

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>
Chip Besse	President	2022/May 2022
Jolene Larson	Treasurer	2022/May 2022
Robert Cyman	Secretary	2022/May 2022
VACANT		2023/May 2023
VACANT		2023/May 2023

DATE: December 1, 2021

TIME: 11:00 a.m.

PLACE: **To access the meeting remotely, attendance via Zoom use the following information below:**

<https://us02web.zoom.us/j/85449795853?pwd=blDpWmxzeUZZb2J2K2hZdlBqSnJ1QT09>

Meeting ID: 854 4979 5853

Passcode: 193705

One tap mobile

+16699006833,,85449795853# US (San Jose) 12532158782,,85449795853# US

+(Tacoma)

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Consent Agenda

1. Approve Agenda; confirm location of the meeting and posting of meeting notices.
2. Approve Minutes of the November 12, 2021 Special Meeting (enclosure).
3. Adopt Resolution No. 2021-12-01; 2022 Annual Administrative Matters Resolution (enclosure).
4. Adopt Resolution No. 2021-12-02; 2022 Election Resolution (enclosure).
5. Approve Special District Management Services Inc. 2022 Rates (enclosure)
6. Approve Independent District Engineering Services, LLC Work Order #4 (enclosure).

II. PUBLIC COMMENT

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

- A. Public Hearing to Ratify Petition for the Inclusion of Land into Roam Metropolitan District No. 1 for Certain Real Property Owned by Fraser River Development Co LLC; Consider Resolution Approving Inclusion of Land (enclosure).
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- B. Public Hearing to Consider Petition for the Inclusion of Land into Roam Metropolitan District No. 2 for Certain Real Property Owned by Fraser River Development Co LLC; Consider Resolution Approving Inclusion of Land (enclosure).
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- C. Consider and Approve Amended and Restated 2020 Funding and Reimbursement Agreement with Fraser River Development Co LLC, Refunding of Existing 2021 Subordinate Promissory Note, and Issuance of a New Subordinate Promissory Note (enclosure)
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IV. FINANCIAL MATTERS

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

Fund	Period Ending Sept. 1, 2021	Period Ending Oct. 1, 2021	Period Ending Nov. 11, 2021
General	\$ 11,002.44	\$ 11,423.54	\$ 9,203.87
Debt	\$ -0-	\$ -0-	\$ -0-
Capital	\$ -0-	\$ -0-	\$ -0-
Total	\$ 11,002.44	\$ 11,423.54	\$ 9,203.87

- B. Review and accept the unaudited financial statements through the period ending September 30, 2021 and Schedule of Cash Position as of September 30, 2021 for District No. 1 (enclosure).
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- C. Conduct Public Hearing to consider Amendment to 2021 Budget for District No. 2 and consider adoption of Resolution to Amend the 2021 Budget and Appropriate Expenditures for District No. 2 (enclosure - Resolution).
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- D. Conduct Public Hearings on the proposed 2022 Budgets and consider adoption of Resolution No. 2021-12-__, No. 2021-12-__, and No. 2021-12-__ to be adopted by District No. 1, No. 2 and No. 3, each to Adopt the 2022 Budgets and Appropriate Sums of Money and Set Mill Levies (for General Fund _____ for a total mill levy of _____) (enclosures – preliminary AV's, draft 2022 Budgets and Resolutions).
-

- E. Consider engagement of Haynie & Co. to perform the 2021 Audit (to be distributed).
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V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Discuss Purchase Application No. 1 under Improvement Acquisition, Advance and Reimbursement Agreement with Fraser River Development Co LLC, dated December 18, 2018, including all required certifications and supporting documentation required therein
1. River Access Easement Agreement
 2. Quit Claim Deed
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VI. OTHER MATTERS

- A. Confirm Regular Meeting dates and time for 2022.
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VII. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2021.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3 HELD NOVEMBER 12, 2021

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 Friday, the 12th day of November, 2021, at 3:00 p.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 as a hybrid meeting in-person and telephonically via Zoom. The meeting was open to the public at Green Spaces Winter Park, 78311 US Hwy 40, Winter Park, Colorado and Zoom as follows: Meeting ID 874 5260 0756 and passcode 881728.

Directors In Attendance Were:

Jolene Larson
Robert Cyman

Following discussion, upon motion duly made, seconded and, upon vote, unanimously carried, the absence of Director Besse was excused.

Also In Attendance Was:

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

Alan Pogue, Esq. and Shannon Johnson, Esq.; Icenogle Seaver Pogue, P.C.

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

Bob Fanch; Fraser River Development Co LLC

Jimena Begal and Jonathan Heroux; Piper Sandler & Co.

Kimberly Reed and Jennifer Brooks; Ballard Spahr LLP

RECORD OF PROCEEDINGS

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Johnson 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 Johnson that disclosures of potential conflicts of interest were filed with the Secretary of State for all Directors. There were no new conflicts.

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: Attorney Johnson reviewed with the Boards a proposed Agenda for the Districts' Special Meeting.

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

PUBLIC COMMENT

There were no public comments at this time.

2021 BOND ISSUANCE

District No. 2: Consideration and Approval of an Authorizing Resolution Approving the Issuance of Roam Metropolitan District No. 2's Limited Tax General Obligation Bonds, Series 2021(3), and in connection therewith, approving the following and authorizing the execution of the same: (i) Indenture of Trust with UMB Bank, n.a., (ii) Capital Pledge Agreement with Roam Metropolitan District No. 1 (District No. 1) and UMB Bank, n.a., (iii) Preliminary Limited Offering Memorandum and Limited Offering Memorandum, (iv) Bond Purchase Agreement with Piper Sandler & Co., (v) Continuing Disclosure Agreement with District No. 1, Fraser River Development Co LLC, and UMB Bank, n.a., and (v) All Other Financing Documents Related to the Issuance of the Series 2021(3) Bonds: Ms. Reed and the Board of District 2 discussed an Authorizing Resolution Approving the Issuance of Roam Metropolitan District No. 2's Limited Tax General Obligation Bonds, Series 2021(3), and in connection therewith, approving the following and

RECORD OF PROCEEDINGS

authorizing the execution of the same: (i) Indenture of Trust with UMB Bank, n.a., (ii) Capital Pledge Agreement with Roam Metropolitan District No. 1 (District No. 1) and UMB Bank, n.a., (iii) Preliminary Limited Offering Memorandum and Limited Offering Memorandum, (iv) Bond Purchase Agreement with Piper Sandler & Co., (v) Continuing Disclosure Agreement with District No. 1, Fraser River Development Co LLC, and UMB Bank, n.a., and (v) All Other Financing Documents Related to the Issuance of the Series 2021(3) Bonds.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 2 adopted the Authorizing Resolution Approving the Issuance of Roam Metropolitan District No. 2's Limited Tax General Obligation Bonds, Series 2021(3), and in connection therewith, approving the following and authorizing the execution of the same: (i) Indenture of Trust with UMB Bank, n.a., (ii) Capital Pledge Agreement with Roam Metropolitan District No. 1 (District No. 1) and UMB Bank, n.a., (iii) Preliminary Limited Offering Memorandum and Limited Offering Memorandum, (iv) Bond Purchase Agreement with Piper Sandler & Co., (v) Continuing Disclosure Agreement with District No. 1, Fraser River Development Co LLC, and UMB Bank, n.a., and (v) All Other Financing Documents Related to the Issuance of the Series 2021(3) Bonds.

District No. 1: Consideration and Approval of a Resolution Approving (i) a Capital Pledge Agreement with Roam Metropolitan District No. 2 (District No. 2) and UMB Bank, n.a., and (ii) a Continuing Disclosure Agreement with District No. 2, Fraser River Development Co LLC, and UMB Bank, n.a., in connection with District No. 2's issuance of its Limited Tax General Obligation Bonds, Series 2021(3): Ms. Reed and the Board of District No. 1 discussed a Resolution Approving (i) a Capital Pledge Agreement with Roam Metropolitan District No. 2 (District No. 2) and UMB Bank, n.a., and (ii) a Continuing Disclosure Agreement with District No. 2, Fraser River Development Co LLC, and UMB Bank, n.a., in connection with District No. 2's issuance of its Limited Tax General Obligation Bonds, Series 2021(3).

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 1 adopted the Resolution Approving (i) a Capital Pledge Agreement with Roam Metropolitan District No. 2 (District No. 2) and UMB Bank, n.a., and (ii) a Continuing Disclosure Agreement with District No. 2, Fraser River Development Co LLC, and UMB Bank, n.a., in connection with District No. 2's issuance of its Limited Tax General Obligation Bonds, Series 2021(3).

RECORD OF PROCEEDINGS

LEGAL MATTERS

Public Hearing to Consider Petition for the Exclusion of Land from Roam Metropolitan District No. 1 for Certain Real Property Owned by Fraser River Development Co LLC; Consider Resolution Approving Exclusion of Land:
Director Larson opened the public hearing.

It was noted that publication of Notice stating that the Board would consider the exclusion of the property and the date, time, and place of the public hearing was made in a newspaper having general circulation within District No. 1. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 1 approved the exclusion of the property as described in the Petition via Resolution No. 2021-11-03 Approving the Exclusion of Real Property from the District, a copy of which is attached hereto and incorporated herein by this reference.

Public Hearing to Consider Petition for the Exclusion of Land from Roam Metropolitan District No. 2 for Certain Real Property Owned by Fraser River Development Co LLC; Consider Resolution Approving Exclusion of Land:
Director Larson opened the public hearing.

It was noted that publication of Notice stating that the Board would consider the exclusion of the property and the date, time, and place of the public hearing was made in a newspaper having general circulation within District No. 2. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

Following discussion, upon motion duly made by Director Larson, seconded by Director Cyman, and upon vote, unanimously carried, the Board of District No. 2 approved the exclusion of the property as described in the Petition via Resolution No. 2021-11-04 Approving the Exclusion of Real Property from the District, a copy of which is attached hereto and incorporated herein by this reference.

Amended and Restated 2020 Funding and Reimbursement Agreement with Fraser River Development Co LLC, Refunding of Existing 2021 Subordinate Promissory Note, and Issuance of a New Subordinate Promissory Note: The Boards tabled the discussion at this time.

RECORD OF PROCEEDINGS

**CAPITAL
PROJECTS/
OPERATIONS AND
MAINTENANCE
MATTERS**

None.

OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By _____
Secretary for the Meeting

**ROAM METROPOLITAN DISTRICT NOS. 1 – 3
2022 ANNUAL ADMINISTRATIVE MATTERS RESOLUTION**

WHEREAS, the Boards of Directors (collectively the “Boards”) of Roam Metropolitan District Nos. 1 – 3 (the “Districts”) 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, 2022, 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, 2022, 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 2023 budgets for the Districts to the Boards by October 15, 2022, 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, 2022; 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, 2022, 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, 2022, 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, 2022 and filed with the State Auditor by July 31, 2022.

9. The Boards direct its staff to prepare the Unclaimed Property Act report and forward the report to the State Treasurer by November 1, 2022 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 the District Accountant 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, including any disclosures required 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 Second Amended and Restated Meeting Resolution dated September 24, 2021, the Boards hereby designate the following locations in each District as the twenty-four (24) hour posting location for all meeting notices:

District No. 1: On power pole at the East end of Wanderer's Way in Tract F, Roam Filing No. 1 as depicted in the map attached hereto as Attachment 1.

District No. 2: On Street Sign on the Northeast Corner of Roam Way and Beaver Lodge Road as depicted in the map attached hereto as Attachment 1.

District No. 3: On tree just North of future Bridge Crossing as depicted in the map attached hereto as Attachment 1.

23. The Board members have reviewed the minutes from the December 1, 2020, March 26, 2021, June 25, 2021, and September 24, 2021, 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. 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.

26. 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.

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ADOPTED AND APPROVED THIS 1st DAY OF DECEMBER, 2021.

ROAM METROPOLITAN DISTRICT NOS. 1 – 3

By: _____
Chip Besse, President

Signature Page to RMD 2022 Annual Administrative Matters Resolution

CERTIFICATION OF RESOLUTION

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Districts, this 1st day of December, 2021.

