

ROAM METROPOLITAN DISTRICT NOS. 1, 2 & 3

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 · 800-741-3254
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NOTICE OF A SPECIAL MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Melinda Besse	President	2022/May 2022
Jolene Larson	Assistant Secretary	2022/May 2022
VACANT		2022/May 2022
VACANT		2023/May 2023
VACANT		2023/May 2023

DATE: December 1, 2020

TIME: 9:00 a.m.

PLACE: DUE TO CONCERNS REGARDING THE SPREAD OF THE CORONAVIRUS (COVID-19) AND THE BENEFITS TO THE CONTROL OF THE SPREAD OF THE VIRUS BY LIMITING IN-PERSON CONTACT, THIS DISTRICT BOARD MEETING WILL BE HELD BY CONFERENCE CALL WITHOUT ANY INDIVIDUALS (NEITHER DISTRICT REPRESENTATIVES NOR THE GENERAL PUBLIC) ATTENDING IN PERSON. IF YOU WOULD LIKE TO ATTEND THIS MEETING, PLEASE CALL IN TO THE CONFERENCE BRIDGE AT **1-877-250-4161** AND WHEN PROMPTED, DIAL IN THE PASSCODE OF **8144161**.

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Approve Agenda; confirm location of the meeting and posting of meeting notices.

C. Review and approve the Minutes of the September 17, 2020 Special Meeting (enclosure).

D. Acknowledge letter of resignation from Suzanne Fanch from the Board of Directors, effective October 19, 2020 (to be distributed) and consider appointment to Board vacancies following Publication of Notice of Vacancies (October 29, 2020 in the *Middle Park Times*).

E. Confirm Regular Meeting dates and time for 2021.

- F. Review and adopt Resolution No. 2020-12-01; 2021 Annual Administrative Matters Resolution (enclosure).
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- G. Discuss District Website.
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II. PUBLIC COMMENT

- A. Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person.
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III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims for the period ending as follows (enclosures):

Fund	Period Ending Sept. 11, 2020	Period Ending Oct. 13, 2020	Period Ending Nov. 10, 2020
General	\$ 3,806.80	\$ 5,555.92	\$ 11,465.45
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 3,806.80	\$ 5,555.92	\$ 11,465.45

- B. Consider appointment of District Accountant to prepare the Applications for Exemption from 2020 Audit.
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- C. Conduct Public Hearing to consider Amendment to 2020 Budget for District No. 1 and consider adoption of Resolution to Amend the 2020 Budget and Appropriate Expenditures for District No. 1 (enclosure - Resolution).
-

- D. Conduct Public Hearings on the proposed 2021 Budgets and consider adoption of Resolution No. 2020-12-__, No. 2020-12__, and No. 2020-12__ to be adopted by District No. 1, No. 2 and No. 3, each to Adopt the 2021 Budgets and Appropriate Sums of Money and Set Mill Levies (for General Fund _____ for a total mill levy of _____) (enclosures – preliminary AV’s, draft 2021 Budgets and Resolutions).
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- E. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification from for certification to the Board of County Commissioners and other interested parties.
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IV. LEGAL MATTERS

- A. Discuss status of proposal with the Town.
-
- B. Consider and Approve First Amendment to 2020 Funding and Reimbursement Agreement with Fraser River Development CO LLC, and in connection therewith, Refund 2020 Subordinate Note and Issue a 2021 Subordinate Note for Reimbursement of O&M Advances (enclosure).
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V. CAPTIAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Review and consider approval/status of Cost Certification Report No. 4 prepared by Independent District Engineering Services (“IDES”) in the amount of \$1,461,535.66 (enclosure).
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VI. OTHER MATTERS

- A.

VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2020.**

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD SEPTEMBER 17, 2020

A Special Meeting of the Boards of Directors (the “Boards”) of the Roam Metropolitan District Nos. 1, 2 and 3 (referred to hereafter as “District No. 1”, “District No. 2” and “District No. 3,” and collectively, the “Districts”) was duly held on Thursday, the 17th day of September, 2020, at 11:00 a.m. Due to concerns regarding the spread of the Coronavirus (COVID-19) and the benefits to the control of the spread of the virus by limiting in-person contact, this District Board meeting was held by conference call without any individuals (neither District Representatives nor the general public) attending in person. The meeting was open to the public via conference call.

Directors In Attendance Were:

Melinda Besse
Suzanne Fanch
Jolene Larson

Also In Attendance Was:

Jim Ruthven; Special District Management Services, Inc. (“SDMS”)

Alan Pogue, Esq.; Icenogle Seaver Pogue, P.C.

Kim Fiore; Independent District Engineering Services, LLC (“IDES”)

Chip Besse and Bob Fanch; Fraser River Development Co LLC

**DISCLOSURE OF
POTENTIAL
CONFLICTS OF
INTEREST**

Attorney Pogue discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Boards of Directors to the Secretary of State. The members of the Boards were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Pogue that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards of Directors of the Districts determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted herein, all official action reflected in these Minutes shall be deemed to be action of all of the Districts. Where necessary, action taken by an individual District will be so reflected in these Minutes.

ADMINISTRATIVE MATTERS

Agenda: Mr. Ruthven reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote unanimously carried, the Agenda for the Districts' Special Meeting was approved, as amended.

Minutes: The Boards reviewed the Minutes of the June 26, 2020 Special Meeting.

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote unanimously carried, the Boards approved the Minutes of the June 26, 2020 Special Meeting.

PUBLIC COMMENT

There were no public comments at this time.

FINANCIAL MATTERS

Claims: The Board of District No. 1 considered ratifying the approval of the payment of claims through the periods ending as follows:

Fund	Period Ending July 17, 2020	Period Ending Aug. 11, 2020
General	\$ 9,060.55	\$ 7,123.63
Debt	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-
Total	\$ 9,060.55	\$ 7,123.63

Following discussion, upon motion duly made by Director Besse, seconded by Director Fanch and, upon vote, unanimously carried, the Board of District No. 1 ratified approval of the payment of claims, as presented.

Application for Exemption from 2018 Audit for District No. 3: Mr. Ruthven noted that he will resend signature page to Director Fanch for execution and she will return by mail.

RECORD OF PROCEEDINGS

LEGAL MATTERS

Mill Levies: The Board discussed the various options in setting the 2021 mill levy and the related pros and cons associated with the same. It was noted that Mr. Ruthven will work with Mr. Besse in preparing the 2021 draft budget.

Town Surety/ Escrow Option: Attorney Pogue discussed with the Board the benefits of establishing an escrow account as opposed to a surety bond to secure project completion. He noted that he is still discussing his proposal with the Town which has not yet approved his proposal.

CAPITAL PROJECTS

Cost Certificate Report No. 3: Ms. Fiore presented the District No. 1 Board the Cost Certificate Report No. 3 prepared by Independent District Engineering Services (“IDES”), in the amount of \$1,357,539.83.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Besse and, upon vote, unanimously carried, the Board of District No. 1 approved Cost Certification No. 3 prepared by IDES, in the amount of \$1,357,539.83.

Work Order No. 2 to the Master Service Agreement (“MSA”) dated September 9, 2020 with IDES: The Board discussed Work Order No. 2 to the MSA, dated September 9, 2020 with IDES.

Following discussion, upon motion duly made by Director Fanch, seconded by Director Larson and, upon vote, unanimously carried, the Board approved Work Order No. 2 to the MSA, dated September 9, 2020 with IDES.

Park and Pedestrian Bridge Construction: It was noted that Mr. Besse cannot start on the bridge until the Town decides the location of the trail. The Town has applied for a grant from the State to build the trail and park construction is expected to begin early summer 2021.

OTHER BUSINESS

September 25, 2020 Regular Meeting: The Board discussed cancelling the September 25, 2020 regular meeting.

Following discussion, upon motion duly made by Director Larson, seconded by Director Fanch and, upon vote, unanimously carried, the Board determined to cancel the regular meeting scheduled for September 25, 2020.

Mr. Ruthven reminded the Board that the next Board meeting would take place on December 1, 2020 at 9:00 a.m. and include the 2021 budget hearing.

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Boards at this time, upon motion duly made, seconded and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

**CERTIFIED COPY OF RESOLUTION
ROAM METROPOLITAN DISTRICT NOS. 1 – 3
2021 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

At a special meeting of the Boards of Directors of Roam Metropolitan District Nos. 1 – 3, Town of Winter Park, Grand County, Colorado (the “Districts”), held on Tuesday, December 1, 2020, at 9:00 a.m. via Conference Call due to the State of Emergency declared by Governor Polis and the threat to health and safety posed by the COVID-19 pandemic.

The following were present:

Melinda G. Besse, President
Jolene Larson, Assistant Secretary
Robert Cyman, _____

Also in attendance were:

Jim Ruthven, Special District Management Services, Inc.;
Chip Besse, Fraser River Development CO LLC;
Alan D. Pogue and Shannon Smith Johnson, Icenogle Seaver Pogue, P.C.;
Kim Fiore, Independent District Engineering Services, LLC

when the following proceedings, were had and done, to wit:

It was moved by Director _____ to adopt the following Resolution:

RESOLUTION

WHEREAS, the Districts’ Boards of Directors (collectively the “Boards”) are required to perform certain administrative obligations during each calendar year to comply with certain statutory requirements, as further described below, and to assure the efficient operations of the Districts; and

WHEREAS, the Boards desire to set forth such obligations herein and to designate, where applicable, the appropriate person or person(s) to perform such obligations on behalf of the Districts; and

WHEREAS, the Boards further desire to acknowledge and ratify herein certain actions and outstanding obligations of the Districts.

NOW, THEREFORE, THE BOARDS OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1 – 3 HEREBY RESOLVE AS FOLLOWS:

1. The Boards direct the Districts’ Manager to prepare an accurate map as specified by the Division for filing with the Colorado Division of Local Government (the “Division”), the

Grand County Clerk and Recorder, and the Grand County Assessor on or before January 1, 2021, as required by Section 32-1-306, C.R.S.

2. Pursuant to Section 24-32-116(3)(b), C.R.S, the Boards direct legal counsel to update the Division with any of the following information previously provided to the Division, in the event such information changes: (i) the official name of the Districts; (ii) the principal address and mailing address of the Districts; (iii) the name of the Districts' agent; and (iv) the mailing address of the Districts' agent.

3. The Boards direct legal counsel to prepare, no more than sixty (60) days prior to and not later than January 15, 2021, the Districts' annual transparency notices containing the information set forth in Section 32-1-809(1), C.R.S., and to provide such notices to the eligible electors of the Districts in one of the manners set forth in Section 32-1-809(2), C.R.S. In addition, legal counsel is directed to file a copy of the notices with the Grand County Board of County Commissioners, County Assessor, County Treasurer, County Clerk and Recorder, the Town Council of the Town of Winter Park, and the Division as set forth in Section 32-1-104(2), C.R.S. A copy of the notices shall be made available for public inspection at the principal business office of the Districts.

4. The Boards direct the Districts' accountant to submit proposed 2022 budgets for the Districts to the Boards by October 15, 2021, to schedule public hearings on the proposed budgets, prepare final budgets, and budget resolutions, including certifications of mill levies; and amendments to the budgets if necessary; to certify the mill levies to Grand County on or before December 15, 2021; and to file the approved budgets and amendments thereto with the proper governmental entities in accordance with the Local Government Budget Law of Colorado, Sections 29-1-101 to 29-1-115, C.R.S.

