% interest rate. The Company anticipates the loan to be fully forgiven and has made a policy election to present the entire balance of the PPP loan as long-term on the accompany consolidated balance sheets, as no payments are expected to become due. The Company has elected to account for the funding as a loan in accordance with ASC Topic 470, *Debt*. Interest is accrued in accordance with the loan agreement. Any forgiveness of the loan is recognized as a gain in the financial statements in the period the debt is legally released. PPP loans are subject to audit and acceptance by the SBA or lender; as a result of such audit, adjustments could be required to any gain recognized.

As of December 31, 2020 and December 31, 2019, \$13,024 and \$15,953 was owed to UMB Bank on the revolving line of credit, \$3,593 and \$4,373 on the term loan, and \$0 and \$583 on the Promissory Note, respectively.

The Company paid approximately \$154 in various fees associated with securing the UMB Loan Agreement. The fees are treated as a deferred financing costs asset and will be amortized over the life of the agreement using the straight-line method for the revolving line of credit portion and the effective-interest method for the term note portion.

7. Income Taxes (Benefit)

ASC 740 *Income Taxes* provides that the tax effects form an uncertain tax position can be recognized in the Company's financial statements only if the position is more-likely-than-not of being sustained on audit, based on the technical merits of the position. Tax positions that meet the recognition threshold are reported at the largest amount that is more-likely-than-not to be realized. This determination requires a high degree of judgment and estimation. The Company periodically analyzes and adjusts amounts recorded for the Company's uncertain tax positions, as events occur to warrant adjustment, such as when the statutory period for assessing tax on a given tax return or period expires or if tax authorities provide administrative guidance or a decision is rendered in the courts. The Company does not reasonably expect the total amount of uncertain tax positions to materially increase or decrease within the next 12 months.

As of December 31, 2020, the Company's management determined that it was more likely than not that it will utilize its \$12,821 in NOL carryforwards prior to expiration, which occurs in 2021 through 2030. The Company's management also believes that it is more likely than not that it will utilize \$693 in tax credit carryforwards. In its assessment, management considered whether it was more likely than not that some portion or all of the NOL carryforwards would be realized. The realization of a deferred tax asset is dependent upon the generation of future taxable income during the periods in which those temporary differences become deductible. Management considered the scheduled reversal of deferred tax liabilities and the projected future taxable income in making this assessment. Based upon the level of projected future taxable income over the period of expiration of the NOL carryforwards when temporary differences that give rise to the deferred tax assets are deductible, management released a portion of its valuation allowance.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

7. Income Taxes (Benefit) (continued)

The components of income tax (benefit) expense are as follows:

	Years Ended December 31,	
	2020	2019
Current, federal	\$ (36)	\$
Current, state	30	123
Deferred, federal	4,332	(660)
Deferred, state	298	(124)
Income Tax Expense (Benefit)	<u>\$ 4,624</u>	<u>\$ (661)</u>

A reconciliation of the income tax benefit computed at the statutory federal income tax rate consists of the following:

	Years Ended December 31,	
	2020	2019
Income tax benefit at the statutory rate	\$ (908)	\$ (705)
Decrease resulting from:		
State income tax benefit, net of federal tax effect	(114)	(1)
Change in Valuation Allowance	5,091	
Other	530	(39)
Permanent items	25	84
	<u>\$ 4,624</u>	<u>\$ (661)</u>

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

7. Income Taxes (Benefit) (continued)

The components of the Company's deferred taxes consist of the following:

	Years Ended December 31,	
	2020	2019
Deferred tax assets		
Accounts receivable	\$ 55	\$ 112
Inventory	899	756
Net operating losses	3,264	2,731
Intangibles	214	
Stock compensation	207	192
Accrued expenses	734	1,078
Interest	329	100
Lease liability	566	800
Tax credits	1,305	1,897
	<u>7,573</u>	<u>7,666</u>
Valuation allowance	(6,951)	(1,861)
Net deferred tax assets	\$ 622	\$ 5,805
Deferred tax liabilities		
Property and equipment, net	\$ 114	\$ 146
Prepaid expenses	106	95
Right of use asset	518	742
Intangibles		308
	<u>738</u>	<u>1,291</u>
Net deferred tax liability	\$ (116)	\$ 4,514

8. Stockholders' Equity (shown in whole amounts)

At December 31, 2020 and December 31, 2019, the authorized capital stock of the Company consisted of (i) 10,000,000 shares of voting common stock with a par value of \$0.001 per share and (ii) 10,000,000 shares of preferred stock with a par value of \$0.001 per share. As of December 31, 2020 and December 31, 2019, there was no preferred stock issued and outstanding. The Company's Board has the authority to determine the voting powers, designations, preferences, privileges and restrictions of the preferred shares. As of December 31, 2020 and December 31, 2019, there were 1,629,098 and 1,584,566 shares of common stock outstanding and 1,854,864 and 1,810,332 shares of common stock issued.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

9. Stock Option Plan (shown in whole amounts)

The Company's 2000 Stock Option and Incentive Plan (the "2000 Incentive Plan") provides for awards in the form of incentive stock options, non-qualified stock options, restricted stock awards and other forms of awards to officers, directors, employees and consultants of the Company. At December 31, 2020 and December 31, 2019, there were 46,000 and 68,000 share options issued under this plan.