By: _____
Alan D. Pogue, General Counsel

(RMD1 – S E A L)

(RMD2 – S E A L)

(RMD3 – S E A L)

Certification to RMD 2022 Annual Administrative Matters Resolution

EXHIBIT A

**Minutes from the
December 1, 2020,
March 26, 2021,
June 25, 2021, and
September 24, 2021
Meetings of the Board**

**RESOLUTION OF THE BOARDS OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NOS. 1 - 3
2022 REGULAR SPECIAL DISTRICT ELECTION RESOLUTION**

WHEREAS, Roam Metropolitan District Nos. 1 – 3 (individually, the “District;” collectively, the “Districts”) were organized pursuant to Section 32-1-101 *et seq.*, C.R.S. of the Special District Act (the “Act”); and

WHEREAS, after organization, District elections to elect members to the Boards of Directors (individually, the “Board,” collectively, the “Boards”) of the Districts and/or to present certain ballot questions to the eligible electors of the Districts are governed by the Act; the Uniform Election Code of 1992, Articles 1 to 13 of Title 1, C.R.S. (the “Uniform Code”); and the Colorado Local Government Election Code, Article 13.5 of Title 1, C.R.S. (the “Local Government Election Code”) (the Act, Uniform Code, and Local Government Election Code are collectively referred to herein as the “Election Laws”); and

WHEREAS, the Board for each District consists of five (5) director offices, and of those five directors offices, three (3) directors were appointed to each serve a term on each Board until their successors are elected at the next regular special district election; and two (2) director offices, with terms expiring at the regular special district election scheduled for May 2023, are vacant; and

WHEREAS, pursuant to Section 32-1-905(2)(a), C.R.S., any director appointed to the Boards will serve until the next regular special district election, at which time, the vacancy shall be filled by election for any remaining unexpired portion of the term; and

WHEREAS, the next regular special district election for the Districts to elect members to each Board is scheduled to be held on the Tuesday succeeding the first Monday of May, which is May 3, 2022 (the “Election”) pursuant to Section 1-13.5-111(1), C.R.S.; and

WHEREAS, in accordance with Election Laws, the Boards desire to call the Election for the purposes of electing (i) three (3) directors to each Board to each serve a three-year term pursuant to Section 32-1-305.5(3)(b), C.R.S. and (ii) two (2) directors to each Board to serve a one-year term pursuant to Section 32-1-905(2)(a), C.R.S.; and

WHEREAS, pursuant to Section 32-1-804(1), C.R.S., the Boards shall govern the conduct of the Election and render all interpretations and make all decisions as to controversies or other matters arising in conducting the Election; and

WHEREAS, pursuant to Section 32-1-804(2), C.R.S., all powers granted by the Boards by Part 8, Article 1 of Title 32, for the conduct of regular or special elections may be exercised in the absence of the Boards by the secretary or by an assistant secretary appointed by the Boards, and the person named by the Boards who is responsible for the conducting of the election shall be the designated election official; and

WHEREAS, pursuant to Section 1-13.5-108(1), C.R.S., the designated election official named by the Boards shall render all interpretations and shall make all initial decisions as to controversies or other matters arising in operation of the Code; and

WHEREAS, for purposes of the Election, the Boards desire to appoint an assistant secretary, who shall be the designated election official for the Election and exercise all powers granted by the Boards for the conduct of the Election; and

WHEREAS, §§ 1-13.5-501(1) & -(1.7), C.R.S., require that, between seventy-five (75) and one hundred (100) days before a regular election, the Designated Election Official shall provide public notice of a call for nominations for the election by two methods: (1) by emailing the notice to each active registered elector of the Districts as of the date that is one hundred fifty (150) days prior to the election or, if no email address is on file, by mail as provided in § 1-13.5-501(1.7), C.R.S., and (2) by any one of the following means: publication, as defined in § 1-13.5-501(2), C.R.S.; including the notice as a prominent part of an informational mailing sent by the Districts to the eligible electors of the Districts; posting the information of the official website of the Districts; or, if permitted under § 1-13.5-501(1.7)(b)(IV), C.R.S., posting the notice in at least three public places within the boundaries of the metropolitan district and in the office of the Grand County Clerk and Recorder; and

WHEREAS, § 1-13.5-1104(2), C.R.S. requires the Designated Election Official to supervise the distributing, handling, and counting of ballots and the survey of returns, and to take the necessary steps to protect the confidentiality of the ballots cast and the integrity of the election; and

WHEREAS, §§ 1-11-103(3) & 32-1-104(1), C.R.S. require the Districts to certify to the Division the results of any elections held by the Districts and include the Districts' business address, telephone number, and contact person; and

WHEREAS, § 1-13.5-513(1), C.R.S. provides that if the only matter before the electors in an election is the election of persons to office and if, at the close of business day on the sixty-third (63rd) day before the election or at any time thereafter, there are not more candidates than offices to be filled at the election, the Designated Election Official shall cancel the election and declare the candidates elected if so instructed by resolution of the governing body; and

WHEREAS, § 1-11-103(3), C.R.S. provides that if an election is cancelled pursuant to § 1-13.5-513(1), C.R.S., the Districts shall file notice and a copy of the resolution of such cancellation with the Colorado Division of Local Government (the "Division"); and

WHEREAS, the Boards desire to call an election and set forth herein the procedures for conducting such election as authorized by the Election Laws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NOS. 1 - 3 THAT:

1. The Boards hereby call a regular election of the eligible electors of the Districts to be held on May 3, 2022 between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Election Laws, for the purpose of electing three (3) directors to each serve a three-year term on each Board and two (2) directors to serve a one-year term on each Board. Such numbers may change due to one or more vacancies arising on the Boards after the adoption of this Resolution and prior to the Election. The Election shall be conducted as an independent mail ballot election pursuant to Part 11 of the Local Government Election Code and all other relevant provisions of the Code.

2. Pursuant to Section 32-1-804(2), C.R.S., the Boards hereby name Stacie Pacheco of Icenogle Seaver Pogue, P.C. as Assistant Secretary to the Districts for purposes of the Election, who shall be the Designated Election Official for the Election. The Designated Election Official shall act as the primary contact with the Grand County Clerk and Recorder's office and shall be primarily responsible for ensuring the proper conduct of the Election including, but not limited to, appointing election judges as necessary, appointing the Boards of Canvassers, arranging for the required notices of the election and printing of ballots, and directing that all other appropriate actions be accomplished. The Boards hereby direct the Districts' General Counsel to oversee the general conduct of the Election.

3. The Boards hereby direct the Designated Election Official to provide public notice of a call for nominations for the Election in accordance with the requirements of § 1-13.5-501, C.R.S., which shall include information regarding the director offices to be voted upon at the Election, where a self-nomination and acceptance form or letter may be obtained, the deadline for submitting the self-nomination and acceptance form or letter to the Designated Election Official, and information on obtaining an absentee ballot. The notice shall be emailed to each active registered elector of the Districts as specified in the registration list provided by the Grand County Clerk and Recorder as of the date that is one hundred fifty (150) days prior to the date of the Election or, if no email address is on file, by mail as provided in § 1-13.5-501(1.7), C.R.S. In addition, public notice shall be provided by publication, as defined in § 1-13.5-501(2), C.R.S..

4. Pursuant to Section 1-13.5-1002(1)(b), C.R.S., applications for absentee voter's ballots may be filed at the Designated Election Official's office (at such address noted in Paragraph 5 below), between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 26, 2022).

5. Pursuant to Section 1-13.5-303, C.R.S., any person who desires to be a candidate for the office of director in one or both of the District must file a self-nomination and acceptance form or letter, signed by the candidate and by an eligible elector of the State as a witness to the signature of the candidate, with the Designated Election Official no later than 5:00 P.M. on the day that is sixty-seven (67) days prior to the Election (February 25, 2022). On the date of signing the self-nomination and acceptance form or letter a candidate for director shall be an eligible elector of the Districts. Pursuant to Section 32-1-103(5), C.R.S., an "eligible elector" means a person who, at the designated time or event, is registered to vote in the State of Colorado and (i) who is a resident of the special district; or (ii) who, or whose spouse or civil union partner, owns taxable real or personal property situated within the boundaries of the special district, whether

said person resides within the special district or not. A person who is obligated to pay taxes under a contract to purchase taxable property situated within the boundaries of the special district is considered an “owner” for purposes of this definition. Self-nomination and acceptance forms are available at the Designated Election Official’s office located at 4725 S. Monaco St., Suite 360, Denver, Colorado 80237.

6. Pursuant to Sections 1-13.5-513(1)&(6), C.R.S., the Boards hereby authorize and direct the Designated Election Official to cancel the Election and declare the candidates elected if, at the close of business on the sixty-third (63rd) day before the Election (March 1, 2022), there are not more candidates for director than offices to be filled, including candidates filing affidavits of intent to be write-in candidates, and so long as the only ballot questions are for the election of candidates. The Boards further authorize and direct the Designated Election Official to file cancellation notices with the Grand County Clerk and Recorder’s Office and with the Colorado Division of Local Government, to post notice of the cancellation in the office of the Designated Election Official, and to provide notice by publication of the cancellation of the election. The Designated Election Official also shall notify the candidates that the Election was cancelled and that they were elected by acclamation.

7. In accordance with §§ 1-11-103(3) & 32-1-104(1), C.R.S., the Districts direct the Designated Election Official to notify the Division of the results of any elections held by the Districts, including the Districts’ business address, telephone number, and contact person within thirty (30) days after the Election (June 2, 2022).

8. The Designated Election Official and the officers, agents, consultants, and employees, if any, of the Districts are hereby authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Resolution.

9. All actions consistent with the provisions of this Resolution heretofore taken by the members of the Boards, the Designated Election Official, and the officers, agents, consultants, and employees, if any, of the Districts, and directed toward holding the Election for the purposes stated herein are hereby ratified, approved, and confirmed.

10. All prior acts, orders, or resolutions, or parts thereof, by the Districts in conflict with this Resolution are hereby repealed, except that this repealer shall not be construed to revive any act, order, or resolution, or part thereof, heretofore repealed.

11. If any section, paragraph, clause, or provision of this Resolution shall be adjudged to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining sections, paragraphs, clauses or provisions of this Resolution, it being the intention that the various parts hereof are severable.

12. The Districts shall be responsible for the payment of any and all costs associated with the conduct of the Election, including its cancellation, if necessary, and those costs incurred pursuant to the terms and conditions of an election agreement with the County, if any.

13. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED AND APPROVED THIS 1st DAY OF DECEMBER, 2021.

ROAM METROPOLITAN DISTRICT NOS. 1 – 3

By: _____
Chip Besse, President

Signature Page to Roam Election Resolution



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: August 31, 2021

RE: Notice of 2022 Rate Increase

A handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by the CPI (5.28%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.

**WORK ORDER #4
TO MASTER SERVICES AGREEMENT**

This Work Order is made and entered into this ____ day of _____, 2021, by and between **ROAM METROPOLITAN DISTRICT NO. 1** (the “District”), and **INDEPENDENT DISTRICT ENGINEERING SERVICES, LLC** (“Consultant”), collectively, the “Parties.” Unless otherwise defined herein, all capitalized terms shall have the meaning given to them in that certain Master Services Agreement between the District and Consultant, dated September 12, 2019 (the “Agreement”).

1. Services. The Services to be provided by Consultant pursuant to the terms of the Agreement and this Work Order are set forth in **Exhibit A-1** attached hereto.

2. Compensation. Consultant hereby agrees to perform such Services as set forth in Paragraph 1 to this Work Order and the District hereby agrees to pay Consultant for the satisfactory performance of the Services based on a time and materials basis, not to exceed a total amount of \$16,000, as set forth in **Exhibit A-1** attached hereto. The District’s payment obligation set forth in this Paragraph 2 is subject to the annual appropriation of funds by the District, as set forth in Section 13 of the Agreement. The District has appropriated sufficient funds to compensate Consultant for Services rendered pursuant to this Work Order for the current fiscal year. Payment by the District for any Services rendered by Consultant in the subsequent fiscal year shall be subject to the District appropriating such funds for payment for the subsequent fiscal year.

3. Term. The term of this Work Order shall begin on the date set forth above, shall be effective as of such date regardless of the date of execution hereof, and shall terminate on June 1, 2022 or upon the completion of the Services by Consultant.

4. Modification. This Work Order may not be amended, modified or changed, in whole or in part, except by a Change Order executed by the District and the Consultant. Any Change Order resulting in an increase in compensation shall be subject to the appropriation of funds by the District prior to the execution of a Change Order, as set forth in Section 13 of the Agreement.

5. Integrated Agreement. This Work Order has been issued pursuant to, and is hereby made a part of, the Agreement. The terms and conditions of the Agreement remain in full force and effect and shall apply to this Work Order and the Services performed hereunder.