5. In the event additional real property is included into the boundaries of the Districts in the future, the Boards authorize legal counsel to record the special district public disclosure document and a map of the new boundaries of the Districts concurrently with the recording of the order for inclusion in the Grand County Clerk and Recorder's office in accordance with Section 32-1-104.8(2), C.R.S.

6. The Boards direct legal counsel to notify the Town Council of the Town of Winter Park of any alteration or revision of the proposed schedule of debt issuance set forth in the financial plan attached to the Districts' Service Plan, as required by Section 32-1-202(2)(b), C.R.S.

7. For any nonrated public securities issued by the Districts, the Boards direct the Districts' accountant to prepare and file with the Division on or before March 1, 2021, an annual information report with respect to any of the Districts' nonrated public securities which are outstanding as of the end of the Districts' fiscal year in accordance with Section 11-58-105, C.R.S.

8. The Boards hereby authorize the Districts' accountant to prepare and file an Audit Exemption and Resolution for approval of Audit Exemption for each District with the State

Auditor by March 31, 2021, as may be required by Section 29-1-604, C.R.S.; or, as may be required by Section 29-1-603, C.R.S., the Board(s) authorize that an audit of the applicable District's financial statements be prepared and submitted to the applicable Board(s) before June 30, 2021 and filed with the State Auditor by July 31, 2021.

9. The Boards direct its staff to prepare the Unclaimed Property Act report and forward the report to the State Treasurer by November 1, 2021 if there is property presumed abandoned and subject to custody as unclaimed property, in accordance with Section 38-13-110, C.R.S.

10. If required, the Boards direct legal counsel to oversee the preparation of any continuing annual disclosure report required to be filed not later than the date required by the applicable continuing disclosure agreement, in accordance with the Securities Exchange Commission Rule 15c2-12.

11. The Boards designate the Secretary of the Districts as the official custodian of "public records," as such term is used in Section 24-72-202(2), C.R.S. Public records may also be maintained at the office of Icenogle Seaver Pogue, P.C.

12. The Boards direct legal counsel to advise it on the requirements of the Fair Campaign Practices Act Section 1-45-101 *et seq.*, C.R.S., when applicable.

13. The Boards direct that all legal notices shall be published in accordance with Section 32-1-103(15), C.R.S., in a paper of general circulation within the boundaries of the Districts, or in the vicinity of the Districts if none is circulated within the Districts including but not limited to *The Middle Park Times*.

14. The Boards determine that each director shall receive compensation for services as directors in accordance with Section 32-1-902(3)(a)(I) & (II), C.R.S., in the amount of \$100.00 per District per meeting, not to exceed the statutory limits per year.

15. The Boards hereby determine that each member of the Boards shall execute an Affidavit of Qualification of Director at such time the member is either elected or appointed to the Boards and prior to the Districts issuing any general obligation debt or other multiple fiscal year obligations. Such forms shall be retained in the Districts' files. Section 32-1-103(5), C.R.S. sets forth the qualifications required. Pursuant to Section 32-1-901, C.R.S., the Boards direct legal counsel to prepare, administer and file an oath of office and a certificate of appointment, if applicable, and procure a surety bond for each Director, and to file copies of each with the Clerk of the Court and with the Division.

16. The Boards extend the current indemnification resolutions, adopted by the Boards on December 21, 2018, to allow the resolutions to continue in effect as written.

17. Pursuant to Section 32-1-1101.5, C.R.S., the Boards direct legal counsel to certify the results of special district ballot issue elections to incur general obligation indebtedness by certified mail to the Town Council of the Town of Winter Park and to file a copy of the

certification with the Colorado Division of Securities within forty-five (45) days after the election. Furthermore, whenever the Districts authorize or incur a general obligation debt, the Boards authorize legal counsel to record notice of such action and a description of such debt, in a form prescribed by the Division, in the Grand County Clerk and Recorder's office within thirty (30) days after authorizing or incurring the debt in accordance with Section 32-1-1604, C.R.S. Furthermore, whenever the Districts incur general obligation debt, the Boards direct legal counsel to submit a copy of the recorded notice to the Town Council of the Town of Winter Park within thirty (30) days after incurring the debt in accordance with Section 32-1-1101.5(1), C.R.S.

18. The Boards direct legal counsel to prepare and file an application for a quinquennial finding of reasonable diligence with the Town Council of the Town of Winter Park, if requested, in accordance with Section 32-1-1101.5(1.5)&(2), C.R.S.

19. The Boards direct legal counsel to prepare and file the special district annual report in accordance with the Districts' Service Plan and Section 32-1-207(3)(c), C.R.S.

20. The Boards have determined that legal counsel will file conflicts of interest disclosures provided by board members with the Secretary of State seventy-two (72) hours prior to each meeting of the Boards, in accordance with Sections 32-1-902(3)(b) and 18-8-308, C.R.S. Annually, legal counsel shall request that each Board member submit updated information regarding actual or potential conflicts of interest. Additionally, at the beginning of every term, legal counsel shall request that each Board member submit information regarding actual or potential conflicts of interest.

21. The Districts are currently members of the Special District Association ("SDA") and insured through the Colorado Special Districts Property and Liability Pool. The Boards direct the Districts' accountant to pay the annual SDA membership dues and insurance premiums in a timely manner. The Boards will biannually review all insurance policies and coverage in effect to determine appropriate insurance coverage is maintained.

22. Pursuant to Section 24-6-402(2)(c), C.R.S. and that certain Amended and Restated Meeting Resolution dated September 12, 2019, the Boards hereby designate the Districts' public website, _____, as the twenty-four (24) hour posting location for all meeting notices and designates the following locations as the posting locations for notices if the Districts are unable to post a notice online in exigent or emergency circumstances:

At the Beavers Lodge, Cullen House at the end of Wanderer's Way, and on a tree at the North East Corner of property.

23. The Board members have reviewed the minutes from the December 3, 2019, April 14, 2020, June 26, 2020, and September 17, 2020 meetings of the Boards, which minutes are attached hereto as Exhibit A. The Boards, being fully advised of the premises, hereby ratify and affirm each and every action of the Boards taken at said meetings.

24. Pursuant to Section 24-6-402(2)(d.5)(II)(E), C.R.S., the Boards hereby declare that all electronic recordings of executive sessions shall be retained for purposes of the Colorado

Open Meetings Law for ninety (90) days after the date of the executive session. The Boards further direct the custodian of the electronic recordings of the executive session to systematically delete all such recordings made for purposes of the Colorado Open Meetings Law at its earliest convenience after the ninetieth (90th) day after the date of the executive session.

25. On March 10, 2020, Governor Polis declared a State of Emergency due to the threat to the health, welfare and safety of persons in Colorado posed by the COVID-19 pandemic. Until such time the State of Emergency is lifted and it is deemed safe to hold Board meetings at the physical location identified in the Districts' Meeting Resolution, the Boards acknowledge, agree and declare that the Districts have held and shall continue to hold all meetings virtually that allow for public access virtually and/or telephonically as provided in the Districts' meeting notices. Any further changes to the time, date, and location of District meetings shall be set forth in an amendment to the Meeting Resolution.

26. The Districts hereby acknowledge, agree and declare that the Districts' policy for the deposit of public funds shall be made in accordance with the Public Deposit Protection Act (Section 11-10.5-101 *et seq.*, C.R.S.). As provided therein, the Districts' official custodian may deposit public funds in any bank which has been designated by the Colorado Banking Board as an eligible public depository. For purposes of this paragraph, "official custodian" means a designee with plenary authority including control over public funds of a public unit which the official custodian is appointed to serve. The Districts hereby designate the Districts' accountant as its official custodian over public deposits.

27. The Boards hereby authorize the Districts' Manager to execute, on behalf of the Districts, any and all easement agreements pursuant to which the Districts are accepting or acquiring easements in favor of the Districts.

[Remainder of Page Intentionally Left Blank]

Whereupon, the motion was seconded by Director _____ and upon vote, unanimously carried. The Chairperson declared the motion carried and so ordered.

ADOPTED AND APPROVED THIS 1ST DAY OF DECEMBER 2020.

ROAM METROPOLITAN DISTRICT NOS. 1 – 3

By: _____
Melinda Besse, President

CERTIFICATION OF RESOLUTION

I, _____, _____ of the Board of Directors of Roam Metropolitan Districts Nos. 1 – 3, do hereby certify that the annexed and foregoing Resolution is a true copy from the Records of the proceedings of the Board of said District, on file with Icenogle Seaver Pogue, P.C., general counsel to the District.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the District, at Grand County, Colorado, this 1st day of December, 2020.

(S E A L)

By: _____

EXHIBIT A

**Minutes from the
December 3, 2019
April 14, 2020
June 26, 2020
and September 17, 2020
Meetings of the Board**

**Roam 1-3 Metropolitan District
September-20**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 3,806.80	\$ -	\$ -	\$ 3,806.80
				\$ -
Total Disbursements from Checking Acct	\$3,806.80	\$0.00	\$0.00	\$3,806.80

ROAM Metropolitan District No. 1

Sep-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21811	8/31/2020	9/11/2020	\$ 1,442.50	1690
Icenogle Seaver Pogue	18511	8/31/2020	9/11/2020	\$ 187.50	1675
Special District Management Services	D2 08/2020	8/31/2020	9/11/2020	\$ 224.00	1680
Special District Management Services	D2 08/2020	8/31/2020	9/11/2020	\$ 0.40	1685
Special District Management Services	D3 08/2020	8/31/2020	9/11/2020	\$ 224.00	1680
Special District Management Services	D3 08/2020	8/31/2020	9/11/2020	\$ 0.40	1685
Special District Management Services	D3 08/2020	8/31/2020	9/11/2020	\$ 14.00	1615
Special District Management Services	D1 08/2020	8/31/2020	9/11/2020	\$ 784.00	1612
Special District Management Services	D1 08/2020	8/31/2020	9/11/2020	\$ 924.00	1680
Special District Management Services	D1 08/2020	8/31/2020	9/11/2020	\$ 6.00	1685
				\$ 3,806.80	

**Roam 1-3 Metropolitan District
October-20**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 5,555.92	\$ -	\$ -	\$ 5,555.92
				\$ -
Total Disbursements from Checking Acct	\$5,555.92	\$0.00	\$0.00	\$5,555.92

ROAM Metropolitan District

Oct-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
IDES, LLC	21812	9/30/2020	10/13/2020	\$ 3,000.82	1690
Icenogle Seaver Pogue	18638	9/30/2020	10/13/2020	\$ 571.92	1675
Special District Management Services	D1 09/2020	9/30/2020	10/13/2020	\$ 336.00	1612
Special District Management Services	D1 09/2020	9/30/2020	10/13/2020	\$ 1,246.00	1680
Special District Management Services	D1 09/2020	9/30/2020	10/13/2020	\$ 9.18	1685
Special District Management Services	D1 09/2020	9/30/2020	10/13/2020	\$ 14.00	1670
Special District Management Services	D3 09/2020	9/30/2020	10/13/2020	\$ 168.00	1680
Special District Management Services	D3 09/2020	9/30/2020	10/13/2020	\$ 14.00	1615
Special District Management Services	D3 09/2020	9/30/2020	10/13/2020	\$ 14.00	1670
Special District Management Services	D2 09/2020	9/30/2020	10/13/2020	\$ 168.00	1680
Special District Management Services	D2 09/2020	9/30/2020	10/13/2020	\$ 14.00	1670
				\$ 5,555.92	