The Board of Directors of the Company determines the term of each option, the option price, and the number of shares for which each option is granted and the times at which each option vests. For holders of 10% or more of the Company's outstanding common stock, incentive stock options may not be granted at less than 110% of the fair market value of the common stock at the date of grant.

At the Company's annual meeting on December 16, 2014, the Company's stockholders approved and adopted the Company's 2014 Omnibus Performance Award Plan (the "Plan"). The Board adopted the Plan on November 17, 2014, subject to and effective upon its approval by stockholders. With the adoption of the Plan, no new awards will be granted under the 2000 Incentive Plan, although it will remain in effect for options that are currently outstanding in accordance with their terms. The Plan authorizes the grant of awards relating to 150,000 shares of the Company's common stock. At the Company's annual meeting on October 29, 2020, the Company's stockholders approved an additional 150,000 shares under The Plan. As of December 31, 2020 and December 31, 2019 there were 96,000 and 72,000 share options issued under this plan, respectively.

The following table summarizes information about stock options outstanding at December 31, 2020:

Options Outstanding				Options Fully Vested and Exercisable	
Range of Exercise Price Per Share	Number Outstanding	Weighted Average Remaining Contractual Life (In Years)	Weighted Average Exercise Price Per Share	Number Exercisable	Weighted Average Exercise Price Per Share
\$1.425 - \$15.020	142,066	4.45	\$7.90	142,066	\$7.90

Stock option activity for the years ended December 31, 2020 and 2019 is as follows:

	December 31, 2020		December 31, 2019	
	Number of Shares	Weighted Average Exercise Price Per Share	Number of Shares	Weighted Average Exercise Price Per Share
Outstanding at beginning of year	140,066	\$7.83	123,066	\$6.27
Granted	24,000	\$5.40	36,000	\$10.05
Exercised	(15,000)	\$1.51	(19,000)	\$1.96
Cancelled	(7,000)	\$11.46		
Outstanding at period end	142,066	\$7.90	140,066	\$7.83
Options exercisable at period end	142,066	\$7.90	140,066	\$7.83
Weighted average fair value of options granted during the period		\$3.99		\$7.29

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

9. Stock Option Plan (shown in whole amounts) (continued)

On March 23, 2018 a grant of 21,000 restricted stock awards ("2018 Awards") was authorized by the Compensation Committee of the Company's Board of Directors. All of the 2018 Awards are subject to a time-vesting schedule and 75% are subject to performance conditions relating to EBITDA growth for the years ending December 31, 2018 and 2019, as stated in the 2018 Awards Agreements. The 25% of the 2018 Awards not subject to performance conditions have a grant date fair value of approximately \$45,000, with the expense recognized over the two year vesting period. The 2018 Awards subject to the performance conditions have a grant date fair value of \$135,000, with the expense recognized over the two year vesting period based upon the probability of achievement. Stock based compensation expense of approximately \$23,000 was recognized in the Company's financial statements in relation to the 2018 Awards during the year ending December 31, 2019. As certain performance conditions were not met, 15,750 of the 2018 Awards were forfeited at December 31, 2019.

On June 20, 2019, an additional grant of 23,000 restricted stock awards and 7,000 on July 26, 2019 ("2019 Awards") was authorized by the Compensation Committee of the Company's Board of Directors. All of the 2019 Awards are subject to a time-vesting schedule and 75% are subject to performance conditions relating to EBITDA growth for the years ending December 31, 2019 and 2020, as stated in the 2019 Awards Agreements. The 25% of the 2019 Awards not subject to performance conditions have a grant date fair value of approximately \$63,000, with the expense recognized over the two year vesting period. The 2019 Awards subject to the performance conditions have a grant date fair value of \$190,000, with the expense recognized over the two year vesting period based upon the probability of achievement. Stock based compensation expense of approximately \$19,000 and \$127,000 was recognized in the Company's financial statements in relation to the 2019 Awards during the years ending December 31, 2020 and December 31, 2019, respectively. As certain performance conditions were not met, 12,750 of the 2018 Awards were forfeited at December 31, 2020.

On October 29, 2020, an additional grant of 33,000 ("2020 Awards") was authorized by the Compensation Committee of the Company's Board of Directors. All of the 2020 Awards are subject to a time-vesting schedule and 75% are subject to performance conditions relating to EBITDA growth for the years ending December 31, 2020, December 31, 2021 and December 31, 2022, as stated in the 2020 Awards Agreements. The 25% of the 2020 Awards not subject to performance conditions have a grant date fair value of approximately \$45,000, with the expense recognized over the three year vesting period. The 2020 Awards subject to the performance conditions have a grant date fair value of \$134,000, with the expense recognized over the three year vesting period based upon the probability of achievement. Stock based compensation expense of approximately \$15,000 was recognized in the Company's financial statements in relation to the 2020 Awards during the year ending December 31, 2020. At December 31, 2020, unrecognized stock based compensation related to unvested awards totaled \$163,000 and is expected to be recognized over a weighted average period of 1.9 years.