IN WITNESS WHEREOF, the Parties have executed this Work Order as of the ____ day of _____, 2021.

ROAM METROPOLITAN DISTRICT NO. 1

By: _____

Its: _____

**INDEPENDENT DISTRICT ENGINEERING
SERVICES, LLC**

Brandon Collins, PE

By: Brandon Collins

Its: Director

EXHIBIT A-1 TO WORK ORDER #4
SCOPE OF SERVICES AND PAYMENT FOR SERVICES



355 Union Boulevard, Suite 302
Lakewood, CO 80228

November 22, 2021

Roam Metropolitan Districts Nos. 1-3
Attn: Alan D. Pogue
Icenogle Seaver Pogue, P.C.
4725 S. Monaco Street, Suite 360
Denver, CO 80237

ROAM METROPOLITAN DISTRICTS COST CERTIFICATION PROPOSAL FOR WORK ORDER 3

Independent District Engineering Services, LLC (IDES) is pleased to respond to your request to provide Infrastructure Acquisition Services for the Roam Metropolitan Districts (District) in the Town of Winter Park, Colorado.

SCOPE OF SERVICES

Infrastructure Acquisition – IDES will assist the District with the Infrastructure Acquisition by gathering and logging all the documentation required by the Improvement Acquisition, Advance and Reimbursement Agreement as well as the 2019 Funding and Reimbursement Agreement to ensure the Developer has met all the required requirements for infrastructure acquisition and reimbursement. IDES will coordinate with the Developer and District to gather this information, make sure it is complete and then create a report recommending acquisition.

Meetings – IDES can participate in Project Meetings as necessary. Meetings may include District Board Meetings, project status meetings, local jurisdiction coordination meetings, construction progress meetings, miscellaneous field meetings and other meetings with Project Stakeholders as required or requested.

Additional Services – IDES assisted with the bonding process by answering some of bond counsel's questions on the improvements the bonds will pay for. IDES assisted with physical postings for Board meetings. This work has been done, but is being included in this work order for completeness of contract. Additional fee was also estimated for any future unforeseen additional services that may arise.

FEE

Fee estimates for District engineering services may vary from consultant to consultant and should only be used as an estimate to assist in budgeting. The accuracy of our fee estimate can be affected by the completeness of the information provided by the District and Developer. This fee estimate can be impacted by completeness of agreements and documents, readability of documents, lack of duplicates, and responsiveness of District and Developer. **Our fee estimate for this work is \$16,000. We will provide services to the District as requested and bill only for the actual time required to complete the services.** We will bill using the unit rates provided. Our unit rates are subject to possible change on an annual basis.



355 Union Boulevard, Suite 302
Lakewood, CO 80228

2022 CHARGE RATE SCHEDULE

Services will be provided on a Labor Time and Expenses basis as provided below. Hourly rates are revised periodically to reflect the current cost for delivery of services and the fees charged for services under this engagement may change without notice. The District agrees that IDES is authorized perform a task authorized under this scope of services at the direction of any individual board member.

Billing Rates:

The following Billing Rates shall apply for the Task Order:

Contract Administrator	\$ 125.00 per hour
Project Engineer	\$ 140.00 per hour
Project Manager	\$ 155.00 per hour
Professional Engineer	\$ 160.00 per hour
Sn. Project Manager	\$ 175.00 per hour
District Engineer	\$ 180.00 per hour

Reimbursable Expenses

Mileage	IRS Rate + 10%
Plan Copies, outside copies, other items	at cost + 10%

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 1
APPROVING THE INCLUSION
OF REAL PROPERTY INTO THE DISTRICT**

WHEREAS, Fraser River Development Co LLC (“Petitioner”) has submitted a petition, attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Roam Metropolitan District No. 1 (the “District”) requesting that certain real property described in the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, Petitioner is the fee owner of one hundred percent (100%) of the Property; and

WHEREAS, the Property is capable of being served with the facilities and services of the District; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., on November 25, 2021, the District published notice in *The Middle Park Times* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition; and

WHEREAS, the Board of Directors of the District (the “Board”) conducted a public hearing on the Petition on December 1, 2021 as required by Section 32-1-401(1)(b), C.R.S.; and

WHEREAS, the Consolidated Service Plan (the “Service Plan”) for Roam Metropolitan Districts Nos. 1, 2, and 3 (the “Districts”) approved by the Town of Winter Park (“Town”) Town Council on August 7, 2018 provides in Section III that the inclusion of property located within the Future Inclusion Area Boundaries (as defined in the Service Plan) into any of the Districts may be accomplished without further approval of the Town; and

WHEREAS, the Property is located within the Future Inclusion Area Boundaries, meaning no additional Town consent is necessary to include it within the District.

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD MAKES THE FOLLOWING FINDINGS:

- a. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.
- b. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- c. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- d. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.

- e. Pursuant to Section 32-1-401(1)(c)(I), C.R.S., the Board desires to grant the Petition in whole.

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

1. The Board hereby grants the Petition in whole and orders the inclusion of the Property, as more particularly described in Section 2 below, into the boundaries of the District, subject to the terms and conditions set forth below.

2. The name and address of the Petitioner and the description of the Property to be included into the boundaries of the District are as follows:

Petitioner: Fraser River Development Co LLC
124 County Road 8317
Tabernash, CO 80478

Property: See Exhibit A to the Petition (attached hereto as Exhibit A)

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be certified and filed with the Clerk of the Court in and for Grand County, Colorado, requesting an order to include the Property into the boundaries of the District. The inclusion of the Property into the boundaries of the District shall be effective upon the recording of the Order for Inclusion for the Property in the Grand County Clerk and Recorder's Office.

(Signatures Begin on Next Page)

ADOPTED AND APPROVED THIS 1st DAY OF DECEMBER 2021.

ROAM METROPOLITAN DISTRICT NO. 1

By: _____
Byron Besse, President

ATTEST:

By: _____
Robert Cyman, Secretary

I, Alan D. Pogue, general counsel to Roam Metropolitan District No. 1 (the “District”), do hereby certify that the annexed and foregoing Resolution is a true copy from the records of the proceedings of the Board of Directors of the 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, in the City and County of Denver, Colorado this ____ day of December 2021.

(S E A L)

Alan D. Pogue, General Counsel

EXHIBIT A

(To Resolution Approving Inclusion)

**PETITION FOR INCLUSION OF LAND
(Petitioner Fraser River Development Co LLC)**

**RESOLUTION OF THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 2
APPROVING THE INCLUSION
OF REAL PROPERTY INTO THE DISTRICT**

WHEREAS, Fraser River Development Co LLC (“Petitioner”) has submitted a petition, attached hereto as Exhibit A and incorporated herein by reference (the “Petition”), to Roam Metropolitan District No. 2 (the “District”) requesting that certain real property described in the Petition (the “Property”) be included into the boundaries of the District; and

WHEREAS, Petitioner is the fee owner of one hundred percent (100%) of the Property; and

WHEREAS, the Property is capable of being served with the facilities and services of the District; and

WHEREAS, in accordance with Section 32-1-401(1)(b), C.R.S., on November 25, 2021, the District published notice in *The Middle Park Times* of the filing of the Petition and stated, in addition to other notice requirements, that a public hearing would be held on the Petition; and

WHEREAS, the Board of Directors of the District (the “Board”) conducted a public hearing on the Petition on December 1, 2021 as required by Section 32-1-401(1)(b), C.R.S.; and

WHEREAS, the Consolidated Service Plan (the “Service Plan”) for Roam Metropolitan Districts Nos. 1, 2, and 3 (the “Districts”) approved by the Town of Winter Park (“Town”) Town Council on August 7, 2018 provides in Section III that the inclusion of property located within the Future Inclusion Area Boundaries (as defined in the Service Plan) into any of the Districts may be accomplished without further approval of the Town; and

WHEREAS, the Property is located within the Future Inclusion Area Boundaries, meaning no additional Town consent is necessary to include it within the District.

FOLLOWING THE PUBLIC HEARING ON THE PETITION, THE BOARD MAKES THE FOLLOWING FINDINGS:

- a. Public notice of the hearing on the Petition was duly published in accordance with Section 32-1-401(1)(b), C.R.S.
- b. All members of the public were given the opportunity to address the Board at the public hearing on the Petition.
- c. There were no statements from the general public, written or verbal, opposing the inclusion presented at the public hearing on the Petition.
- d. No municipality or county has filed any written objection to the inclusion of real property, as described in the Petition, into the boundaries of the District.

- e. Pursuant to Section 32-1-401(1)(c)(I), C.R.S., the Board desires to grant the Petition in whole.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF ROAM METROPOLITAN DISTRICT NO. 2 AS FOLLOWS:

1. The Board hereby grants the Petition in whole and orders the inclusion of the Property, as more particularly described in Section 2 below, into the boundaries of the District, subject to the terms and conditions set forth below.

2. The name and address of the Petitioner and the description of the Property to be included into the boundaries of the District are as follows:

Petitioner: Fraser River Development Co LLC
124 County Road 8317
Tabernash, CO 80478

Property: See Exhibit A to the Petition (attached hereto as Exhibit A)

3. In accordance with Section 32-1-402(1)(b), C.R.S., after the date of inclusion of the Property, the Property shall be subject to all of the taxes and charges imposed by the District and shall be liable for its proportionate share of existing bonded indebtedness of the District, but it shall not be liable for any taxes or charges levied or assessed prior to its inclusion in the District.

4. In accordance with Section 32-1-402(1)(c), C.R.S., after the date of inclusion, the Property shall be liable for its proportionate share of any annual operation and maintenance charges and the cost of facilities of the District, and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

5. In accordance with Section 32-1-401(1)(c)(I), C.R.S., the Board directs that this Resolution be certified and filed with the Clerk of the Court in and for Grand County, Colorado, requesting an order to include the Property into the boundaries of the District. The inclusion of the Property into the boundaries of the District shall be effective upon the recording of the Order for Inclusion for the Property in the Grand County Clerk and Recorder's Office.

(Signatures Begin on Next Page)

ADOPTED AND APPROVED THIS 1st DAY OF DECEMBER 2021.

ROAM METROPOLITAN DISTRICT NO. 2

By: _____
Byron Besse, President

ATTEST:

By: _____
Robert Cyman, Secretary

I, Alan D. Pogue, general counsel to Roam Metropolitan District No. 2 (the “District”), do hereby certify that the annexed and foregoing Resolution is a true copy from the records of the proceedings of the Board of Directors of the 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, in the City and County of Denver, Colorado this ____ day of December 2021.

(S E A L)

Alan D. Pogue, General Counsel

EXHIBIT A

(To Resolution Approving Inclusion)

**PETITION FOR INCLUSION OF LAND
(Petitioner Fraser River Development Co LLC)**

**RESOLUTION OF
THE BOARD OF DIRECTORS OF
ROAM METROPOLITAN DISTRICT NO. 1**

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

WHEREAS, on August 7, 2018, the Town of Winter Park, Colorado Town Council (the "Town") approved the "Consolidated Service Plan for Roam Metropolitan Districts Nos. 1, 2 and 3" (the "Service Plan") for the purpose of providing certain parameters for the District, together with Roam Metropolitan District No. 2 ("District No. 2") and Roam Metropolitan District No. 3 ("District No. 3," together with the District and District No. 2, the "Districts") to assist in the financing, construction, operations and maintenance of certain public improvements ("Public Improvements") for a new residential development (the "Development") in the Town; and

WHEREAS, the Districts were formed pursuant to Section 32-1-101 *et seq.*, C.R.S., as amended, by order of the District Court for Grand County, Colorado, and after approval of the eligible electors of the Districts at organizational elections held on November 6, 2018 (the "Election"); and

WHEREAS, the Service Plan contemplates that the District will own (subject to discretionary transfer to other governmental entities or authorities), construct, operate and maintain the Public Improvements described in the Service Plan benefiting the Districts and provide management and administrative services for the Districts, and incur costs associated therewith; and

WHEREAS, the Districts entered into an Intergovernmental Agreement Concerning District Operations, dated December 21, 2018, pursuant to which District No. 2 and District No. 3 (the "Financing Districts") agreed to engage the District to provide operations, maintenance and administrative services on behalf of the Districts, and the Financing Districts agreed to provide, to the extent available, moneys sufficient to fund the same; and

WHEREAS, the Districts currently have insufficient funds to pay for the operations and maintenance costs associated with the Public Improvements constructed or to be constructed within or without the boundaries of the District, and to pay for other budgeted general fund expenditures of the Districts (collectively, the "Operation Costs"); and