**Roam 1-3 Metropolitan District
November-20**

	<u>General</u>		<u>Debt</u>		<u>Enterprise</u>		<u>Totals</u>
Disbursements	\$ 11,465.45	\$	-	\$	-	\$	11,465.45
						\$	-
Total Disbursements from Checking Acct	\$11,465.45		\$0.00		\$0.00		\$11,465.45

ROAM Metropolitan District

Nov-20

Vendor	Invoice #	Date	Due Date	Amount	Account Number
Colorado Special Districts Pool	POL-0005283	9/22/2020	11/10/2020	\$ 2,036.00	1143
Colorado Special Districts Pool	POL-0005284	9/22/2020	11/10/2020	\$ 2,036.00	1143
Colorado Special Districts Pool	POL-0005282	9/22/2020	11/10/2020	\$ 2,036.00	1143
IDES, LLC	21813	10/31/2020	11/10/2020	\$ 2,145.00	1690
Icenogle Seaver Pogue	18807	10/31/2020	11/10/2020	\$ 712.50	1675
Special District Management Services	D2 10/2020	10/31/2020	10/31/2020	\$ 70.00	1612
Special District Management Services	D2 10/2020	10/31/2020	10/31/2020	\$ 28.00	1680
Special District Management Services	D2 10/2020	10/31/2020	10/31/2020	\$ 28.00	1670
Special District Management Services	D3 10/2020	10/31/2020	11/10/2020	\$ 70.00	1612
Special District Management Services	D3 10/2020	10/31/2020	11/10/2020	\$ 28.00	1680
Special District Management Services	D3 10/2020	10/31/2020	11/10/2020	\$ 28.00	1670
Special District Management Services	D1 10/2020	10/31/2020	11/10/2020	\$ 644.00	1612
Special District Management Services	D1 10/2020	10/31/2020	11/10/2020	\$ 42.00	1680
Special District Management Services	D1 10/2020	10/31/2020	11/10/2020	\$ 48.95	1685
Special District Management Services	D1 10/2020	10/31/2020	11/10/2020	\$ 28.00	1670
T Charles Wilson Insurance Service	8691	10/2/2020	11/10/2020	\$ 495.00	1143
T Charles Wilson Insurance Service	8689	10/2/2020	11/10/2020	\$ 495.00	1143
T Charles Wilson Insurance Service	8690	10/2/2020	11/10/2020	\$ 495.00	1143
				\$ 11,465.45	

RESOLUTION TO AMEND 2020 BUDGET
ROAM METROPOLITAN DISTRICT NO. 1

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 1 adopted a budget and appropriated funds for the fiscal year 2020 as follows:

General Fund	\$	51,500
Capital Projects Fund	\$	3,352,754

WHEREAS, the necessity has arisen for additional expenditures in the General Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2020; and

WHEREAS, the expenditure of such funds is a contingency which could not have been reasonably foreseen at the time of adoption of the budget; and

WHEREAS, funds are available for such expenditures in the General Fund from Developer Advances.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Roam Metropolitan District No. 1 shall and hereby does amend the adopted Budget for the fiscal year 2020 and adopts a supplemental budget and appropriation for the General Fund for the fiscal year 2020, as follows:

General Fund	\$	150,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 1st day of December, 2020

ROAM METROPOLITAN DISTRICT NO. 1

By: _____
Secretary

CERTIFICATION OF VALUES

Name of Jurisdiction: **ROAM METRO DIST 1**

New District:

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S. The total Assessed Valuations for taxable year 2020
In **Grand County** On 10/06/2020 Are:

Previous Year's Net Total Assessed Valuation:	\$7,540
Current Year's Gross Total Assessed Valuation:	\$29,620
(-) Less TIF district increment, if any:	\$0
Current Year's Net Total Assessed Valuation:	\$29,620
New Construction*:	\$0
Increased Production of Producing Mines**:	\$0
ANNEXATIONS/INCLUSIONS:	\$15,650
Previously Exempt Federal Property**:	\$0
New Primary Oil or Gas production from any Oil and Gas leasehold or land (29-1-301(1)(b) C.R.S.)***:	\$0
Taxes Received last year on omitted property as of August 1 (29-1-301(1)(a) C.R.S.) Includes all revenue collected on valuation not previously certified:	\$0.00
Taxes Abated or Refunded as of August 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

** Jurisdiction must submit to the Division of Local Government respective Certification of Impact in order for a value to be treated as growth in the limit calculation; use forms (DLG52 & 52A).

*** Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use forms (DLG 52B).

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

In accordance with the Art. X, Sec. 20, Colorado Constitution and 39-5-121(2)(b), C.R.S. The Actual Valuations for the taxable year 2020
In **Grand County** On 10/06/2020 Are:

Current Year's Total Actual Value of All Real Property*:	\$102,130
ADDITIONS TO TAXABLE REAL PROPERTY: Construction of taxable real property improvements**:	\$0
ANNEXATIONS/INCLUSIONS:	\$53,970
Increased Mining Production***:	\$0
Previously exempt property:	\$0
Oil or Gas production from a new well:	\$0
Taxable real property omitted from the previous year's tax warrant. (Only the most current year value can be reported):	\$0
DELETIONS FROM TAXABLE REAL PROPERTY: Destruction of taxable property improvements.	\$0
Disconnections/Exclusions:	\$0
Previously Taxable Property:	\$0

* This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

** Construction is defined as newly constructed taxable real property structures.

*** Includes production from a new mine and increases in production of a producing mine.

NOTE: All levies must be certified to the Board of County Commissioners no later than December 15,

CERTIFICATION OF VALUES

Name of Jurisdiction: **ROAM METRO DIST 2**

New District:

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S. The total Assessed Valuations for taxable year 2020
 In **Grand County** On 10/06/2020 Are:

Previous Year's Net Total Assessed Valuation:	\$2,320
Current Year's Gross Total Assessed Valuation:	\$54,180
(-) Less TIF district increment, if any:	\$0
Current Year's Net Total Assessed Valuation:	\$54,180
New Construction*:	\$0
Increased Production of Producing Mines**:	\$0
ANNEXATIONS/INCLUSIONS:	\$53,830
Previously Exempt Federal Property**:	\$0
New Primary Oil or Gas production from any Oil and Gas leasehold or land (29-1-301(1)(b) C.R.S.)***:	\$0
Taxes Received last year on omitted property as of August 1 (29-1-301(1)(a) C.R.S.) Includes all revenue collected on valuation not previously certified:	\$0.00
Taxes Abated or Refunded as of August 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

** Jurisdiction must submit to the Division of Local Government respective Certification of Impact in order for a value to be treated as growth in the limit calculation; use forms (DLG52 & 52A).

*** Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use forms (DLG 52B).

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

In accordance with the Art. X, Sec. 20, Colorado Constitution and 39-5-121(2)(b), C.R.S. The Actual Valuations for the taxable year 2020
 In **Grand County** On 10/06/2020 Are:

Current Year's Total Actual Value of All Real Property*:	\$186,240
ADDITIONS TO TAXABLE REAL PROPERTY: Construction of taxable real property improvements**:	\$0
ANNEXATIONS/INCLUSIONS:	\$185,040
Increased Mining Production***:	\$0
Previously exempt property:	\$0
Oil or Gas production from a new well:	\$0
Taxable real property omitted from the previous year's tax warrant. (Only the most current year value can be reported):	\$0
DELETIONS FROM TAXABLE REAL PROPERTY: Destruction of taxable property improvements.	\$0
Disconnections/Exclusions:	\$0
Previously Taxable Property:	\$0

* This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

** Construction is defined as newly constructed taxable real property structures.

*** Includes production from a new mine and increases in production of a producing mine.

NOTE: All levies must be certified to the Board of County Commissioners no later than December 15,

CERTIFICATION OF VALUES

Name of Jurisdiction: **ROAM METRO DIST 3**

New District:

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

In accordance with 39-5-121(2)(a) and 39-5-128(1), C.R.S. The total Assessed Valuations for taxable year 2020
 In **Grand County** On 10/06/2020 Are:

Previous Year's Net Total Assessed Valuation:	\$610
Current Year's Gross Total Assessed Valuation:	\$1,020
(-) Less TIF district increment, if any:	\$0
Current Year's Net Total Assessed Valuation:	\$1,020
New Construction*:	\$0
Increased Production of Producing Mines**:	\$0
ANNEXATIONS/INCLUSIONS:	\$0
Previously Exempt Federal Property**:	\$0
New Primary Oil or Gas production from any Oil and Gas leasehold or land (29-1-301(1)(b) C.R.S.)***:	\$0
Taxes Received last year on omitted property as of August 1 (29-1-301(1)(a) C.R.S.) Includes all revenue collected on valuation not previously certified:	\$0.00
Taxes Abated or Refunded as of August 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution

* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.

** Jurisdiction must submit to the Division of Local Government respective Certification of Impact in order for a value to be treated as growth in the limit calculation; use forms (DLG52 & 52A).

*** Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use forms (DLG 52B).

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

In accordance with the Art. X, Sec. 20, Colorado Constitution and 39-5-121(2)(b), C.R.S. The Actual Valuations for the taxable year 2020
 In **Grand County** On 10/06/2020 Are:

Current Year's Total Actual Value of All Real Property*:	\$3,500
ADDITIONS TO TAXABLE REAL PROPERTY: Construction of taxable real property improvements**:	\$0
ANNEXATIONS/INCLUSIONS:	\$0
Increased Mining Production***:	\$0
Previously exempt property:	\$0
Oil or Gas production from a new well:	\$0
Taxable real property omitted from the previous year's tax warrant. (Only the most current year value can be reported):	\$0
DELETIONS FROM TAXABLE REAL PROPERTY: Destruction of taxable property improvements.	\$0
Disconnections/Exclusions:	\$0
Previously Taxable Property:	\$0

* This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

** Construction is defined as newly constructed taxable real property structures.

*** Includes production from a new mine and increases in production of a producing mine.

NOTE: All levies must be certified to the Board of County Commissioners no later than December 15,

ROAM METROPOLITAN DISTRICT NO 1
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Preliminary Budget
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Assessed Valuation	\$	-	\$	7,540	\$	29,620
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Mill Levy

General Fund	-	-	-	-	-	55.664
Debt Service Fund	-	-	-	-	-	-
Refunds and Abatements	-	-	-	-	-	-
	-	-	-	-	-	55.664

Total Mill Levy	-	-	-	-	-	<u>55.664</u>
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Property Taxes

General Fund	\$	-	\$	-	\$	1,649
Debt Service Fund	-	-	-	-	-	-
Refunds and Abatements	-	-	-	-	-	-
	-	-	-	-	-	-

Actual/Budgeted Property 1	\$	-	\$	-	\$	<u>1,649</u>
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ROAM METROPOLITAN DISTRICT NO 1