On April 30, 2020 and July 20, 2020 8,000 and 1,000 shares were issued to Board members in lieu of fees, which resulted in \$48,000 and \$9,000 in stock based compensation expense, respectively.

During the years ended December 31, 2020 and 2019 the Company recognized approximately \$185,000 and \$412,000 in stock based compensation expense in its consolidated financial statements, respectively.

10. Lease Agreements and Related Party Transactions

The Company has entered into the following lease agreements:

Financing Leases

The Company has one financing lease for a forklift used at the Innotech facility in Pompano Beach, Florida which expires in July 2022.

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

10. Lease Agreements and Related Party Transactions (continued)

Operating Leases

All of the Company's office and warehouse facilities are leased under operating leases. These leases expire between 2022 and 2025 and certain leases contain renewal options for periods ranging from three to five years. Lease payments have an escalating fee schedule with 3% increases each year. Termination of the leases is generally prohibited unless there is a violation under the lease agreement. The Company has a related party lease with a member of management for its facility in Pompano Beach, FL which terminates on December 31, 2022. Rent expense from the related party lease was \$113 for the years ended December 31, 2020 and December 31, 2019.

The Company also leases certain office equipment under operating leases. Lease costs are included within operating expenses in the Consolidated Statements of Operations.

During the years ended December 31, 2020 and December 31, 2019 lease costs included in operating expenses were as follows:

	Year Ended December 31, 2020	Year Ended December 31, 2019
Lease cost		
Finance lease cost		
Amortization of right-of-use asset	\$ 4	\$ 1
Interest on lease liabilities		
Operating lease cost (a)	1,091	1,333
Total lease cost	\$ 1,095	\$ 1,334

(a) Operating lease cost for the year ended December 31, 2019 includes \$318 in rent associated with short-term leases.

	Year Ended December 31, 2020	Year Ended December 31, 2019
Other information		
Cash paid for amounts included in the measurement of lease liabilities		
Operating cash flows from finance leases	\$ -	\$ -
Financing cash flows from finance leases	1	1
Operating cash flows from operating leases	987	717
Right of use assets obtained in exchange for new finance lease liabilities		10
Right of use assets obtained in exchange for new operating lease liabilities		1,220

The weighted-average remaining lease term and weighted-average discount were as follows:

	December 31, 2020	December 31, 2019
Lease term and discount rate		
Weighted-average remaining lease term operating leases	2.9 years	3.7 years
Weighted-average discount rate operating leases	5.6%	5.6%
Weighted-average remaining lease term financing lease	1.6 years	2.6 years
Weighted-average discount rate financing lease	5.6%	5.6%

COSTAR TECHNOLOGIES, INC. AND SUBSIDIARIES

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS (SEE INDEPENDENT AUDITOR'S REPORT) (AMOUNTS SHOWN IN THOUSANDS)

10. Lease Agreements (continued)

Upon adoption of ASU 2016-02, the discount rate used for existing leases was established as of January 1, 2019.

Future minimum lease payments and reconciliation to the Consolidated Balance Sheet at December 31, 2020 are as follows:

Year Ending December 31,	
2021	\$ 1,159
2022	796
2023	343
2024	188
2025	177
Thereafter	
Total lease payments	<u>2,663</u>
Less imputed interest	<u>(274)</u>
Present values of lease liabilities	<u>\$ 2,389</u>

11. Risk Concentrations

Concentration of Cash

The Company maintains its cash balances in financial institutions. These balances are insured by the Federal Deposit Insurance Corporation up to \$250 per institution. The Company is subject to credit risk to the extent any financial institution with which it conducts business is unable to fulfill contractual obligations on its behalf. Management monitors the financial condition of such financial institutions and does not anticipate any losses from these financial institutions.

Concentration of Customers

For the years ended December 31, 2020 and 2019 the Costar Video Systems operating segment's largest customer, Protection 1 Security Solutions, accounted for approximately \$7,082 or 11.8% and \$10,169 or 14.6% of the Company's total revenue. Amounts owed by one customer of the Costar Video Systems' operating segment and one customer of the CohuHD operating segment accounted for \$2,381 or 27.8% of the Company's outstanding receivable balance as December 31, 2020. Amounts owed by two customers of the Costar Video Systems' operating segment accounted for \$2,445 or 27.0% of the Company's outstanding receivable balance as of December 31, 2019.

Concentration of Suppliers

For the years ended December 31, 2020 and December 31, 2019 the Company made purchases from two main suppliers of the Costar Video Systems' operating segment of approximately \$9,109 or 24.8% and from one main supplier of the Costar Video Systems' operating segment of \$5,893 or 12.1%, respectively. Amounts owed to two main suppliers of the Costar Video Systems' operating segment accounted for \$1,263 or 27.5% and \$2,507 or 44.5% of the Company's accounts payable balance as of December 31, 2020 and December 31, 2019, respectively.