WHEREAS, to assist in the financing of the Operation Costs, the District and Fraser River previously entered into that certain 2019 Funding and Reimbursement Agreement dated December 21, 2019 (the "2019 Agreement"), and that certain 2020 Funding and Reimbursement Agreement dated January 1, 2020 (the "2020 Agreement"), as amended by a First Amendment to 2020 Funding and Reimbursement Agreement dated December 1, 2020 (the "2020 First

Amendment”), and that Second Amendment to 2020 Funding and Reimbursement Agreement dated March 26, 2021 (the “2020 Second Amendment,” together with the 2019 Agreement, the 2020 Agreement and the 2020 First Amendment, the “Prior Agreement”) for the purpose of consolidating all understandings and commitments between such parties relating to the funding and repayment of the Operation Costs; and

WHEREAS, to evidence the District’s reimbursement obligation to Fraser River pursuant to the Second Amendment, the District issued a subordinate promissory note to Fraser River, dated March 26, 2021 with a maturity date of December 31, 2021 (the “2021 Note”); and

WHEREAS, the District has determined that it will lack sufficient funds to repay amounts outstanding on the 2021 Note at the date of maturity and to pay the costs associated with the Operation Costs in 2022; and

WHEREAS, Fraser River is willing to continue to advance funds to or expend funds on behalf of the District, provided that the District agrees to repay Fraser River for such amounts, including all amounts advanced pursuant to the Prior Agreement; and

WHEREAS, the District has agreed to repay Fraser River for any and all funds advanced to or expended on behalf of the District; and

WHEREAS, the District and Fraser River have renegotiated the Prior Agreement and desire to enter into the “Amended and Restated 2020 Funding and Reimbursement Agreement,” as attached hereto as Exhibit A and incorporated herein by reference (the “Agreement”), for the purpose of consolidating all understandings and commitments between the Parties relating to the funding and repayment of the Operation Costs, including any advances to or expenditures made on behalf of the District pursuant to the Prior Agreement; and

WHEREAS, to evidence the District’s repayment obligation to Fraser River for funds advanced to or expended on behalf of the District pursuant to the Agreement, the District will refund the 2021 Note and issue a new subordinate promissory note, as attached hereto as Exhibit B and incorporated herein by reference (“Subordinate Note”) to Fraser River, as provided in the Agreement.

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 “Amended and Restated 2020 Funding and Reimbursement Agreement” attached hereto as Exhibit A, to be effective December 31, 2021, and authorizes the District’s President to execute the same.
2. The Board of Directors hereby authorizes the issuance of the Subordinate Note, as attached hereto as Exhibit B, to be issued to Fraser River on December 31, 2021, and authorizes the District’s President to execute the same.
3. This Resolution shall take effect on the date and at the time of its adoption.

ADOPTED AND APPROVED THIS 1st DAY OF DECEMBER, 201.

ROAM METROPOLITAN DISTRICT NO. 1

By: Chip Besse, President

EXHIBIT A
(To Resolution)

AMENDED AND RESTATED 2020 FUNDING AND REIMBURSEMENT AGREEMENT

**AMENDED AND RESTATED
2020 FUNDING AND REIMBURSEMENT AGREEMENT**

This AMENDED AND RESTATED 2020 FUNDING AND REIMBURSEMENT AGREEMENT (the “Agreement”) is made and entered into as of this 31st day of December, 2021 (the “Effective Date”), 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 (“Fraser River”), collectively, the “Parties”.

RECITALS

WHEREAS, on August 7, 2018, the Town of Winter Park, Colorado (the “Town”) Town Council, approved the “Consolidated Service Plan for Roam Metropolitan Districts Nos. 1, 2 and 3” (the “Service Plan”) for the purpose of providing certain parameters for the District, together with Roam Metropolitan District No. 2 (“District No. 2”) and Roam Metropolitan District No. 3 (“District No. 3,” together with the District and District No. 2, the “Districts”) to assist in the financing, construction, operations and maintenance of certain public improvements (“Public Improvements”) for a new residential development (the “Development”) in the Town; and

WHEREAS, the Districts were formed pursuant to Section 32-1-101 *et seq.*, C.R.S., as amended, by order of the District Court for Grand County, Colorado, and after approval of the eligible electors of the Districts at organizational elections held on November 6, 2018 (the “Election”); and

WHEREAS, at the Election of the Districts, a majority of eligible electors in the Districts approved the Districts’ issuance of indebtedness and the imposition of ad valorem taxes by the Districts for the purpose of repaying such debt; and

WHEREAS, the Service Plan contemplates that the District will own (subject to discretionary transfer to other governmental entities or authorities), construct, operate and maintain the Public Improvements described in the Service Plan benefiting the Districts and provide management and administrative services for the Districts, and incur costs associated therewith; and

WHEREAS, the Districts entered into an Intergovernmental Agreement Concerning District Operations, dated December 21, 2018, pursuant to which District No. 2 and District No. 3 (the “Financing Districts”) agreed to engage the District to provide operations, maintenance and administrative services on behalf of the Districts, and the Financing Districts agreed to provide, to the extent available, moneys sufficient to fund the same; and

WHEREAS, the Districts currently have insufficient funds to pay for the operations and maintenance costs associated with the Public Improvements constructed or to be constructed within or without the boundaries of the District, and to pay for other budgeted general fund expenditures of the Districts (collectively, the “Operation Costs”); and

WHEREAS, to assist in the financing of the Operation Costs, the District and Fraser River previously entered into that certain 2019 Funding and Reimbursement Agreement dated December 21, 2019 (the “2019 Agreement”), and that certain 2020 Funding and Reimbursement Agreement dated January 1, 2020 (the “2020 Agreement”), as amended by a First Amendment to 2020 Funding and Reimbursement Agreement dated December 1, 2020 (the “2020 First Amendment”), and that Second Amendment to 2020 Funding and Reimbursement Agreement dated March 26, 2021 (the “2020 Second Amendment,” together with the 2019 Agreement, the 2020 Agreement and the 2020 First Amendment, the “Prior Agreement”) for the purpose of consolidating all understandings and commitments between such parties relating to the funding and repayment of the Operation Costs; and

WHEREAS, to evidence the District’s reimbursement obligation to Fraser River pursuant to the Second Amendment, the District issued a subordinate promissory note to Fraser River, dated March 26, 2021 with a maturity date of December 31, 2021 (the “2021 Note”); and

WHEREAS, the District has determined that it will lack sufficient funds to repay amounts outstanding on the 2021 Note at the date of maturity and to pay the costs associated with the Operation Costs in 2022; and

WHEREAS, Fraser River is willing to continue to advance funds to or expend funds on behalf of the District, provided that the District agrees to repay Fraser River for such amounts, including all amounts advance pursuant to the Prior Agreement; and

WHEREAS, the District has agreed to repay Fraser River for any and all funds advanced to or expended on behalf of the District as set forth herein; and

WHEREAS, the District and Fraser River have renegotiated the Prior Agreement and desire to enter into this Agreement for the purpose of consolidating all understandings and commitments between the Parties relating to the funding and repayment of the Operation Costs, including any advances to or expenditures made on behalf of the District pursuant to the Prior Agreement; and

WHEREAS, to evidence the District’s repayment obligation to Fraser River for funds advanced to or expended on behalf of the District pursuant to the Agreement and the Prior Agreement, the District desires to refund the 2021 Note and issue a new subordinate promissory note to Fraser River, as further provided herein; and

WHEREAS, the District’s Board of Directors and Fraser Reiver’s Board of Managers have authorized its officers to execute this Agreement and to take all other actions necessary and desirable to effectuate the purposes of this Agreement; and

WHEREAS, those employees and/or affiliates of Fraser River who serve on the District’s Boards of Directors have each disclosed potential conflicts of interest in connection with this Agreement, as required by law.

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 Fraser River agree as follows:

COVENANTS AND AGREEMENTS

1. Advance Amount and Term. Fraser River hereby agrees to advance funds or expend funds on behalf of the District in one or more installments, provided that in no event shall the total amount that Fraser River shall advance to the District or expend on behalf of the District, exceed Three Hundred Fifty Thousand Dollars (\$350,000), (the “Maximum Principal Amount”). The Maximum Principal Amount constitutes the maximum amount that may be advanced or expended hereunder, notwithstanding any payment or prepayment of any portion of the funds advanced or expended pursuant to the terms hereof, unless this Agreement is further supplemented or amended. Advanced funds shall be available to the District in one or a series of installments as of the Effective Date through December 31, 2022, which period shall constitute the “Funding Obligation Term” of the Agreement. The District’s repayment obligation shall survive the Funding Obligation Term until Fraser River is repaid in full, provided that the District’s repayment obligation shall terminate on the date that is forty (40) years from the effective date of the 2019 Agreement (or December 20, 2059), even if any portion of the Maximum Principal Amount remains outstanding.

2. Use of Funds.

A. The District agrees that it shall apply all funds advanced by Fraser River solely to the payment of the Operation Costs, as such costs are budgeted and appropriated as District expenditures for the Funding Obligation Term of this Agreement. Said funds may not be used for any other purpose without the prior written consent of Fraser River.

B. The District shall prepare and adopt a budget annually for the duration of this Agreement, and/or at such other times as may be provided by law, which shall be available to Fraser River for inspection upon reasonable request.

C. The District will budget all or a portion of the aggregate amount that may be advanced to or expended on behalf of the District hereunder as “revenue” from year to year, thereby enabling it to appropriate sufficient funds to pay the expenses set forth in its budget during the Funding Obligation Term of this Agreement.

3. Manner for Requesting Advances. Fraser River is obligated to promptly advance funds to the District or expend funds on the District’s behalf upon proper request from the District, in the specific amounts requested. The procedures for making such a request shall be as follows:

A. The District’s Board shall hold public meetings, as necessary, to review and authorize the execution of contracts and the incurrence of other fees and costs, and to authorize payments and expenditures therefor, consistent with the District’s Service Plan and budget. At said meetings, Fraser River, any and all consultants, contract parties, and/or other

individuals or entities shall have the opportunity to submit invoices and/or other notices of payment due for review and authorization. If the District's Board determines that said invoices and/or notices of payment are consistent with the District's Service Plan, the terms of this Agreement, and the applicable budget, it shall authorize payment therefor contingent on the receipt of funds advanced from Fraser River, or authorize expenditures to be made by Fraser River on behalf of the District.

B. Thereafter, the District shall advise Fraser River in writing of the amount to be advanced to or expended on behalf of the District in an amount sufficient to pay said invoices and/or notices of payment or expenditures. The District shall certify that the funds so requested are to be used for purposes permitted under this Agreement and consistent with the Service Plan.

C. Immediately upon the receipt of funds from Fraser River, or when funds are expended by Fraser River on behalf of the District, the District shall maintain evidence of the (i) amount of funds advanced to or expended on behalf of the District; (ii) date such amount was advanced or expended; and (iii) total amount of funds advanced to the District and/or expended on the District's behalf to date pursuant to this Agreement. In addition, the District shall notate the same on Schedule "A" of the Subordinate Note to be issued hereunder as provided in Paragraph 5 hereof. The District will make such evidence available to Fraser River upon reasonable request and such evidence shall constitute the agreed-upon amounts to be repaid by the District in accordance with the terms of this Agreement.

4. Issuance of the Subordinate Note; Recordation of Advances; Interest.

A. Upon the Effective Date, the District shall refund the 2021 Note and issue a new Subordinate Note to Fraser River, substantially in the form as attached hereto as Exhibit A, in an amount not to exceed the Maximum Principal Amount, which Subordinate Note shall evidence the District's repayment obligation to Fraser River for funds advanced to or expended on behalf of the District, as provided herein. The Subordinate Note shall include a beginning balance equal to the outstanding principal amount on the 2021 as of the Effective Date, and include all unpaid accrued interest thereon.

B. The Subordinate Note issued hereunder shall bear simple interest as to each advance or expenditure made hereunder at the rate of Two Percent (2%) plus the current Federal Reserve Board Prime Rate or at the rate of Six Percent (6%), whichever is greater, not to exceed 8% per annum, from the date such advance or expenditure is made, regardless of the date such advance or expenditure is made, to the earlier of the Maturity Date (as defined below) or date of redemption thereof, subject to Paragraph 7.B. hereof. Said interest shall be payable upon maturity of the Subordinate Note issued pursuant to this Agreement. If the Subordinate Note, or any portion thereof, is redeemed prior to the Maturity Date, then the interest that accrued on the principal amount so redeemed, must be paid upon redemption; for purposes of the foregoing, interest shall be deemed to have accrued up to and including the date of redemption.