GENERAL FUND

2021 Preliminary Budget

with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 Actual	01/20-09/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ 5,872
REVENUE					
Property Taxes	-	-	-	-	1,649
Specific Ownership Taxes	-	-	-	-	99
Developer Advances	-	105,713	51,500	110,000	200,000
Transfer from District No. 2	-	-	-	-	3,152
Transfer from District No. 3	-	-	-	-	59
Total Revenue	-	105,713	51,500	110,000	204,959
Total Funds Available	-	105,713	51,500	110,000	210,831
EXPENDITURES					
Accounting and Finance	-	8,442	10,500	10,500	10,500
District Management	-	16,604	12,500	18,000	12,500
Election	-	179	1,500	179	-
District Engineer	-	-	1,000	-	-
Insurance	-	8,449	500	8,449	10,000
Legal	-	62,477	25,000	65,000	25,000
Office, Dues, Newsletters & Other	-	1,800	500	2,000	1,000
Treasurer's Fees	-	-	-	-	25
Road Maintenance	-	-	-	-	25,000
Landscape Maintenance	-	-	-	-	50,000
River Maintenance	-	-	-	-	10,000
Contingency	-	-	-	-	50,000
Reserve	-	-	-	-	52
Total Expenditures	-	97,951	51,500	104,128	194,077
Total Expenditures Requiring Appropriation	-	97,951	51,500	104,128	194,077
ENDING FUND BALANCE	\$ -	\$ 7,762	\$ -	\$ 5,872	\$ 16,754

ROAM METROPOLITAN DISTRICT NO 1

**CAPITAL PROJECTS FUND
2021 Preliminary Budget
with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated**

	2019 Actual	01/20-09/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ (16,000)
REVENUE					
Developer Advances	-	-	3,352,754	-	100,000
Total Revenue	-	-	3,352,754	-	100,000
Total Funds Available	-	-	3,352,754	-	84,000
EXPENDITURES					
Construction Management	-	-	125,000	-	-
Engineering	-	11,939	80,000	16,000	80,000
Capital Outlay	-	-	3,147,754	-	-
Total Expenditures	-	11,939	3,352,754	16,000	80,000
Total Expenditures Requiring Appropriation	-	11,939	3,352,754	16,000	80,000
ENDING FUND BALANCE	\$ -	\$ (11,939)	\$ -	\$ (16,000)	\$ 4,000

ROAM METROPOLITAN DISTRICT NO 2
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Preliminary Budget
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Assessed Valuation	\$	-	\$	2,320	\$	54,180
Mill Levy						
General Fund		-		-		55.664
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
		-----		-----		-----
Total Mill Levy		-		-		<u>55.664</u>
Property Taxes						
General Fund	\$	-	\$	-	\$	3,016
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-
		-----		-----		-----
Actual/Budgeted Property Taxes	\$	-	\$	-	\$	<u>3,016</u>

ROAM METROPOLITAN DISTRICT NO 2

GENERAL FUND

2021 Preliminary Budget

with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 Actual	01/20-09/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Taxes	-	-	-	-	3,016
Specific Ownership Taxes	-	-	-	-	181
Total Revenue	-	-	-	-	3,197
Total Funds Available	-	-	-	-	3,197
EXPENDITURES					
Treasurer's Fees	-	-	-	-	45
Total Expenditures	-	-	-	-	45
Transfers and Other Uses					
Transfer to District No. 1					3,152
Total Expenditures Requiring Appropriation	-	-	-	-	3,197
Replacement Reserve	-	-	-	-	-
Debt Service	-	-	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ (0)

ROAM METROPOLITAN DISTRICT NO 3
Assessed Value, Property Tax and Mill Levy Information

2019 Actual	2020 Adopted Budget	2021 Preliminary Budget
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Assessed Valuation	\$	-	\$	610	\$	1,020
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Mill Levy

General Fund	-	-	-	-	-	55.664
Debt Service Fund	-	-	-	-	-	-
Refunds and Abatements	-	-	-	-	-	-
	-	-	-	-	-	-

Total Mill Levy	-	-	-	-	-	<u>55.664</u>
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Property Taxes

General Fund	\$	-	\$	-	\$	57
Debt Service Fund	-	-	-	-	-	-
Refunds and Abatements	-	-	-	-	-	-
	-	-	-	-	-	-

Actual/Budgeted Property T	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>-</u>	<u>\$</u>	<u>57</u>
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ROAM METROPOLITAN DISTRICT NO 3

GENERAL FUND

2021 Preliminary Budget

with 2019 Actual, 2020 Adopted Budget, and 2020 Estimated

	2019 Actual	01/20-09/20 YTD Actual	2020 Adopted Budget	2020 Estimated	2021 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Taxes	-	-	-	-	57
Specific Ownership Taxes	-	-	-	-	3
Total Revenue	-	-	-	-	60
Total Funds Available	-	-	-	-	60
Treasurer's Fees	-	-	-	-	1
Total Expenditures	-	-	-	-	1
Transfers and Other Uses					
Transfer to District No. 1					59
Total Expenditures Requiring Appropriation	-	-	-	-	60
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

RESOLUTION NO. 2020 - 12 -
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 1 (“District”) has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 1:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 1 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, _____, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 1, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 1 held on December 1, 2020.

By: _____
Secretary

RESOLUTION NO. 2020 - 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 2 (“District”) has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 2 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, _____, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 2 held on December 1, 2020.

By: _____
Secretary

RESOLUTION NO. 2020 - 12 -
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2021 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 3 (“District”) has appointed the District Accountant to prepare and submit a proposed 2021 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2020, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 1, 2020, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 3:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Roam Metropolitan District No. 3 for the 2021 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, _____, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2021, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 3 held on December 1, 2020.

By: _____
Secretary

RESOLUTION NO. 2020 - 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 1 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2020 - 12 -
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 2 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 2:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2020 - 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 3 (“District”) has adopted the 2021 annual budget in accordance with the Local Government Budget Law on December 1, 2020; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2021 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Roam Metropolitan District No. 3:

1. That for the purposes of meeting all general fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2021 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Grand County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 1st day of December, 2020.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2020-12-___
OF
THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 1

A RESOLUTION APPROVING THE FIRST AMENDMENT TO 2020 FUNDING AND REIMBURSEMENT AGREEMENT BETWEEN THE DISTRICT AND FRASER RIVER DEVELOPMENT CO. LLC, AND IN CONNECTION THEREWITH, REFUNDING THE 2020 SUBORDINATE NOTE AND AUTHORIZING THE ISSUANCE OF A 2021 SUBORDINATE NOTE TO EVIDENCE THE DISTRICT'S REIMBURSEMENT OBLIGATION TO FRASER RIVER DEVELOPMENT CO. LLC

WHEREAS, on January 1, 2020, Roam Metropolitan District No. 1 (the "District") and Fraser River Development Co. LLC ("FRDC") entered into that certain 2020 Funding and Reimbursement Agreement for the purpose of consolidating all understandings and commitments between the Parties relating to the funding and repayment of the District's operation and maintenance costs and other budgeted general fund expenditures of the District ("Agreement"); and

WHEREAS, unless otherwise defined herein, all capitalized terms used herein shall have the meaning given to them in the Agreement; and

WHEREAS, pursuant to the Agreement, FRDC agreed to advance to the District or expend on behalf of the District for operations and maintenance costs and other budgeted general fund expenditures of the District through December 31, 2020 (the "Funding Obligation Term"), and the District agreed to repay FRDC pursuant to the terms therein; and

WHEREAS, in connection with the Agreement, the District issued a Subordinate Note to FRDC to evidence the District's reimbursement obligation to FRDC ("2020 Note"), with a maturity date of December 31, 2020; and

WHEREAS, the District has determined that it will lack sufficient funds to pay for operations and maintenance costs and other budgeted general fund expenditures of the District during fiscal year 2021 and to pay the 2020 Note in full at maturity; and

WHEREAS, pursuant to Paragraph 11 of the Agreement, the Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by both the District and FRDC; and

WHEREAS, FRDC is willing to extend the Funding Obligation Term of the Agreement through December 31, 2021 for FRDC to advance to the District or expend on behalf of the District and to increase the amount of funds to be advanced to the District or expended on behalf of the District to pay for the District's estimated operations and maintenance costs and other budgeted general fund expenditures through the extended Funding Obligation Term; and

WHEREAS, the Parties desire to enter into a “First Amendment to 2020 Funding and Reimbursement Agreement” as attached hereto as Exhibit A and incorporated herein by reference, to extend the Funding Obligation Term through December 31, 2021 and to increase the amount of funds to be advanced to or expended on behalf of the District; and

WHEREAS, pursuant to Paragraph 5.A. of the Agreement, if the District lacks sufficient funds to pay the 2020 Note in full on the date of maturity, the District agrees to issue a new Subordinate Note to FRDC to refund the existing Note, which new Subordinate Note shall be in an amount equal to the outstanding principal of the Subordinate Note to be refunded and include all unpaid accrued interest thereon, and shall have a maturity date of December 31, 2021; and

WHEREAS, in connection with the terms of the Agreement, the District desires to refund the 2020 Note and issue a new Subordinate Note to FRDC, as attached hereto as Exhibit B and incorporated herein by reference (“2021 Note”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 1 AS FOLLOWS:

1. The Board of Directors hereby approves the First Amendment to 2020 Funding and Reimbursement Agreement, as attached hereto as Exhibit A, which shall be executed by the President of the District’s Board of Directors and attested by a designated representative of the District, including the District’s General Counsel or other officer of the Board of Directors of the District.

2. The Board of Directors hereby authorizes the refunding of the 2020 Note and the issuance of the 2021 Note, as attached hereto as Exhibit B, to be issued January 1, 2021, which shall be executed by the President of the District’s Board of Directors and attested by a designated representative of the District, including the District’s General Counsel or other officer of the Board of Directors of the District.

3. This Resolution shall take effect on the date and at the time of its adoption, and shall be executed by the President of the District’s Board of Directors and attested by a designated representative of the District, including the District’s General Counsel or other officer of the Board of Directors of the District.

(Signatures Begin on Next Page.)

ADOPTED AND APPROVED THIS 1ST DAY OF DECEMBER, 2020.

ROAM METROPOLITAN DISTRICT NO. 1

By: Melinda Besse, President

ATTEST:

By: _____
Its: _____

Signature page to Resolution Approving Roam-FRDC First Amendment to 2020 Funding & Reimbursement Agreement

EXHIBIT A
(To Resolution)

FIRST AMEDMENT TO 2020 FUNDING AND REIMBURSEMENT AGREEMENT

**FIRST AMENDMENT TO 2020 FUNDING AND REIMBURSEMENT AGREEMENT
(Operation Costs)**

This FIRST AMENDMENT TO 2020 FUNDING AND REIMBURSEMENT AGREEMENT (the “First Amendment”) is made and entered into as of this 1st day of December, 2020, by and between ROAM METROPOLITAN DISTRICT NO. 1, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and FRASER RIVER DEVELOPMENT CO. LLC, a Colorado limited liability company (“FRDC”), collectively, the “Parties.”

RECITALS

WHEREAS, on January 1, 2020, the District and FRDC entered into that certain 2020 Funding and Reimbursement Agreement for the purpose of consolidating all understandings and commitments between the Parties relating to the funding and repayment of the District’s operation and maintenance costs and other budgeted general fund expenditures of the District (“Agreement”); and

WHEREAS, unless otherwise defined herein, all capitalized terms used herein shall have the meaning given to them in the Agreement; and

WHEREAS, pursuant to the Agreement, FRDC agreed to advance to the District or expend on behalf of the District for operations and maintenance costs and other budgeted general fund expenditures of the District through December 31, 2020 (the “Funding Obligation Term”), and the District agreed to repay FRDC pursuant to the terms therein; and

WHEREAS, the District has determined that it will lack sufficient funds to pay for operations and maintenance costs and other budgeted general fund expenditures of the District during fiscal year 2021; and

WHEREAS, FRDC is willing to extend the Funding Obligation Term of the Agreement through December 31, 2021 and to increase the amount of funds that FRDC will advance to the District or expend on behalf of the District; and

WHEREAS, pursuant to Paragraph 11 of the Agreement, the Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by both the District and FRDC; and

WHEREAS, the Parties desire to enter into this First Amendment for purposes of extending the Funding Obligation Term through December 31, 2021 and to increase FRDC’s funding amount.