C. Upon receipt of each advance from Fraser River or upon any approved amount expended by Fraser River on the District's behalf, the District shall complete the

appropriate information in Schedule “A” of the Subordinate Note issued to Fraser River, showing the date and amount of each advance received or expenditure made, the date of the advance or expenditure, and the total principal amount and unpaid accrued interest thereon then outstanding on the Subordinate Note.

D. The Subordinate Note shall be repayable only to the extent, and in the amount of, noted as outstanding on Schedule “A” thereto, which amount shall not exceed the Maximum Principal Amount, notwithstanding any payment or prepayment of any portion of the amount outstanding pursuant to the terms thereof, unless this Agreement and the Subordinate Note are further supplemented or amended. Following any repayment in whole or in part of the Subordinate Note, advances shall continue to be made or funds expended on behalf of the District and noted on the Subordinate Note in accordance with the provisions hereof, provided that the total of all advances and expenditures made hereunder, regardless of whether prepaid, shall not exceed the Maximum Principal Amount.

E. The terms of this Agreement may be used to construe the intent of the District and Fraser River in connection with the issuance of the Subordinate Note, and shall be read as nearly as possible to make the provisions of the Subordinate Note and this Agreement fully effective. Should any irreconcilable conflict arise between the terms of this Agreement and the terms of the Subordinate Note, the terms of the Subordinate Note shall prevail.

F. If, for any reason, the Subordinate Note is determined to be invalid or unenforceable (except in the case of fraud by Fraser River in connection therewith), the District shall issue a new promissory note to Fraser River that is legally enforceable. Said new Subordinate Note shall evidence the District’s obligation to repay all amounts advanced or expended pursuant to the Agreement and any unpaid accrued interest thereon, subject to the terms hereof.

5. Terms of Repayment; Source of Revenues.

A. Subject to Paragraph 7.B. of the Agreement, any funds advanced to or expended on behalf of the District hereunder shall be repaid in accordance with the terms of the Subordinate Note on which the amount of such outstanding and unpaid obligations are notated and in accordance with the terms provided herein. The Subordinate Note shall have a maturity date of December 20, 2059 (the “Maturity Date”). In the event the Parties amend the Maximum Principal Amount pursuant to an amendment to the Agreement, the District agrees to refund the existing Subordinate Note and issue a new Subordinate Note to Fraser River in an amount not to exceed the amended Maximum Principal Amount, with same Maturity Date, and subject to the same terms as provided in this Agreement, except as otherwise amended. Schedule “A” of the Subordinate Note issued by the District shall reflect all outstanding principal and unpaid accrued interest due on the Subordinate Note being refunded. The District’s agreement to issue a Subordinate Note pursuant to this Paragraph 5.A. constitutes a multiple fiscal year obligation under the State of Colorado Constitution, is authorized pursuant to a vote of the eligible electors of the District and shall not be subject to annual appropriation.

B. Subject to the conditions set forth in this Paragraph 5.B., the District shall repay the Subordinate Note from (i) all or a portion of the proceeds of one or more series of general or special obligation bonds, revenue bonds or other multiple fiscal year obligations of the District, including, without limitation, loans from financial institutions (collectively, the “Bond” or “Bonds”) issued by the District, (ii) all or a portion of the proceeds from one or more series of Bonds issued by one or more the Financing Districts pursuant to the Operations IGA, and/or (iii) any other revenues of the District, as the District determines in its sole discretion, are available for such purpose, including fees, rates, tolls, and charges, subject to any restrictions provided in the Service Plan and electoral authorization. The issuance of any Bonds by the District and/or the Financing Districts shall be made in the sole discretion of the District or applicable Financing District, and issued at such time or times, and contain such terms, as may be determined by the District and the Financing District. *Any repayment of the Subordinate Note shall be subject to the terms and conditions of, and such repayment obligations shall be subordinate to, the Bonds and any refundings thereof, and the provisions of any Bond resolution, indenture, pledge agreement, loan document and/or any other document related thereto; and further provided that any mill levy certified by the District or Financing Districts for the purpose of repaying the Subordinate Note shall not be higher than the Service Plan mill levy cap for such District, as it now exists or may be amended from time to time as provided therein.* The Subordinate Note will be paid in full by the District prior to payment of any other obligation thereof that may have a claim on any District revenues which are otherwise available for payment of the Subordinate Note, other than current District operation and maintenance expenses, other budgeted general operating expenditures of the Districts, and as otherwise provided in this Paragraph 5.B.

C. Repayment by the District of some or all the amounts owing hereunder, as evidenced on the Subordinate Note issued hereunder, shall be contingent upon the availability of Bond proceeds or other legally available revenues of the District described in Paragraph 5.B. hereof. Failure by the District to repay the amounts due hereunder as a result of insufficient funds shall not constitute a default, nor subject the District to any claims and/or causes of action by Fraser River, 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 and/or interest on the Subordinate Note shall not cause or permit acceleration thereof; rather, the Subordinate Note shall continue to bear interest at the rate and in the manner specified therein and herein.

D. The Subordinate Note may be prepaid, in whole or in part, at any time without redemption premium or other penalty, but with interest accrued to the date of prepayments on the principal amount prepaid. Any and all prepayments shall first be applied to unpaid accrued interest and then to the principal amount outstanding.

E. The Subordinate Note issued hereunder shall be repayable only to the extent of the amount owed by the District as noted on Schedule “A” attached to the Subordinate Note. Any repayment made to Fraser River by the District shall be notated on Schedule “A” to the Subordinate Note.

6. Obligations Irrevocable. The obligations created by this Agreement are absolute, irrevocable, and unconditional, unless a contrary notation is specifically made herein, and may only be modified pursuant to Paragraph 11 herein. Fraser River shall not take any action which

would delay or impair the District's ability to receive the advances contemplated herein with sufficient time to properly pay approved invoices and/or notices of payment due.

7. Termination.

A. Fraser River's obligation to advance funds to the District or expend funds on the District's behalf in accordance with this Agreement shall terminate upon the expiration of the Funding Obligation Term, except to the extent that (i) advance requests have been made to Fraser River that are pending by this termination date, in which case said pending request(s) will be honored notwithstanding the passage of the termination date, or (ii) the Funding Obligation Term has been extended by the Parties via written amendment, as provided in Paragraph 11 of the Agreement.

B. The District's obligations hereunder shall terminate upon the earlier of: (i) repayment in full of the Maximum Principal Amount or such lesser amount advanced or expended on its behalf hereunder if it is determined by the District that no further advances to and/or expenditures made on behalf of the District shall be required, as evidenced pursuant to the Subordinate Note issued hereunder; or (ii) the Maturity Date. Any amounts remaining outstanding on the Subordinate Note on the Maturity Date shall be discharged with no further amounts due by the District.

8. Tax Covenant. In the event the District is advised by nationally recognized bond counsel that payments of all or any portion of interest due on the Subordinate Note issued hereunder may be excluded from gross income of the holder thereof for federal income tax purposes upon compliance with certain procedural requirements and restrictions that are not inconsistent with the intended uses of funds contemplated herein and are not overly burdensome to the District, the District agrees to take all action reasonably necessary to satisfy the applicable provisions of the Internal Revenue Code of 1986, as amended, and regulations promulgated thereunder, in accordance with written instructions of nationally recognized bond counsel. Fraser River acknowledges that no representations or warranties whatsoever have been made by the District or its Board of Managers as to the treatment for federal or state income tax purposes of any interest payable hereunder.

9. Time Is of the Essence. Time is of the essence hereof; provided, however, that if the last day permitted or otherwise determined for the performance of any required act under this Agreement falls on a Saturday, Sunday or legal holiday, the time for performance shall be extended to the next succeeding business day, unless otherwise expressly stated.

10. Notices and Place for Payments. Any notices, demands, or other communications required or permitted to be given by any provision of this Agreement shall be given in writing and shall be delivered in person, by certified mail, postage prepaid, return receipt requested, by a commercial overnight courier that guarantees next day delivery and provides a receipt, or by electronic mail communications (the "E-Mail"), and such notices shall be addressed as follows:

If to the District: Roam Metropolitan District No. 1
c/o Icenogle Seaver Pogue, P.C.

4725 S. Monaco St., Suite 360
Attn: Alan D. Pogue
Email: apogue@ISP-law.com

With a copy to: Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, Colorado 80237
Attn: Alan D. Pogue
Email: apogue@ISP-law.com

If to Fraser River: Fraser River Development Co LLC
124 County Road 8317
Tabernash, CO 80478
Attn: _____
Email: _____

or to such other address as either party may from time to time specify in writing to the other party. Notice shall be considered delivered upon delivery by certified mail, overnight courier, E-Mail or upon hand delivery. When using E-Mail to provide notice, the receiving party must respond via “reply” acknowledging receipt of the E-Mail notification or a read receipt or delivery receipt must be provided to the sender. If the sending party fails to receive acknowledgement of such receipt, an alternative form of notification must be used.

11. Amendments. Except as otherwise provided herein, this Agreement may not be amended, modified, or changed, in whole or in part, without a written agreement executed by both the District and Fraser River.

12. Assignment. This Agreement may not be assigned, in whole or in part. Any attempted assignment in violation of this paragraph shall be immediately void and of no effect.

13. Applicable Laws. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Colorado.

14. Severability. If any clause or provision of this Agreement is adjudged invalid and/or unenforceable by a court of competent jurisdiction or by operation of any law, such clause or provision shall not affect the validity of this Agreement as a whole, but shall be severed herefrom, leaving the remaining Agreement intact and enforceable.

15. Authority. By execution hereof, the District and Fraser River represent and warrant that their respective representatives signing hereunder have full power and authority to execute this Agreement and to bind the respective party to the terms hereof.

16. Legal Existence. The District will maintain its legal identity and existence so long as any of the advanced amounts contemplated herein remain outstanding. The foregoing statement shall apply unless, by operation of law, another legal entity succeeds to the liabilities

and rights of the District hereunder without materially adversely affecting Fraser Creek's privileges and rights under this Agreement.

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

18. Effect on Prior Agreement.

A. This Agreement and the Subordinate Note issued hereunder, constitute and represent the entire, integrated agreement between the District and Fraser River with respect to the matters set forth herein and hereby supersedes any and all prior negotiations, representations, agreements, or arrangements of any kind with respect to those matters, whether written or oral, including the Prior Agreement. This Agreement shall become effective upon the Effective Date.

B. Fraser River and the District each hereby waive any claims available to each as a result of any failure by the other party to perform any covenant or condition or to otherwise comply with the provisions of the Prior Agreement.

(REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.)

IN WITNESS WHEREOF, the District and Fraser River have executed this Agreement, to be effective as of the Effective Date.

ROAM METROPOLITAN DISTRICT NO. 1

By: Chip Besse, President

FRASER RIVER DEVELOPMENT CO LLC

By: _____
Its: President _____

EXHIBIT A

(To Amended and Restated 2020 Funding and Reimbursement Agreement)

FORM OF PROMISSORY NOTE

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

PRINCIPAL AMOUNT: Up To Three Hundred Fifty Thousand Dollars (\$350,000)

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

DATED: December 31, 2021

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

MATURITY DATE: December 20, 2059

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 amount outstanding on this Note. This Note shall be paid in full from the sources hereinafter described prior to the payment of any other obligation of the District that may have a claim on such revenues and would otherwise be available for the payment of this Note as further described herein, other than current operation and maintenance expenses and other budgeted general fund expenditures of the District, and as further provided and limited herein.

This Note is executed, issued and delivered to Fraser River pursuant to that certain Amended and Restated 2020 Funding and Reimbursement Agreement entered into by and between the District and Fraser River, dated December 31, 2021 (the “Agreement”), the terms of

which are hereby incorporated by reference, to evidence the repayment obligation of the District with respect to certain indebtedness owed to Fraser River. This Note refunds a subordinate promissory note issued by the District to Fraser River on March 26, 2021.