NOW THEREFORE, in consideration of the promises and the mutual covenants herein contained, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the District and FRDC agree to amend the Agreement as follows:

COVENANTS AND AGREEMENTS

1. The Parties hereby amend and restate Paragraph 1 of the Agreement as follows:

Loan Amount and Term. The Parties hereby acknowledge that the District has previously received loans from FRDC for costs associated with operations and maintenance of Improvements, if any, and for other budgeted general fund expenditures of the Districts. FRDC hereby agrees to continue to loan funds to the District and/or expend funds on behalf of the District, in one or more sums of money not-to-exceed the aggregate of One Hundred Sixty Thousand Dollars (\$160,000), which amount constitutes the maximum amount of funds that may be borrowed by the District or expended on behalf of the District hereunder, including all amounts previously loaned to or expended on behalf of the District pursuant to the Prior Agreement, notwithstanding any payment or prepayment of any portion of the loans pursuant to the terms hereof, unless this Agreement is further supplemented or amended. These funds shall be loaned to the District or expended on behalf of the District in one, or in a series of, installment(s), to be used for those purposes set forth in Paragraph 2 hereof, and shall be available to the District through December 31, 2021, which shall constitute the “Funding Obligation Term” of this Agreement.

2. The Parties hereby amend Paragraphs 4.A. and 4.D. of the Agreement to state that the Subordinate Note shall only be repayable to the extent and in the amount of loans noted as outstanding on Schedule “A” thereto, which amount shall not exceed One Hundred Sixty Thousand Dollars (\$160,000), notwithstanding any payment or prepayment of any portion of the loans pursuant to the terms thereof, unless the Agreement and the Subordinate Note are further supplemented or amended.

3. The Parties hereby amend and restate Paragraph 7 of the Agreement as follows:

Termination.

A. FRDC’s obligation to loan funds to the District or expend funds on the District’s behalf in accordance with this Agreement shall terminate on December 31, 2021, unless this Agreement is otherwise amended by the Parties to extend the Funding Obligation Term, and except to the extent loan requests have been made to FRDC that are pending by the termination date, in which case, said pending request(s) will be honored notwithstanding the passage of the termination date.

B. The District’s obligations hereunder shall terminate at the earlier of the repayment in full of One Hundred Sixty Thousand Dollars (\$160,000) due (or such lesser amount loaned hereunder if it is determined by the District that no further loans or expenditure of funds on behalf of the District are required hereunder by the District) as evidenced on the Subordinate Note or forty years from the execution date hereof, regardless of whether the District’s obligations set forth in this Agreement and Subordinate Note are paid in full.

4. Entire Agreement. Except as otherwise provided herein, the terms and provisions of the Agreement remain valid and in effect. The Agreement, the First Amendment and the Subordinate Note issued thereunder constitute and represent the entire, integrated agreement between the District and FRDC with respect to the matters set forth herein and therein, and hereby supersedes any and all prior negotiations, representations, agreements or arrangements of any kind with respect to those matters, whether written or oral.

5. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and together shall constitute one and the same instrument.

(Signatures Begin on Next Page.)

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment to be effective as of the date and year first above written.

ROAM METROPOLITAN DISTRICT NO. 1

By: Melinda Besse, President

ATTEST:

By: _____
Its: _____

FRASER RIVER DEVELOPMENT CO. LLC,
a Colorado limited liability company

By: _____
Its: _____

EXHIBIT B
(To Resolution)

2021 SUBORDINATE NOTE

ROAM METROPOLITAN DISTRICT NO. 1
REVENUE AND LIMITED TAX OBLIGATION
SUBORDINATE PROMISSORY NOTE

PRINCIPAL AMOUNT: Up To One Hundred Sixty Thousand Dollars (\$160,000)

INTEREST RATE: Two Percent (2%) plus the current Federal Reserve Board Prime Rate, or 6% whatever is greater, not to exceed 8% per annum, compounded annually

DATED: January 1, 2021

REGISTERED OWNER: Fraser River Development Co LLC (“FRDC”)

MATURITY DATE: December 31, 2021

Roam Metropolitan District No. 1 (the “District”), a body corporate, politic and a political subdivision organized under the laws of the State of Colorado, for the value received, hereby promises to pay, but solely and only from, and contingent upon receipt of, the sources hereinafter described, the principal sum stated above (or such lesser amount as may be shown as advanced hereunder as set forth in Schedule “A” attached hereto) together with interest at the rate stated above, which interest shall accrue on said principal sum from and after the date hereof to the maturity date hereof, in lawful money of the United States of America to the registered owner named above on the maturity date stated above unless this Note shall be prepaid in full, in which case on such payment date.

In any case where the date of maturity for payment of interest and principal on this Note or the date fixed for prepayment hereof shall be a Saturday or Sunday, a legal holiday or a day on which banking institutions in the city or town of payment are authorized by law to close, then payment of interest and principal or prepayment price shall be made on the immediately following business day with the same force and effect as if made on the date of maturity or the date fixed for prepayment. Prior to the Maturity Date, and at such time as the District has available funds, this Note may be prepaid, in whole or in part, at any time without redemption premium or other penalty, but with interest accrued on the principal amount prepaid, up to and including the date of prepayment. Any and all prepayments shall first be applied to accrued, unpaid interest, then to the principal. This Note shall be paid in full from the sources hereinafter described prior to the payment of any other obligation of the District which may have a claim on any revenues thereof that would otherwise be available for the payment of this Note, other than current District operation and maintenance expenses and other budgeted general fund expenditures of the District; and provided, however, that any such repayment of this Note shall also be subject to the terms and conditions of, and such repayment obligation shall be subordinate to, the issuance of any general or special obligation bonds, revenue bonds or other multiple fiscal year obligations including, but not limited to, loans from financial institutions or intergovernmental agreements (collectively, the “Bond” or “Bonds”) issued or entered into by

the District to fund capital improvements now or hereafter and any refundings thereof, and the provisions of any Bond resolution, indenture, pledge agreement, loan document and/or any other document related thereto.

This Note is executed, issued and delivered to FRDC pursuant to that certain 2020 Funding and Reimbursement Agreement entered into by and between the District and FRDC dated January 1, 2020, as amended by that First Amendment to 2020 Funding and Reimbursement Agreement dated December 1, 2020 (the “Agreement”), the terms of which are hereby incorporated by reference, and has been issued, executed and delivered to refund an existing note issued and dated January 1, 2020 (“2020 Note”) and to evidence the repayment obligation of the District now existing with respect to funds loaned to or expended on behalf of the District from FRDC as set forth in the Agreement. This Note is issued with an initial principal balance equal to the outstanding principal balance and unpaid accrued interest thereon of the 2020 Note at the date of its maturity.

Pursuant to the Agreement, the District is obligated to repay both the principal amount of this Note and any and all interest accrued thereon, from the sources and in the manner specified therein and herein, contingent upon the receipt of funds from certain revenue sources including fees, rates, tolls, charges, and other revenues resulting from the imposition of ad valorem taxes by the District, Roam Metropolitan District No. 2 and/or Roam Metropolitan District No. 3. The obligation of the District to levy ad valorem taxes to provide for the payment of this Note is subject to restrictions provided in the District’s Service Plan, the electoral authority of the District, the provisions of any Bond resolution, indenture, pledge agreement, loan document and/or any other document related to the District’s issuance of any Bonds and any refundings thereof, and all other applicable law. **In no event shall the District impose a mill levy in excess of 50 mills for the repayment of this Note.**

Failure by the District to repay FRDC as a result of insufficient funds shall not constitute a default hereunder, nor subject the District to any claims and/or causes of action by FRDC, including mechanic’s liens, arising out of the District’s nonperformance of its payment obligation. Failure by the District to make a payment of principal or interest due on the Note shall not cause or permit acceleration thereof; rather, the Note shall continue to bear interest at the rate and manner specified herein.

The District and FRDC agree that, upon each loan made to the District or certification by the District of the expenditure of funds by FRDC on the District’s behalf as provided in the Agreement, the District shall indicate on Schedule “A” of this Note, the amount of funds loaned to or expended on behalf of the District, the date of the loan or expenditure, the total funds loaned or expended to date under the Note, and the total accrued, unpaid interest due thereon. Any payments made on the Note by the District shall also be evidenced on Schedule “A” attached hereto.

Neither the Board of Directors of the District, nor any person executing this Note, shall be personally liable hereon or be subject to any personal liability or accountability by reason of the issuance hereof.

This Note is issued pursuant to and in full compliance with the Constitution and laws of the State of Colorado. All issues arising hereunder shall be governed by the laws of Colorado.

This Note is issued pursuant to the Supplemental Public Securities Act, Section 11-57-201, et seq., C.R.S., as amended.

THIS NOTE IS A SPECIAL, LIMITED OBLIGATION OF THE DISTRICT AND SHALL BE PAYABLE SOLELY FROM CERTAIN REVENUES SPECIFIED IN THE AGREEMENT. THIS NOTE SHALL NOT CONSTITUTE A DEBT OR OBLIGATION OF THE STATE OF COLORADO OR GRAND COUNTY, COLORADO. FRDC SHALL HAVE NO RIGHT TO COMPEL THE EXERCISE OF THE TAXING POWER OF THE STATE OF COLORADO OR GRAND COUNTY TO PAY THIS NOTE OR THE INTEREST THEREON, NOR TO ENFORCE PAYMENT OF THE SAME AGAINST THE PROPERTY OF THE STATE OF COLORADO OR GRAND COUNTY, NOR SHALL THIS NOTE CONSTITUTE A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE STATE OF COLORADO OR GRAND COUNTY.

BY ITS ACCEPTANCE HEREOF, FRDC ACKNOWLEDGES THAT THE DISTRICT AND ITS OFFICERS, ATTORNEYS, EMPLOYEES OR AGENTS NEITHER MAKE, NOR HAVE MADE, ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER AS TO THE PROPER TREATMENT FOR FEDERAL, STATE AND/OR LOCAL INCOME TAX PURPOSES OF THE INTEREST PAYABLE HEREUNDER.

The District waives demand, presentment, and notice of dishonor and protest with respect to any payment due hereunder. No waiver of any payment or other right under this Note shall operate as a waiver of any other payment or right, including right of offset. If FRDC enforces this Note upon default, the District shall pay or reimburse FRDC for reasonable expenses incurred in the collection hereof or in the realization of any security hereof, including reasonable attorney's fees.

Notwithstanding any provision herein, or in any instrument now or hereafter securing the obligation of the District specified herein, the total liability for payments in the nature of interest shall not exceed the limit now imposed by the usury laws of the State of Colorado.

If, for any reason, this Note is determined to be invalid or unenforceable (except in the case of fraud by FRDC in connection therewith), the District shall issue a new promissory note to FRDC that is legally enforceable. Said new promissory note shall evidence the District's obligation to repay all amounts due hereunder.

This Note shall not be transferable, negotiable, or otherwise payable to any party other than FRDC.