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 revenue sources and in the manner specified in the Agreement, contingent upon the receipt of such funds from said revenue sources, subject to any restrictions provided in the Agreement, Service Plan and electoral authorization; and further *provided, that any such repayment shall be subject to the annual appropriation of funds by the District and shall be subject to the terms and conditions of, and such repayment obligations shall be subordinate to, the Bonds (as such term is defined in the Agreement) and any refundings thereof, and the provisions of any bond resolution, indenture, pledge agreement, loan document and/or any other document related thereto; and further provided that any mill levy certified by the District for the purpose of repaying advances made hereunder shall not be higher than the Service Plan mill levy cap, as it now exists or may be amended from time to time as provided therein.* **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 Fraser River 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 Fraser River, 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.

Upon each advance made to, or approved expenditure made on behalf of, the District by Fraser River pursuant to the Agreement, the District shall indicate on Schedule "A" of this Note: (i) the amount of funds advanced to or expended on behalf of the District; (ii) the date of the advance or expenditure; and (iii) the total funds advanced and/or expended to date under the Note. 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 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. FRONT RANGE 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, FRONT RANGE 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 Fraser River enforces this Note upon default, the District shall pay or reimburse Fraser River 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.

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

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

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.

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, subject to the provisions herein and the provisions of the Agreement. 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. Notwithstanding the foregoing, Fraser River acknowledges that the District's obligations hereunder shall terminate on the Maturity Date, even if any portion of the principal sum remains unpaid and outstanding.

IN WITNESS WHEREOF, the District has caused this Note to be executed in its name and on its behalf by its President, with an imprint of its seal affixed hereon.

ROAM METROPOLITAN DISTRICT NO. 1

(S E A L)

By: **EXHIBIT FORM – DO NOT SIGN**
President

SCHEDULE A

EXHIBIT B
(To Resolution)

SUBORDINATE PROMISSORY NOTE

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

PRINCIPAL AMOUNT: Up To Three Hundred Fifty Thousand Dollars (\$350,000)

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

DATED: December 31, 2021

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

MATURITY DATE: December 20, 2059

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 amount outstanding on this Note. This Note shall be paid in full from the sources hereinafter described prior to the payment of any other obligation of the District that may have a claim on such revenues and would otherwise be available for the payment of this Note as further described herein, other than current operation and maintenance expenses and other budgeted general fund expenditures of the District, and as further provided and limited herein.

This Note is executed, issued and delivered to Fraser River pursuant to that certain Amended and Restated 2020 Funding and Reimbursement Agreement entered into by and between the District and Fraser River, dated December 31, 2021 (the “Agreement”), the terms of

which are hereby incorporated by reference, to evidence the repayment obligation of the District with respect to certain indebtedness owed to Fraser River. This Note refunds a subordinate promissory note issued by the District to Fraser River on March 26, 2021.

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 revenue sources and in the manner specified in the Agreement, contingent upon the receipt of such funds from said revenue sources, subject to any restrictions provided in the Agreement, Service Plan and electoral authorization; and further *provided, that any such repayment shall be subject to the annual appropriation of funds by the District and shall be subject to the terms and conditions of, and such repayment obligations shall be subordinate to, the Bonds (as such term is defined in the Agreement) and any refundings thereof, and the provisions of any bond resolution, indenture, pledge agreement, loan document and/or any other document related thereto; and further provided that any mill levy certified by the District for the purpose of repaying advances made hereunder shall not be higher than the Service Plan mill levy cap, as it now exists or may be amended from time to time as provided therein. 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 Fraser River 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 Fraser River, 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.

Upon each advance made to, or approved expenditure made on behalf of, the District by Fraser River pursuant to the Agreement, the District shall indicate on Schedule "A" of this Note: (i) the amount of funds advanced to or expended on behalf of the District; (ii) the date of the advance or expenditure; and (iii) the total funds advanced and/or expended to date under the Note. 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 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. FRONT RANGE 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, FRONT RANGE 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 Fraser River enforces this Note upon default, the District shall pay or reimburse Fraser River 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.

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

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

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.

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, subject to the provisions herein and the provisions of the Agreement. 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. Notwithstanding the foregoing, Fraser River acknowledges that the District's obligations hereunder shall terminate on the Maturity Date, even if any portion of the principal sum remains unpaid and outstanding.

IN WITNESS WHEREOF, the District has caused this Note to be executed in its name and on its behalf by its President, with an imprint of its seal affixed hereon.

ROAM METROPOLITAN DISTRICT NO. 1

(S E A L)

By: Chip Besse, President, President

SCHEDULE A

ROAM METROPOLITAN DISTRICT NO.1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

FUNDING REQUEST

TO: FRASER RIVER DEVELOPMENT COMPANY, LLC
124 COUNTY ROAD 8317
TABERNASH, CO 80478

FROM: ROAM METROPOLITAN DISTRICT NO.1-NO.3

RE: REQUEST FOR FUNDS ADVANCE BY DEVELOPER

DATE: September 29, 2021

Reference: **Funding Request**

In accordance with the Operational Funding Agreement by and between Fraser River Development Company, LLC and Roam Metropolitan District No.1- No. 3 notice is hereby given that funds are currently needed to pay the general expenses scheduled to be approved for payment at the next board meeting as approved by the 2021 Budget.

Per the agreement, Fraser River Development Company, LLC is requested to provide: **\$11,002.44** for current expenses.

PLEASE MAKE CHECKS PAYABLE TO ROAM METROPOLITAN DISTRICT NO. 1

**Roam 1-3 Metropolitan District
September-21**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Icenogle Seaver Pogue	20486	8/31/2021	8/31/2021	\$ 9,383.35	Legal	1675
Special District Management Services	D1 08/2021	8/31/2021	8/31/2021	\$ 1,022.00	Accounting	1612
Special District Management Services	D1 08/2021	8/31/2021	8/31/2021	\$ 420.00	Management	1680
Special District Management Services	D1 08/2021	8/31/2021	8/31/2021	\$ 5.69	Miscellaneous	1685
Special District Management Services	D2 08/2021	8/31/2021	8/31/2021	\$ 28.00	Accounting	1612
Special District Management Services	D2 08/2021	8/31/2021	8/31/2021	\$ 56.00	Management	1680
Special District Management Services	D2 08/2021	8/31/2021	8/31/2021	\$ 1.60	Miscellaneous	1685
Special District Management Services	D3 08/2021	8/31/2021	8/31/2021	\$ 28.00	Accounting	1612
Special District Management Services	D3 08/2021	8/31/2021	8/31/2021	\$ 56.00	Management	1680
Special District Management Services	D3 08/2021	8/31/2021	8/31/2021	\$ 1.80	Miscellaneous	1685
				\$11,002.44		

**Roam 1-3 Metropolitan District
September-21**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 11,002.44	\$ -	\$ -	\$ 11,002.44
				\$ -
Total Disbursements from Checking Acct	\$11,002.44	\$0.00	\$0.00	\$11,002.44

SEP 13 2021



ICENOGL SEAVR POGUE

Roam Metropolitan Districts Nos. 1 - 3
 c/o Special Distric Management Srvs
 141 Union Blvd, Suite 150
 Lakewood, CO 80228

August 31, 2021
 Statement No. 20486
 Account No. 1291

Dist. Name _____

G/L Code	Amount
1675	9,383.25
Dist. Mgr. Initials	<i>[Signature]</i>

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1291-0008000 MEETINGS 462.00	0.00	0.00	0.00	-462.00	\$0.00
1291-0012000 CONFLICTS 9.00	0.00	0.00	0.00	-9.00	\$0.00
1291-1301000 2021 FINANCING 1,260.50	7,242.50	0.00	0.00	0.00	\$8,503.00
1291-2000000 GENERAL 4,827.58	1,856.00	0.00	44.85	-2,581.48	\$4,146.95
1291-2001000 PUBLIC DISCLOSURE STATEMENT 216.00	240.00	0.00	0.00	-216.00	\$240.00
1291-2002000 COVENANTS CONDITIONS AND RESTRICTIONS 253.00	0.00	0.00	0.00	-253.00	\$0.00
<u>7,028.08</u>	<u>9,338.50</u>	<u>0.00</u>	<u>44.85</u>	<u>-3,521.48</u>	<u>\$12,889.95</u>



ICENOGL SEAVR POGUE

Roam Metropolitan Districts Nos. 1 - 3
c/o Special Distric Management Srvs
141 Union Blvd, Suite 150
Lakewood, CO 80228

August 31, 2021
Statement No. 20486
Account No. 1291

MEETINGS

Previous Balance	\$462.00
<u>Payments</u>	
Total Payments Thru 09/10/2021	-462.00
Balance Due	<u>\$0.00</u>

Account No: 1291-0012000
Statement No: 20486

CONFLICTS

Previous Balance	\$9.00
<u>Payments</u>	
Total Payments Thru 09/10/2021	-9.00
Balance Due	<u>\$0.00</u>

Account No: 1291-1301000
Statement No: 20486

2021 FINANCING

Fees

			Hours	
08/02/2021	ADP	Correspond with Smith-Johnson, and Kervin re District legal descriptions	0.20	77.00
08/16/2021	ADP	Correspond with disclosure counsel re developer questionnaire; work on research re same	0.50	192.50
08/17/2021	ADP	Correspond with and conference with Reed re financing structure	0.50	192.50
08/19/2021	ADP	Review updated projections; conference with Smith Johnson re due diligence	0.50	192.50
08/22/2021	SSJ	Confer with Mr. Pogue re Series 2021 bond questionnaires	0.10	24.00

		Hours	
	ADP	Conference with Smith Johnson re District questionnaire; correspond with Fiore re finance questions	0.50 192.50
08/23/2021	SSJ	Begin work on District administrative and financial questionnaire and compilation of documents related to the same	5.00 1,200.00
	JKL	Begin due diligence	1.80 360.00
08/24/2021	SSJ	Continue work on administrative and financial questionnaire and document preparation re the same; confer with Ms. Llinas re due diligence preparation	3.30 792.00
	JKL	Continue due diligence	3.30 660.00
08/25/2021	SLP	Research organizational filings re service plan filing with clerk and recorder; transmit same to Ms. Smith-Johnson for due diligence records	0.50 80.00
	JKL	Complete due diligence, send to Ms. Johnson	5.90 1,180.00
08/26/2021	SSJ	Correspond with Messrs. Besse and Ruthven re Administrative and Financial Questionnaire	0.20 48.00
	JKL	Update timeline for director qualifications and email same to Ms. Johnson	1.10 220.00
08/29/2021	SSJ	Correspond with Mr. Stewart re status of District administrative and financial questionnaire	0.10 24.00
08/30/2021	SSJ	Upload District administrative and financial questionnaire documents to Sharefile; confer with Mr. Besse, Mr. Ruthven, and Mr. Pogue re the same; finalize and transmit questionnaire; review Ms. Llinas' Series 2021 de diligence and comment on the same, correspond with Ms. Llinas re the same	3.90 936.00
	ADP	Work on financing questionnaire; correspond with Smith Johnson re same	1.20 462.00
	JKL	Follow up with Ms. Johnson about due diligence, and correspondence from Ms. Johnson discussing same	0.10 20.00
08/31/2021	JKL	Update due diligence checklist, director qualification timeline, and meeting minutes log per feedback from Ms. Johnson	0.60 120.00
	ADP	Continue work on due diligence; correspond with Llinas and Smith Johnson re same	0.70 269.50
		For Current Services Rendered	<u>30.00 7,242.50</u>
		Total Current Work	7,242.50
		Previous Balance	\$1,260.50
		Balance Due	<u>\$8,503.00</u>

Fees

			Hours	
08/02/2021	JKL	Draft covenant enforcement memo and amended covenant enforcement policy resolution	3.80	760.00
08/03/2021	JKL	Proofread, revise, and send covenant enforcement memo to Ms. Johnson, Ms. Early, Ms. Wool, and Mr. Pogue	1.20	240.00
08/10/2021	SSJ	Confer with Mr. Pogue re Recreation Center Maintenance Fee amendment approach	0.10	24.00
	ADP	Conference with Smith Johnson re Recreation Fee Resolution updates; review same; conference with Vogel re construction process	0.40	154.00
08/20/2021	KNR	Prepare overview guide and pull relevant documents re deadline audit	0.20	42.00
08/25/2021	SSJ	Call with Mr. Andersen (Land Title) re Public Improvement Escrow Agreement; finalize the same; correspond with working group re execution of the same	0.90	216.00
08/26/2021	SLP	Review and revise signature page to escrow agreement; prepare transmittal to Mr. Besse re execution of same	1.40	224.00
	SSJ	Correspond with Ms. Altaras re execution of public escrow surety agreement	0.10	24.00
08/31/2021	SSJ	Provide direction to Ms. Llinas re preparation of Amended and Restated Recreation Center Fee Resolution	0.20	48.00
	SSJ	Correspond with Town Clerk re public improvement surety agreement execution status (0.1)	0.10	24.00
	JKL	Prepare draft Second Amended and Restated Meeting Resolution; and correspondence re: Amended and Restated Rec Center Maintenance Fee Resolutions	0.50	100.00
		For Current Services Rendered	8.90	1,856.00