By signing in the space provided below, the District hereby acknowledges and agrees that this Note shall be irrevocable for all purposes and shall be binding upon the District. This Note

may not be terminated orally, but only by payments in full or by a written discharge signed by the owner and holder of this Note.

It is hereby certified, recited and declared that all conditions, acts and things required to exist or occur by the Constitution or statutes of the State of Colorado, currently exist and either occurred prior to, or in connection with, the issuance of this Note.

(Signatures Begin on Next Page.)

IN WITNESS WHEREOF, the District has caused this Note to be executed, in its name and on its behalf, by its President and attested by the District's General Counsel or other officer of the Board of Directors of the District, with an imprint of the District's seal affixed hereon.

(S E A L)

ROAM METROPOLITAN DISTRICT NO. 1

By: Melinda Besse, President

ATTEST:

By: _____
Its: _____

SCHEDULE A

|

Roam Metropolitan District Cost Certification Report



**Report 4
November 2020**

Roam Metropolitan District Cost Certification

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November 23, 2020

Roam Metropolitan District
c/o Icenogle Seaver Pogue, PC
4725 S. Monaco Street #360
Denver, CO 80237

RECOMMENDATION FOR COST CERTIFICATION REPORT 4

INTRODUCTION

Independent District Engineering Services, LLC (Engineer) was hired by the Roam Metropolitan District (District) to provide review of expenditures paid by Fraser River Development Co, LLC (Developer). These expenditures are for the Roam Subdivision development located in the Town of Winter Park, Colorado (Project). This report summarizes the Engineer's approach and findings for the Project.

The expenditures for public improvements discussed in this report were paid for by the Developer and are being certified as District eligible in the amount of **\$1,441,544.68**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$19,990.98**. This is a total of **\$1,461,535.66**.

This report generally covers the areas shown on Attachment A.

GOVERNING DOCUMENTS

The following governing documents were used in determining recommendations for District eligible expenses:

- Service Plan for Roam Metropolitan District Nos 1, 2 and 3 in the City and County of Winter Park, Colorado. Prepared by Icenogle Seaver Pogue, P.C. dated June 25, 2018.
- 2019 Facilities Funding and Reimbursement Agreement, between the Roam Metropolitan District No. 1 and Fraser River Development Co, LLC, dated December 21, 2018.
- Improvement Acquisition, Advance and Reimbursement Agreement between the Roam Metropolitan District No. 1 and the Fraser River Development Co, LLC, dated December 21, 2018.
- Annexation and Development Agreement between the Town of Winter Park, Fraser River Development Co, LLC and the Roam Metropolitan District Nos 1,2 and 3, dated March 6, 2018.

It should be noted the Engineer used the above governing documents only as a general guideline for eligibility in certification of costs.

ACTIVITIES CONDUCTED

For this report, the following activities were performed:

- Governing documents provided by the District and the Developer were reviewed as the basis for recommendation for this report.
- Invoices provided by the Developer were reviewed. A summary was created and is attached as Attachment C.
- A site visit was conducted. Project improvements were photographed.
- Contact was made with Developer to verify knowledge of the work or services performed.
- Some contract unit items were compared to other projects constructed in the Denver Metropolitan Area.
- The plat was reviewed and it appears some of the improvements included in this report were not on public property or easements. The open space tracts currently are to be deeded to the Home Owner's Association which is a private entity. The District cannot reimburse for improvements that are not on public property or in public easements. It is understood that the open space tracts will be deeded to the

District or placed under District maintenance during the Infrastructure Acquisition process at a later date.

ASSUMPTIONS

Due to the specific scope authorized for this report, the following assumptions were made.

- It is assumed that geotechnical pavement designs have been performed and followed. It is assumed materials testing was performed during construction.
- It is our understanding that the Developer will be responsible for all Storm Water Management Practice (SWMP) activities until the conditions of State and Local permits are met. No SWMP inspections or recommendations were conducted as part of this report.
- It is assumed that the contractors have obtained all SWMP permitting in the name of the Developer.
- It is our understanding that all local jurisdiction acceptances will be completed by the Developer as required by the Facilities Funding and Reimbursement Agreement. The District shall have no obligations for local jurisdiction acceptance of infrastructure acquired by the District.
- It is assumed that the Developer has obtained or will obtain final unconditional lien waivers from all contractors performing work or consultants providing services for the Project. It is our recommendation these lien waivers be provided to the District.
- Costs presented do not represent the entire contract value, but rather a portion of the costs that are attributable to public improvements as defined in the Service Plan. Expenditures that pertain to both District land and private lots are based on land percentage area for the project area. See Attachment C for the percentages. These percentages were used for work such as earthwork, SWMP activities, and planning.
- Expenditures that did not have enough information to be verified with this report may be verified in a future report.
- Nothing in this report shall be construed as acceptance of any public infrastructure by any governmental entity, including but not limited to the District. The Developer remains responsible for completing public improvements according to plan and obtaining the proper acceptance by any applicable governmental entity.
- This report was prepared with a specific scope and an elaborate analysis was not performed, but rather a realistic and reasonable analysis to estimate the public expenditures for the invoices provided. A more detailed analysis or submission of additional expenditures may result in adjustments to our cost certification.

DISCUSSION

This report mostly consists of expenditures from October 2019 to November 2020. The improvements reviewed are generally represented in Attachments A and C.

Vendor Participation

All contractors, consultants, and vendors whose invoice information was submitted, were evaluated for their participation on the Project and services performed, materials provided, or work completed. A summary of vendor participation is included as Attachment B.

Review of Invoices and Summary of Expenditures

To provide a cost certification of District improvements, invoices provided by the Developer were reviewed. Invoice costs were allocated as District or Non-District and a summary is included as Attachment C. Invoices provided were reviewed to determine that the work and cost value were appropriated correctly, and that proof of payment was provided.

SUMMARY OF EXPENDITURES BY CATEGORY AND SERVICE PLAN DIVISION

The table below provides a summary of expenditures by category and Service Plan division. The major elements of the improvements were allocated across these specific categories.

Category	District Eligible Expenses	Percentage
Sanitary Sewer	\$4,674.05	0.3%
Water	\$9,617.33	0.7%
Street Improvements	\$1,234,501.20	84.5%
Traffic and Safety	\$0.00	0.0%
Parks & Recreation	\$212,743.08	14.6%
Public Transportation	\$0.00	0.0%
Television Relay and Translation	\$0.00	0.0%
Mosquito Control	\$0.00	0.0%
Security Improvements	\$0.00	0.0%
Total	\$1,461,535.66	100.0%

FIELD INVESTIGATION RESULTS

A field investigation was conducted in September 2020. Photos were taken of the Project to memorialize the construction of infrastructure and are included in Attachment E. From our visual inspection, it appears the completed improvements were constructed in a quality manner consistent with other similar projects and meeting generally accepted construction requirements.

RECOMMENDATION

The plat was reviewed, and it appears improvements included in this report were not on public property or easements. It is understood that this will be changed and the open space tracts will be deeded to the District or placed under District maintenance during the Infrastructure Acquisition process in a later report.

In our professional opinion the expenditures for the improvements were reviewed and found to be reasonable. The costs of improvements are comparable to other similar projects in Colorado. At this time and based on the information provided, the Engineer certifies the expenditures provided by the Developer as District eligible expenditures in the amount of **\$1,441,544.68**. The public improvements that were paid by the District and are being certified as District eligible are in the amount of **\$19,990.98**. This is a total of **\$1,461,535.66**.

Should you have any questions or require further information please feel free to contact me.

Respectfully Submitted,
Independent District Engineering Services, LLC

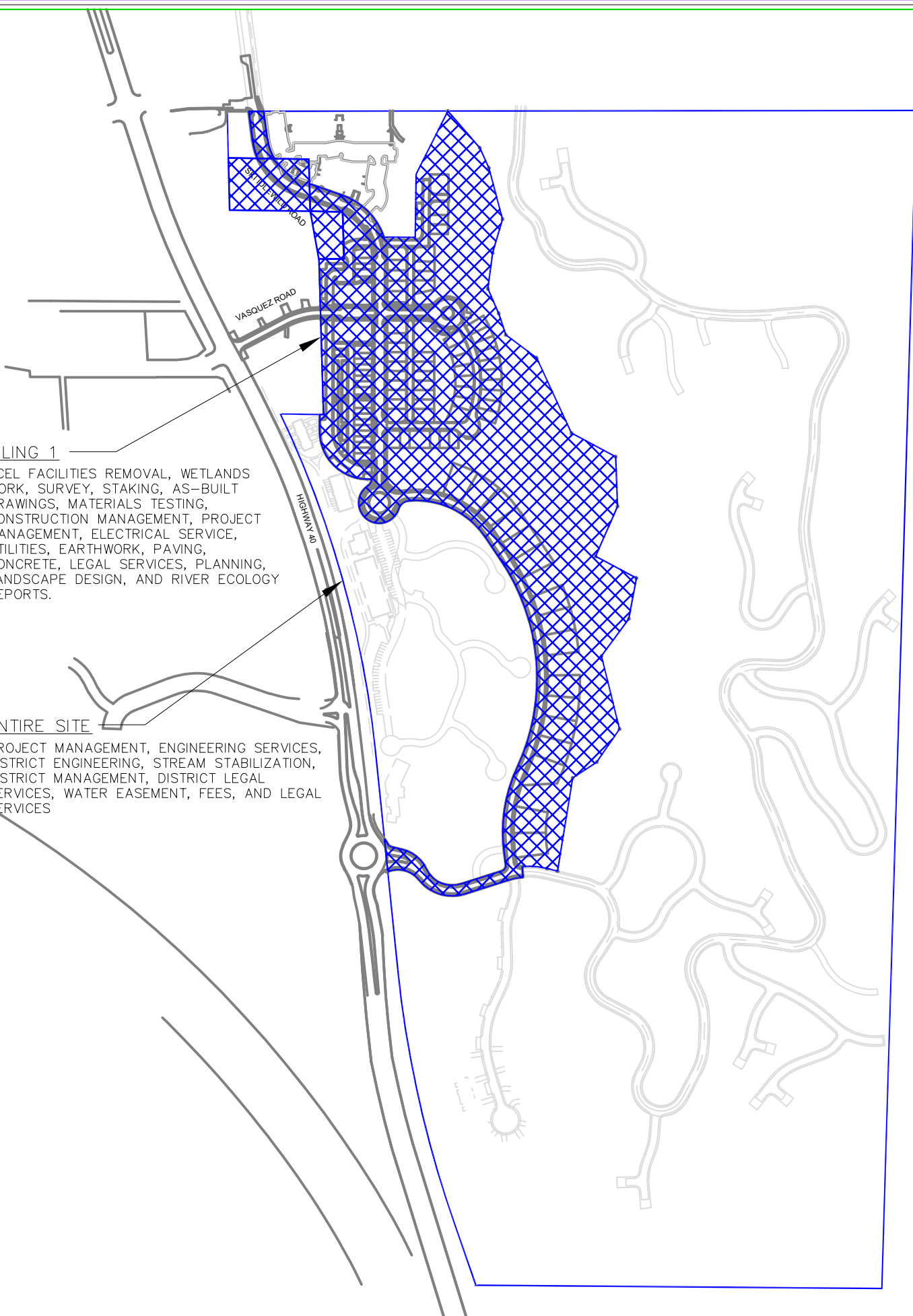


Kim Fiore, PE

Attachments

Attachment A

Site Map



FILING 1

XCEL FACILITIES REMOVAL, WETLANDS WORK, SURVEY, STAKING, AS-BUILT DRAWINGS, MATERIALS TESTING, CONSTRUCTION MANAGEMENT, PROJECT MANAGEMENT, ELECTRICAL SERVICE, UTILITIES, EARTHWORK, PAVING, CONCRETE, LEGAL SERVICES, PLANNING, LANDSCAPE DESIGN, AND RIVER ECOLOGY REPORTS.

ENTIRE SITE

PROJECT MANAGEMENT, ENGINEERING SERVICES, DISTRICT ENGINEERING, STREAM STABILIZATION, DISTRICT MANAGEMENT, DISTRICT LEGAL SERVICES, WATER EASEMENT, FEES, AND LEGAL SERVICES

Attachment B

Vendor Participation

ATTACHMENT B VENDOR PARTICIPATION

Following is a summary of the contractors, consultants and vendor Participation in work and services for the Cost Certification. Notes include any invoice discrepancies, basis of payment, and basis for reimbursement.

Birch Ecology Provided wetlands and river ecology consultation.

Charles Stemen Photos purchased for the Development website. These costs are not District eligible.

Core Consultants Provided survey services related to as-built drawings, plats, staking, and legal descriptions. The lot Exception Plats are not District eligible.

Fly Ry Adventures Provided project management.

Freestone Aquatics Provided stream stabilization services.

Grand County Buildtempers Association Marketing through sponsoring a golf hole. Marketing is not District eligible.

Grand County Water and Sanitation District Collected fees for water and sanitary services and for the Ski Chalet and the construction building (76 Wanderer's Way). Services for the Beavers Ski Chalet are not District eligible.

Helton & Williamsen, P.C. Provided engineering services concerning the Garrett Ditch.

Icenogle Seaver Pogue Provided district legal services.

IDES, LLC Provided district engineering services.

Izbiky & Langer Provided legal services for townhome land purchase. This is not District eligible.

Kumar and Associates, Inc. Provided materials testing services during construction.

Land Title Guarantee Company Provided water easement services.

Local Social Provided media marketing services. Marketing is not District eligible.

L.T.D. Engineering Provided construction management services.

Mountain Parks Electric, Inc. Fees were paid for electric service to the construction building (76 Wanderer's Way) and the Ski Chalet. Services for the Beavers Ski Chalet are not District eligible.

Mountain States Snowcats Construction of earthwork, utilities, concrete flatwork and paving.

Neo Studio, LLC Provided architectural schematic design for the condos. This is not District eligible.

Origin Marketing Provided marketing services. Marketing is not District eligible.

Robert Fanch Reimbursement for the letter of credit to the Town of Winter Park. No backup from the Town was provided. If backup from the Town becomes available, it can be included in a future report.

Special District Management Services Provided District management services.

Spencer Fane Provided legal services related to land encroachment, Builder contracts and water easements. The Builder contracts are not District eligible.

Town of Winter Park Collected license fees.

Vogel and Associates Provided planning and landscape design services. Work related to lots or condominiums is not District eligible.

Western Ecological Resource Provided a wetland evaluation and revised the permit.

Xcel Energy Provided services for demolition of gas facilities and to rebuild the gas system. This was necessary to build other utilities, so it is considered necessary for those public improvements.

Attachment C

Expenditure Data

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 4

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC										
Birch Ecology										
361	9/26/20	Yes	10/08/20	473	Filing 1	River Ecology	\$12,136.67	\$12,136.67	\$0.00	
382	10/19/20	Yes	11/06/20	493	Filing 1	River Ecology	\$4,044.27	\$4,044.27	\$0.00	
Subtotal Birch Ecology							\$16,180.94	\$16,180.94	\$0.00	
Charles Stemen										
1011	5/26/20	Yes	06/30/20	430	Need	Photo Usage Fee	\$2,000.00	\$0.00	\$2,000.00	Website not District eligible
Subtotal Charles Stemen							\$2,000.00	\$0.00	\$2,000.00	
Core Consultants										
20071485	7/24/20	Yes	10/12/20	491	Filing 1	Survey and Staking	\$19,735.00	\$11,100.65	\$8,634.35	Dry Util not District; General at Site%
20071664	7/24/20	Yes	10/12/20	491	Filing 1	Block 5 Exception Plat	\$1,320.00	\$0.00	\$1,320.00	Developer excluded
20081726	8/24/20	Yes	10/12/20	491	Filing 1	Survey and Staking	\$19,870.00	\$14,278.62	\$5,591.38	Dry util 0%; General Site%; Only \$18,970 paid
20081877	8/24/20	Yes	10/12/20	491	Filing 1	Blocks 1 and 5 Exception Plats	\$960.00	\$0.00	\$960.00	Developer excluded
20091997	10/25/20	Yes	10/12/20	491	Filing 1	Survey and Staking	\$17,155.00	\$17,006.25	\$148.75	As-builts at Site %; Only \$17,065 paid
20102263	10/19/20	Yes	11/06/20	494	Filing 1	Survey and Staking	\$9,975.00	\$8,735.70	\$1,239.30	Asbuilts at Site %; Driveways 0%
20102435	10/19/20	Yes	11/06/20	494	Filing 1	District Legal Descriptions	\$630.60	\$630.60	\$0.00	
Subtotal Core Consultants							\$69,645.60	\$51,751.82	\$17,893.78	
Fly Ry Adventures, LLC										
112	9/27/20	Yes	10/08/20	475	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
113	10/27/20	Yes	11/06/20	495	All	Project Management	\$20,000.00	\$15,000.00	\$5,000.00	Overall Site %
Subtotal Fly Ry Adventures, LLC							\$40,000.00	\$30,000.00	\$10,000.00	
Freestone Aquatics										
871	5/1/20	Yes	10/08/20	476	All	Stream Stabilization	\$92,464.21	\$92,464.21	\$0.00	
Subtotal Freestone Aquatics							\$92,464.21	\$92,464.21	\$0.00	
Grand County Builders Association										
7207	9/3/20	Yes	Need	Need	Need	Hole Sponser	\$400.00	\$0.00	\$400.00	Marketing not District
Subtotal Grand County Builders Association							\$400.00	\$0.00	\$400.00	
Grand County Water & Sanitation District #1										
Account 6028	9/2/20	Yes	10/08/20	478	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Account 1010	9/2/20	Yes	10/08/20	478	All	Water & Sewer Fees Beaver's Ski Chalet	\$1,228.38	\$0.00	\$1,228.38	Not District
Account 6028	10/1/20	Yes	11/06/20	496	All	Water & Sewer Fees 76 Wanderers	\$38.00	\$27.74	\$10.26	Filing 1 Site %
Account 1010	10/1/20	Yes	11/06/20	496	All	Water & Sewer Fees Beaver's Ski Chalet	\$1,269.65	\$0.00	\$1,269.65	Not District
Subtotal Grand County Water & Sanitation District #1							\$2,574.03	\$55.48	\$2,518.55	
Helton & Williamsen, PC										
1706	7/22/20	Yes	10/08/20	479	All	Garret Ditch	\$127.50	\$127.50	\$0.00	
1658	6/15/20	Yes	11/06/20	497	All	Garret Ditch	\$340.00	\$85.00	\$255.00	Arvada/Lodge not District; Only \$170 paid
Subtotal Helton & Williamsen, PC							\$467.50	\$212.50	\$255.00	
Izbiky & Langer										
20478	8/18/20	Yes	10/08/20	480	Filing 1	Legal for Land Purchase	\$1,054.00	\$0.00	\$1,054.00	Townhomes not District
Subtotal Izbiky & Langer							\$1,054.00	\$0.00	\$1,054.00	
Kumar & Associates, Inc.										
200807	8/28/20	Yes	10/08/20	481	Filing 1	Materials Testing	\$9,771.10	\$7,132.90	\$2,638.20	Filing 1 Site %
201449	10/5/20	Yes	11/06/20	498	Filing 1	Materials Testing	\$13,248.75	\$9,671.59	\$3,577.16	Filing 1 Site %
Subtotal Kumar & Associates, Inc.							\$23,019.85	\$16,804.49	\$6,215.36	
Land Title Guarantee Company										
20200220	2/20/20	Yes	Need	Need	Need	Easement Recording	\$68.00	\$0.00	\$68.00	Voided
WP-4439	6/30/20	Yes	08/06/20	452	All	Water Easement	\$225.00	\$225.00	\$0.00	Need proof of payment
Subtotal Land Title Guarantee Company							\$293.00	\$225.00	\$68.00	
Local Social										