Advances

08/31/2021	FedEx Delivery	22.55
08/31/2021	FedEx Return Delivery	22.30
	Total Advances	44.85
	Total Current Work	1,900.85
	Previous Balance	\$4,827.58

Payments

Total Payments Thru 09/10/2021	-2,581.48
Balance Due	<u>\$4,146.95</u>

PUBLIC DISCLOSURE STATEMENT

Fees

			Hours	
08/02/2021	SSJ	Correspond with CORE Civil re preparation of Recreation Center Fee Resolution legal descriptions	0.20	48.00
08/04/2021	SSJ	Correspond with Ms. Larkins (Land Title) re Public Improvement Escrow Agreement status	0.10	24.00
08/05/2021	SSJ	Review materials from Core Civil re Recreation Center Fee legal descriptions	0.20	48.00
08/06/2021	SSJ	Continue review of Recreation Center Fee legal descriptions and correspond with Mr. Pogue re approach to the same	0.50	120.00
		For Current Services Rendered	1.00	240.00
		Total Current Work		240.00
		Previous Balance		\$216.00

Payments

Total Payments Thru 09/10/2021	-216.00
Balance Due	<u>\$240.00</u>

COVENANTS CONDITIONS AND RESTRICTIONS

Previous Balance	\$253.00
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Payments

Total Payments Thru 09/10/2021	-253.00
Balance Due	<u>\$0.00</u>
Total Balance Due	<u>\$12,889.95</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 1
c/o Special District Mgmt Service
141 Union Boulevard Suite 150
Lakewood, CO 80232

Statement Date: 08/31/2021
Account No. ROAMMD1.00

D1 08/2024

Dist. Name _____

Invoice for Services Rendered - 08/31/2021

G/L Code	Amount
<i>1685</i>	<i>5.69</i>
<i>1612</i>	<i>1,022.00</i>
<i>1680</i>	<i>420.00</i>
Dist. Mgr. Initials	<i>[Signature]</i>

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD1-00		<i>1685</i>			
52.60	0.00	5.69	0.00	-6.89	\$51.40
ROAMMD1-01 Board Meetings					
616.00	308.00	0.00	0.00	0.00	\$924.00
ROAMMD1-02 Management Matters					
28.00	14.00	0.00	0.00	0.00	\$42.00
ROAMMD1-03 Records Management					
56.00	28.00	0.00	0.00	-42.00	\$42.00
ROAMMD1-05 Insurance Matters					
0.00	42.00	0.00	0.00	0.00	\$42.00
ROAMMD1-06 District Organization Matters					
140.00	0.00	0.00	0.00	-56.00	\$84.00
ROAMMD1-07 Statutory Compliance Matters					
84.00	14.00	0.00	0.00	0.00	\$98.00
ROAMMD1-09 Financial Matters					
1,736.00	686.00 <i>1612</i>	0.00	0.00	-574.00	\$1,848.00
ROAMMD1-11 Management-Budget Matters					
0.00	14.00	0.00	0.00	0.00	\$14.00
ROAMMD1-12 Financial-Audit Matters					
14.00	0.00	0.00	0.00	0.00	\$14.00
ROAMMD1-13 Management-Audit Matters					
14.00	0.00	0.00	0.00	0.00	\$14.00
ROAMMD1-14 Financial-Bond Matters					
182.00	336.00 <i>1612</i>	0.00	0.00	0.00	\$518.00

SDMS Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91641
Account No. ROAMMD1.00

Roam Metropolitan District No. 1

Previous Balance	Fees	Expenses	Advances	Payments	Balance
<u>2,922.60</u>	<u>1,442.00</u>	<u>5.69</u>	<u>0.00</u>	<u>-678.89</u>	<u>\$3,691.40</u>

1,447.69



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 1

Statement Date: 08/31/2021
Statement No. 91630
Account No. ROAMMD1.00

Expenses

08/31/2021	Duplicating, August, 2021.	5.69
	Total Expenses	<u>5.69</u>
	Total Current Work	5.69
	Previous Balance	\$52.60

Payments

08/12/2021	Payment	-6.89
	Balance Due	<u>\$51.40</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
5.69	39.91	5.80	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 1

Statement Date: 08/31/2021
 Statement No. 91631
 Account No. ROAMMD1.01

Board Meetings

Fees

		Hours				
08/26/2021	AP	Research the execution of the Minutes for the December 1, 2020 and March 26, 2021 meetings and the Resolution to Amend the 2021 Budget. Transmit to Director Cyman for execution. Draft Minutes for the June 25, 2021 meeting.	1.60 224.00			
08/27/2021	JHR	Review and revise draft of June 25, 2021 Board meeting.	<u>0.60</u> <u>84.00</u>			
		For Current Services Rendered	2.20 308.00			
		Total Current Work	308.00			
		Previous Balance	\$616.00			
		Balance Due	<u>\$924.00</u>			
Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	308.00	14.00	602.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
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Statement Date: 08/31/2021
 Statement No. 91632
 Account No. ROAMMD1.02

Roam Metropolitan District No. 1

Management Matters

Fees

		Hours	
08/31/2021	SM	Open and distribute mail for the month of August, 2021.	0.10
		For Current Services Rendered	<u>14.00</u>
		Total Current Work	14.00
		Previous Balance	\$28.00
		Balance Due	<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
14.00	14.00	14.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Roam Metropolitan District No. 1

Statement Date: 08/31/2021
Statement No. 91633
Account No. ROAMMD1.03

Records Management

Fees

			Hours	
08/31/2021	CS	Maintain the District's records which are available for public inspection during regular business hours for the month of August 2021.	<u>0.20</u>	<u>28.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$56.00

Payments

08/12/2021	Payment			-42.00
	Balance Due			<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

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www.sdmsi.com

Roam Metropolitan District No. 1

Statement Date: 08/31/2021
Statement No. 91634
Account No. ROAMMD1.05

Insurance Matters

Fees

			Hours	
08/10/2021	KS	Review and update Contacts, Contact Roles and contact information for the Colorado Special Districts Property and Liability Pool (CSD Pool). Prepare Representative Form and transmit for execution.	0.20	28.00
08/13/2021	KS	Confirm attendance at the SDA Conference to represent District Nos. 1, 2 & 3 at the SDA and Pool Annual Meetings.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.30	42.00
		Total Current Work		42.00
		Balance Due		<u>\$42.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91635
Account No. ROAMMD1.06

Roam Metropolitan District No. 1

District Organization Matters

	Previous Balance						\$140.00	
		<u>Payments</u>						
08/12/2021	Payment						-56.00	
	Balance Due						<u>\$84.00</u>	
		Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>		
	0.00	0.00	84.00	0.00	0.00	0.00		

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 1

Statement Date: 08/31/2021
 Statement No. 91636
 Account No. ROAMMD1.07

Statutory Compliance Matters

Fees

				Hours			
08/04/2021	KS	Receive and record acceptance of 2020 Annual Report from the DLG to electronic and hard copy systems.		0.10	14.00		
		For Current Services Rendered		0.10	14.00		
		Total Current Work			14.00		
		Previous Balance			\$84.00		
		Balance Due			<u>\$98.00</u>		
Aged Due Amounts							
		<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
		14.00	56.00	28.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 1

Statement Date: 08/31/2021
Statement No. 91637
Account No. ROAMMD1.09

Financial Matters

Fees

Table with columns for Date, Employee, Description, Hours, and Amount. Rows include tasks like 'Download and save July property tax distribution statement', 'Print and file invoices for current month's accounts payable', etc.



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91637
Account No. ROAMMD1.09

Roam Metropolitan District No. 1

Total Current Work 686.00

Previous Balance \$1,736.00

Payments

08/12/2021 Payment -574.00

Balance Due \$1,848.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
686.00	658.00	504.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Statement Date: 08/31/2021
Statement No. 91638
Account No. ROAMMD1.11

Roam Metropolitan District No. 1

Management-Budget Matters

Fees

			Hours	
08/25/2021	KS	Receive 2021 Preliminary Assessed Valuation. Update system tracking sheet.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	<u>0.10</u>	<u>14.00</u>
		Total Current Work		14.00
		Balance Due		<u>\$14.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91639
Account No. ROAMMD1.12

Roam Metropolitan District No. 1

Financial-Audit Matters

Previous Balance \$14.00

Balance Due \$14.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91640
Account No. ROAMMD1.13

Roam Metropolitan District No. 1

Management-Audit Matters

Previous Balance \$14.00

Balance Due \$14.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91641
Account No. ROAMMD1.14

Roam Metropolitan District No. 1

Financial-Bond Matters

Fees

			Hours	
08/13/2021	JHR	Review and save King & Associates financial analysis proposal.	0.10	14.00
08/16/2021	JHR	Download and save bond documents.	0.10	14.00
08/24/2021	JHR	Review bond documents and questionnaire.	0.20	28.00
08/26/2021	JHR	Respond to bond questionnaire and provide requested documents.	0.60	84.00
08/27/2021	JHR	Forward requested documents to Attorney.	0.20	28.00
08/30/2021	JHR	Correspond with Attorney regarding requested bond documents.	0.10	14.00
08/31/2021	JHR	Review bond questionnaire.	<u>1.10</u>	<u>154.00</u>
		For Current Services Rendered	2.40	336.00
		Total Current Work		336.00
		Previous Balance		\$182.00
		Balance Due		<u>\$518.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
336.00	168.00	14.00	0.00	0.00	0.00

SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 2
 c/o Special District Mgmt Service
 141 Union Boulevard, Suite 150
 Lakewood, CO 80228

Statement Date: 08/31/2021
 Account No. ROAMMD2.00

Dist. Name _____

Invoice for Services Rendered - 08/31/2021

G/L Code	Amount
1685	1.60
1612	28.00
1680	56.00
Dist. Mgr. Initials	<i>[Signature]</i>

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD2-00		1685			
7.20	0.00	1.60	0.00	-2.80	\$6.00
ROAMMD2-03 Records Management					
28.00	0.00	0.00	0.00	-28.00	\$0.00
ROAMMD2-05 Insurance Matters					
0.00	28.00	0.00	0.00	0.00	\$28.00
ROAMMD2-07 Statutory Compliance Matters					
14.00	14.00	0.00	0.00	0.00	\$28.00
ROAMMD2-09 Financial Matters		1612			
14.00	28.00	0.00	0.00	0.00	\$42.00
ROAMMD2-11 Management-Budget Matters					
0.00	14.00	0.00	0.00	0.00	\$14.00
ROAMMD2-12 Financial - Audit Matters					
14.00	0.00	0.00	0.00	0.00	\$14.00
<u>77.20</u>	<u>84.00</u>	<u>1.60</u>	<u>0.00</u>	<u>-30.80</u>	<u>\$132.00</u>

85.60

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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 303-987-0835 | Fax: 303-987-2032
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Roam Metropolitan District No. 2

Statement Date: 08/31/2021
 Statement No. 91642
 Account No. ROAMMD2.00

Expenses

08/31/2021	Duplicating, August, 2021.	1.60
	Total Expenses	<u>1.60</u>
	Total Current Work	1.60
	Previous Balance	\$7.20

Payments

08/12/2021	Payment	-2.80
	Balance Due	<u>\$6.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
1.60	1.00	3.40	0.00	0.00	0.00

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Lakewood, CO 80228-1898
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www.sdmsi.com

Roam Metropolitan District No. 2

Statement Date: 08/31/2021
Statement No. 91643
Account No. ROAMMD2.03

Records Management

	Previous Balance		\$28.00
		<u>Payments</u>	
08/12/2021	Payment		-28.00
	Balance Due		<u>\$0.00</u>

SDMS Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 2

Statement Date: 08/31/2021
 Statement No. 91644
 Account No. ROAMMD2.05

Insurance Matters

Fees

			Hours	
08/10/2021	KS	Review and update Contacts, Contact Roles and contact information for the Colorado Special Districts Property and Liability Pool (CSD Pool). Prepare Representative Form and transmit for execution.	<u>0.20</u>	<u>28.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Balance Due		<u>\$28.00</u>

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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Roam Metropolitan District No. 2

Statement Date: 08/31/2021
 Statement No. 91645
 Account No. ROAMMD2.07

Statutory Compliance Matters

Fees

				Hours			
08/04/2021	KS	Receive and record acceptance of 2020 Annual Report from the DLG to electronic and hard copy systems.		<u>0.10</u>	<u>14.00</u>		
		For Current Services Rendered		0.10	14.00		
		Total Current Work			14.00		
		Previous Balance			\$14.00		
		Balance Due			<u>\$28.00</u>		
Aged Due Amounts							
		<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
		14.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 2

Statement Date: 08/31/2021
Statement No. 91646
Account No. ROAMMD2.09

Financial Matters

Fees

			Hours	
08/02/2021	JHR	Download and save July property tax distribution statement. Update property tax collection schedule.	0.10	14.00
08/29/2021	JHR	Update property tax collection report.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$14.00
		Balance Due		<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	0.00	14.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Roam Metropolitan District No. 2

Statement Date: 08/31/2021
Statement No. 91647
Account No. ROAMMD2.11

Management-Budget Matters

Fees

			Hours	
08/25/2021	KS	Receive 2021 Preliminary Assessed Valuation. Update system tracking sheet.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Balance Due		<u>\$14.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 08/31/2021
Statement No. 91648
Account No. ROAMMD2.12

Roam Metropolitan District No. 2

Financial - Audit Matters

Previous Balance \$14.00

Balance Due \$14.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 3
c/o Special District Mgmt Service
141 Union Boulevard, Suite 150
Lakewood, CO 80228

Statement Date: 08/31/2021
Account No. ROAMMD3.00

Invoice for Services Rendered - 08/31/2021

Dist. Name _____

Table with 2 columns: G/L Code, Amount. Rows include 1685 (1.80), 1612 (29.00), 1680 (56.00), and Dist. Mgr. Initials.