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 4

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
1297	9/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District
1299	9/21/20	Yes	Need	Need	All	Media Marketing	\$300.00	\$0.00	\$300.00	Not District
1301	10/5/20	Yes	Need	Need	All	Media Marketing	\$1,825.00	\$0.00	\$1,825.00	Not District
Subtotal Local Social							\$3,950.00	\$0.00	\$3,950.00	
LTD Engineering										
12	8/3/20	Yes	08/28/20	466	Filing 1	Construction Management	\$15,576.49	\$10,128.84	\$5,447.65	Dry Utility 0%; Street 100%; Remainder Site %
13	9/1/20	Yes	10/08/20	482	Filing 1	Construction Management	\$24,792.58	\$17,596.49	\$7,196.09	Dry Util not District; General at Site %
14	10/1/20	Yes	11/06/20	499	Filing 1	Construction Management	\$16,589.34	\$10,205.82	\$6,383.52	Dry Util not District; General at Site %
Subtotal LTD Engineering							\$56,958.41	\$37,931.15	\$19,027.26	
Mountain Parks Electric, Inc.										
Account 947005420	9/10/20	Yes	10/08/20	484	Filing 1	Electric for 76 Wanderer Road	\$34.60	\$25.26	\$9.34	Filing 1 Site %
Account 1031545	9/10/20	Yes	10/08/20	484	Filing 1	Electric for 40 Main Lodge	\$181.46	\$0.00	\$181.46	Not District
Subtotal Mountain Parks Electric, Inc.							\$216.06	\$25.26	\$190.80	
Mountain States Snowcats										
Pay Application 11	8/31/20	Yes	10/08/20	485	Filing 1	Utilities and Overlot Grading	\$151,426.48	\$71,331.79	\$80,094.69	Earthwork at Site %; Electric not District
Pay Application 12	9/30/20	Yes	11/06/20	502	Filing 1	Utilities and Overlot Grading	\$189,105.20	\$122,234.39	\$66,870.81	Earthwork at Site %; Electric not District
Pay Application 2	8/31/20	Yes	10/08/20	485	Filing 1	Paving and Flatwork	\$427,126.40	\$427,126.40	\$0.00	
Pay Application 3	9/30/20	Yes	11/06/20	502	Filing 1	Paving and Flatwork	\$536,296.30	\$536,296.30	\$0.00	
Subtotal Mountain States Snowcats							\$1,303,954.38	\$1,156,988.88	\$146,965.50	
Neo Studio, LLC										
1292	11/2/20	Yes	Need	Need	Need	Architectural Schematic Design	\$2,380.00	\$0.00	\$2,380.00	Condos not District
Subtotal Neo Studio, LLC							\$2,380.00	\$0.00	\$2,380.00	
Origin Marketing										
8	9/21/20	Yes	Need	Need	All	Marketing	\$5,187.60	\$0.00	\$5,187.60	Not District
10	9/30/20	Yes	Need	Need	All	Marketing	\$9,571.06	\$0.00	\$9,571.06	Not District
Subtotal Origin Marketing							\$14,758.66	\$0.00	\$14,758.66	
Robert Fanch										
Expense Report	1/24/20	No	03/30/20	403	All	Letter of Credit to Town of Winter Park	\$25,195.56	\$0.00	\$25,195.56	No backup from the Town provided
Subtotal Robert Fanch							\$25,195.56	\$0.00	\$25,195.56	
Spencer Fane										
732435	3/12/20	Yes	10/08/20	487	All	Legal - Water Easement	\$3,552.00	\$3,552.00	\$0.00	
707317	10/4/19	Yes	11/06/20	503	Filing 1	Legal - Master Declaration	\$1,974.00	\$0.00	\$1,974.00	Not District
726083	2/6/20	Yes	11/06/20	503	Filing 1	Legal - Oasis Capital Contract	\$5,900.00	\$0.00	\$5,900.00	Not District
737432	4/6/20	Yes	11/06/20	503	Filing 1	Legal - Sundowner Issue	\$2,957.00	\$2,217.75	\$739.25	Land encroachment at Overall Site %
743101	5/11/20	Yes	11/06/20	503	Filing 1	Legal - Graceland Contract	\$3,250.00	\$0.00	\$3,250.00	Not District
748350	6/12/20	Yes	11/06/20	503	Filing 1	Legal - Summit Legend	\$600.00	\$0.00	\$600.00	Not District
751730	7/10/20	Yes	11/06/20	503	Filing 1	Legal - Summit Legend	\$550.00	\$0.00	\$550.00	Not District
Subtotal Spencer Fane							\$18,783.00	\$5,769.75	\$13,013.25	
Town of Winter Park										
Receipt Acct 006652	7/15/20	Yes	Receipt assumes paid		All	Past Due License Fees	\$180.00	\$135.00	\$45.00	Overall Site %
Receipt Acct 006652	7/15/20	Yes	Receipt assumes paid		All	License Fees	\$60.00	\$45.00	\$15.00	Overall Site %
Subtotal Town of Winter Park							\$240.00	\$180.00	\$60.00	
Vogel and Associates										
FRD-002-0620	7/2/20	Yes	10/08/20	489	Filing 1	Planning	\$11,394.50	\$5,369.43	\$6,025.07	Lots not District; Undefined work at F1%
FRD-004-0620	7/2/20	Yes	10/08/20	489	Filing 1	Landscape Construction Documents	\$3,384.75	\$3,384.75	\$0.00	
FRD-002-0820	9/3/20	Yes	10/08/20	489	Filing 1	Planning	\$10,889.68	\$8,483.59	\$2,406.09	Lots not District; Undefined work at F1%
FRD-003-0820	9/3/20	Yes	10/08/20	489	Filing 1	Lot Design Review	\$3,122.70	\$0.00	\$3,122.70	Lot work not District
FRD-004-0820	9/3/20	Yes	10/08/20	489	Filing 1	Landscape Construction Documents	\$1,379.20	\$1,379.20	\$0.00	
FRD-005-0820	9/3/20	Yes	10/08/20	489	Filing 1	Planning - Condominiums	\$178.00	\$0.00	\$178.00	Lot work not District
FRD-002-0920	10/2/20	Yes	11/06/20	505	Filing 1	Planning	\$9,341.19	\$5,853.82	\$3,487.37	Lots not District; Undefined work at F1%
FRD-003-0920	10/2/20	Yes	11/06/20	505	Filing 1	Lot Design Review	\$4,905.00	\$0.00	\$4,905.00	Lot work not District
FRD-005-0920	10/2/20	Yes	11/06/20	505	Filing 1	Planning - Condominiums	\$324.50	\$0.00	\$324.50	Lot work not District

Attachment C
Roam Metro District
Engineer's Summary for Cost Certification 4

Invoice ID	Invoice Date	Invoice Provided	Check Date	Check Number	Filing	Description	Invoiced Amount	District Eligible Expenses	Non-Eligible Expenses	Notes
FRD-006-0920	10/2/20	Yes	11/06/20	505	Filing 1	Planning - Streetscape	\$745.00	\$745.00	\$0.00	
FRD-003-1020	11/5/20	Yes	Need	Need	Filing 1	Lot Design Review	\$4,720.00	\$0.00	\$4,720.00	Lot work not District
FRD-005-1020	11/5/20	Yes	Need	Need	Filing 1	Planning - Condominiums	\$370.00	\$0.00	\$370.00	Lot work not District
Subtotal Vogel and Associates							\$50,754.52	\$25,215.79	\$25,538.73	
Western Ecological Resource										
9780	7/16/20	Yes	10/08/20	490	Filing 1	Wetland Permit Revision	\$1,875.00	\$1,875.00	\$0.00	Assume wetlands only along stream
9781	10/2/20	Yes	11/06/20	506	Filing 1	Wetlands	\$1,901.50	\$1,901.50	\$0.00	Assume wetlands only along stream
Subtotal Western Ecological Resource							\$3,776.50	\$3,776.50	\$0.00	
Xcel Energy										
682649564	4/28/20	Yes	05/12/20	424	Filing 1	Remove Facilities Acct 53-0012721810-3	\$3,962.91	\$3,962.91	\$0.00	Due to other utilities
Subtotal Xcel Energy							\$3,962.91	\$3,962.91	\$0.00	
SUBTOTAL INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC							\$1,733,029.13	\$1,441,544.68	\$291,484.45	
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT										
Icenogle Seaver Pogue										
18249	6/30/20	Yes	Bank Verified EFT		All	District Legal	\$3,467.25	\$3,467.25	\$0.00	EFT #: 016TFMOKQ1HX267
18383	7/31/20	Yes	Bank Verified EFT		All	District Legal	\$4,045.50	\$4,045.50	\$0.00	EFT #: 016DQLMHD1J385H
18511	8/31/20	Yes	Bank Verified EFT		All	District Legal	\$187.50	\$187.50	\$0.00	EFT#: 016RIXBIR1K0VQ6
Subtotal Icenogle Seaver Pogue							\$7,700.25	\$7,700.25	\$0.00	
IDES, LLC										
21809	6/30/20	Yes	Bank Verified EFT		All	District Engineering	\$3,150.00	\$3,150.00	\$0.00	EFT #: 016JLHXUO1HX266
21810	7/31/20	Yes	Bank Verified EFT		All	District Engineering	\$1,497.91	\$1,497.91	\$0.00	EFT#: 016OMGSUP1J385F
21811	8/31/20	Yes	Bank Verified EFT		All	District Engineering	\$1,442.50	\$1,442.50	\$0.00	EFT#: 016UGSQPP1K0VQ7
Subtotal IDES, LLC							\$6,090.41	\$6,090.41	\$0.00	
Special District Management Services										
ROAMMD1.00	6/30/20	Yes	Bank Verified EFT		All	District Management	\$1,855.10	\$1,855.10	\$0.00	EFT #: 016UOILVX1HX264
ROAMMD2.00	6/30/20	Yes	Bank Verified EFT		All	District Management	\$308.20	\$308.20	\$0.00	EFT #: 016UOILVX1HX264
ROAMMD3.00	6/30/20	Yes	Bank Verified EFT		All	District Management	\$280.00	\$280.00	\$0.00	EFT #: 016UOILVX1HX264
ROAMMD1.00	7/31/20	Yes	Bank Verified EFT		All	District Management	\$1,440.02	\$1,440.02	\$0.00	EFT#: 016YUKVXI1J385G
ROAMMD2.00	7/31/20	Yes	Bank Verified EFT		All	District Management	\$56.20	\$56.20	\$0.00	EFT#: 016YUKVXI1J385G
ROAMMD3.00	7/31/20	Yes	Bank Verified EFT		All	District Management	\$84.00	\$84.00	\$0.00	EFT#: 016YUKVXI1J385G
ROAMMD1.00	8/31/20	Yes	Bank Verified EFT		All	District Management	\$1,714.00	\$1,714.00	\$0.00	EFT#: 016TARMMP1K0VQ8
ROAMMD2.00	8/31/20	Yes	Bank Verified EFT		All	District Management	\$224.40	\$224.40	\$0.00	EFT#: 016TARMMP1K0VQ8
ROAMMD3.00	8/31/20	Yes	Bank Verified EFT		All	District Management	\$238.40	\$238.40	\$0.00	EFT#: 016TARMMP1K0VQ8
Subtotal Special District Management Services							\$6,200.32	\$6,200.32	\$0.00	
SUBTOTAL INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT							\$19,990.98	\$19,990.98	\$0.00	
Total							\$1,753,020.11	\$1,461,535.66	\$291,484.45	

Site % is the percentage of total land area that is public land. This is 73% District (public land) for Filing 1.
The Site percentage for work that pertains to the entire project is 75% District. This was based on concept plans and an adjustment may need to be made in the future once the layout for Filings 2 and 3 is determined.

Attachment D

Summary of Cost Certifications

Attachment D
Roam Metro District
Summary of Cost Certifications

Cost Certification	Invoiced Amount	District Eligible Expenses	Non- Eligible Expenses
INVOICES PAID BY FRASER RIVER DEVELOPMENT COMPANY, LLC			
Cost Certification 1	\$6,999,489.23	\$4,483,047.27	\$2,516,441.96
Cost Certification 2	\$647,948.80	\$61,738.48	\$586,210.32
Cost Certification 3	\$1,703,821.17	\$1,327,506.53	\$376,314.64
Cost Certification 4	\$1,733,029.13	\$1,441,544.68	\$291,484.45
SUBTOTAL	\$11,084,288.33	\$7,313,836.96	\$3,770,451.37
INVOICES PAID BY THE ROAM METROPOLITAN DISTRICT			
Cost Certification 1	\$0.00	\$0.00	\$0.00
Cost Certification 2	\$42,997.05	\$42,899.05	\$98.00
Cost Certification 3	\$10,088.64	\$10,088.64	\$0.00
Cost Certification 4	\$19,990.98	\$19,990.98	\$0.00
SUBTOTAL	\$73,076.67	\$72,978.67	\$98.00
Total	\$11,157,365.00	\$7,386,815.63	\$3,770,549.37

Attachment D
Roam Metro District
Summary of Cost Certifications by Category

Cost Certification 1 - 3

Sanitary Sewer	\$1,208,379.91
Water	\$1,991,918.96
Street Improvements	\$1,690,729.94
Traffic and Safety	\$54,410.32
Parks & Recreation	\$979,840.81
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$5,925,279.94

Cost Certification 4

Sanitary Sewer	\$4,674.05
Water	\$9,617.33
Street Improvements	\$1,234,501.20
Traffic and Safety	\$0.00
Parks & Recreation	\$212,743.08
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$1,461,535.66

Total

Sanitary Sewer	\$1,213,053.96
Water	\$2,001,536.29
Street Improvements	\$2,925,231.14
Traffic and Safety	\$54,410.32
Parks & Recreation	\$1,192,583.89
Public Transportation	\$0.00
Television Relay and Translation	\$0.00
Mosquito Control	\$0.00
Security Improvements	\$0.00
Total	\$7,386,815.60

Attachment E

Project Photos



Paving



Concrete



Concrete



Concrete



Signalization



Placing Sidewalk



Paving



Concrete



Concrete



Concrete



Concrete



Signalization