Main accounting table with columns: Previous Balance, Fees, Expenses, Advances, Payments, Balance. Rows list various services like ROAMMD3-00, ROAMMD3-03, etc., with handwritten adjustments.

85.80

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 08/31/2021
 Statement No. 91649
 Account No. ROAMMD3.00

Expenses

08/31/2021	Duplicating, August, 2021.	1.80
	Total Expenses	<u>1.80</u>
	Total Current Work	1.80
	Previous Balance	\$7.00

Payments

08/12/2021	Payment	-2.80
	Balance Due	<u>\$6.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
1.80	1.40	2.80	0.00	0.00	0.00

SDMS

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Roam Metropolitan District No. 3

Statement Date: 08/31/2021
Statement No. 91650
Account No. ROAMMD3.03

Records Management

	Previous Balance		\$56.00
		<u>Payments</u>	
08/12/2021	Payment		-56.00
	Balance Due		<u>\$0.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 08/31/2021
Statement No. 91651
Account No. ROAMMD3.05

Insurance Matters

Fees

			Hours	
08/10/2021	KS	Review and update Contacts, Contact Roles and contact information for the Colorado Special Districts Property and Liability Pool (CSD Pool). Prepare Representative Form and transmit for execution.	<u>0.20</u>	28.00
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Balance Due		<u>\$28.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
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Statement Date: 08/31/2021
Statement No. 91652
Account No. ROAMMD3.07

Roam Metropolitan District No. 3

Statutory Compliance Matters

Fees

				Hours		
08/04/2021	KS	Receive and record acceptance of 2020 Annual Report from the DLG to electronic and hard copy systems.		0.10	14.00	
		For Current Services Rendered		0.10	14.00	
		Total Current Work			14.00	
		Previous Balance			\$14.00	
		Balance Due			<u>\$28.00</u>	
Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	14.00	14.00	0.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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Roam Metropolitan District No. 3

Statement Date: 08/31/2021
 Statement No. 91653
 Account No. ROAMMD3.09

Financial Matters

Fees

			Hours	
08/02/2021	JHR	Download and save July property tax distribution statement. Update property tax collection schedule.	0.10	14.00
08/29/2021	JHR	Update property tax collection report.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$14.00
		Balance Due		<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	0.00	14.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 08/31/2021
Statement No. 91654
Account No. ROAMMD3.11

Management-Budget Matters

Fees

			Hours	
08/25/2021	KS	Receive 2021 Preliminary Assessed Valuation. Update system tracking sheet.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.10	<u>14.00</u>
		Total Current Work		14.00
		Balance Due		<u><u>\$14.00</u></u>

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 08/31/2021
 Statement No. 91655
 Account No. ROAMMD3.12

Financial-Audit Matters

	Previous Balance						\$42.00
		<u>Payments</u>					
08/12/2021	Payment						-14.00
	Balance Due						<u>\$28.00</u>
		Aged Due Amounts					
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>	
	0.00	28.00	0.00	0.00	0.00	0.00	

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 08/31/2021
Statement No. 91656
Account No. ROAMMD3.13

Management-Bond Matters

	Previous Balance		\$28.00
		<u>Payments</u>	
08/12/2021	Payment		-28.00
	Balance Due		<u>\$0.00</u>

ROAM METROPOLITAN DISTRICT NO.1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

FUNDING REQUEST

TO: FRASER RIVER DEVELOPMENT COMPANY, LLC
124 COUNTY ROAD 8317
TABERNASH, CO 80478

FROM: ROAM METROPOLITAN DISTRICT NO.1-NO.3

RE: REQUEST FOR FUNDS ADVANCE BY DEVELOPER

DATE: October 20, 2021

Reference: **Funding Request**

In accordance with the Operational Funding Agreement by and between Fraser River Development Company, LLC and Roam Metropolitan District No.1- No. 3 notice is hereby given that funds are currently needed to pay the general expenses scheduled to be approved for payment at the next board meeting as approved by the 2021 Budget.

Per the agreement, Fraser River Development Company, LLC is requested to provide: **\$11,423.54** for current expenses.

PLEASE MAKE CHECKS PAYABLE TO ROAM METROPOLITAN DISTRICT NO. 1

**Roam 1-3 Metropolitan District
October-21**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
IDES, LLC	37220	8/31/2021	8/31/2021	\$ 4,880.80	Engineering Fees	1690
Icenogle Seaver Pogue	20579	9/30/2021	9/30/2021	\$ 3,703.36	Legal	1675
Special District Management Services	D2 09/2021	9/30/2021	9/30/2021	\$ 84.00	Accounting	1612
Special District Management Services	D2 09/2021	9/30/2021	9/30/2021	\$ 126.00	Management	1680
Special District Management Services	D2 09/2021	9/30/2021	9/30/2021	\$ 1.80	Miscellaneous	1685
Special District Management Services	D1 09/2021	9/30/2021	9/30/2021	\$ 1,288.00	Accounting	1612
Special District Management Services	D1 09/2021	9/30/2021	9/30/2021	\$ 1,092.00	Management	1680
Special District Management Services	D1 09/2021	9/30/2021	9/30/2021	\$ 7.58	Miscellaneous	1685
Special District Management Services	D3 09/2021	9/30/2021	9/30/2021	\$ 112.00	Accounting	1612
Special District Management Services	D3 09/2021	9/30/2021	9/30/2021	\$ 126.00	Management	1680
Special District Management Services	D3 09/2021	9/30/2021	9/30/2021	\$ 2.00	Miscellaneous	1685
				\$11,423.54		

**Roam 1-3 Metropolitan District
October-21**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 11,423.54	\$ -	\$ -	\$ 11,423.54
				\$ -
Total Disbursements from Checking Acct	\$11,423.54	\$0.00	\$0.00	\$11,423.54

OCT 05 2021



ICENOGL SEAVR POGUE

Roam Metropolitan Districts Nos. 1 - 3
c/o Special Distric Management Srvs
141 Union Blvd, Suite 150
Lakewood, CO 80228

September 30, 2021

Dist. Name _____ Statement No. 20579
Account No. 1291

G/L Code	Amount
1175	3,703.36
Dist. Mgr. Initials	<i>[Signature]</i>

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1291-0008000 MEETINGS 0.00	552.50	0.00	0.00	0.00	\$552.50
1291-0012000 CONFLICTS 0.00	77.50	0.00	9.00	0.00	\$86.50
1291-1301000 2021 FINANCING 8,503.00	0.00	0.00	0.00	-1,260.50	\$7,242.50
1291-2000000 GENERAL 4,146.95	3,042.00	0.00	22.36	-2,246.10	\$4,965.21
1291-2001000 PUBLIC DISCLOSURE STATEMENT 240.00	0.00	0.00	0.00	0.00	\$240.00
<u>12,889.95</u>	<u>3,672.00</u>	<u>0.00</u>	<u>31.36</u>	<u>-3,506.60</u>	<u>\$13,086.71</u>



ICENOGL SEAVR POGUE

Roam Metropolitan Districts Nos. 1 - 3
c/o Special Distric Management Srvs
141 Union Blvd, Suite 150
Lakewood, CO 80228

September 30, 2021
Statement No. 20579
Account No. 1291

MEETINGS

Fees

			Hours	
09/17/2021	ADP	Revise meeting minutes, meeting agenda; correspond with Smith Johnson re same	0.50	192.50
09/24/2021	SSJ	Prepare for and attend Roam MD 1-3 regular September meeting; correspond with Messrs. Pogue and Fanch re follow-up items for the same	1.50	360.00
		For Current Services Rendered	2.00	552.50
		Total Current Work		552.50
		Balance Due		<u>\$552.50</u>

Account No: 1291-0012000
Statement No: 20579

CONFLICTS

Fees

			Hours	
09/21/2021	MML	Prepare and file conflict disclosures with Secretary of State; transmit to Ms. Pacheco for files.	0.50	77.50
		For Current Services Rendered	0.50	77.50

Advances

09/21/2021		Filing Fees - Conflict of Interest		9.00
		Total Advances		9.00
		Total Current Work		86.50
		Balance Due		<u>\$86.50</u>

Account No: 1291-1301000
 Statement No: 20579

2021 FINANCING

Previous Balance	\$8,503.00
<u>Payments</u>	
Total Payments Thru 10/05/2021	-1,260.50
Balance Due	<u>\$7,242.50</u>

Account No: 1291-2000000
 Statement No: 20579

GENERAL

Fees

			Hours	
09/09/2021	SSJ	Correspond with Town Clerk re status of Public Escrow Surety Agreement execution	0.10	24.00
09/10/2021	SSJ	Review and comment on amended and restated recreation center maintenance fee resolutions for District 1, District 2, and District 3 prepared by Ms. Llinas (1.0); review and comment on second amended and restated meeting resolution prepared by Ms. Llinas and provide direction re the same (0.6); review memorandum re covenant enforcement prepared by Ms. Llinas and comment on the same, confer with Mr. Pogue re the same (1.8)	3.40	816.00
	JKL	Finalize Amended and Restated Meeting Resolution and Recreation Center Maintenance Fee resolutions	1.40	280.00
09/14/2021	SSJ	Review HB 21-1229 re applicability to covenant enforcement memorandum and provide direction to Ms. Llinas re the same	0.50	120.00
	JKL	Correspondence re: covenant enforcement memo and HB 21-1229	0.90	180.00
	SLP	Prepare affidavit of qualification for each director; transmit same to each for execution	0.80	128.00
09/16/2021	JKL	Revise covenant enforcement memo to include discussion of HB 21-1229	0.90	180.00
09/17/2021	SSJ	Review and finalize covenant enforcement liabilities memorandum and transmit the same to the Board; review and comment on September meeting agenda, finalize recreation center maintenance fee resolutions re the same; transmit Board packet materials to Ms. Padilla	1.80	432.00
09/20/2021	JKL	Review final draft of covenant enforcement board mailed to board of directors on September 17	0.40	80.00
09/22/2021	KNR	Prepare annual resolution	0.40	84.00
09/23/2021	SLP	Witness Mr. Besse's signing of affidavit of qualification	0.30	48.00

September 30, 2021

Statement No.: 20579

Account No.: 1291.2000000

Page: 3

Roam Metropolitan Districts Nos. 1 - 3

			Hours	
09/24/2021	SLP	Follow-up with Ms. Larson and Mr. Cyman re affidavit of qualification; prepare transmittal to Mr. Besse forwarding meeting resolutions for signature	1.00	160.00
09/29/2021	ADP	Correspond with Fanch, Ruthven re board meeting; review Cabin construction agreement re same; correspond with Hayne re same	0.70	269.50
	SLP	Research insurance renewals and correspond with Ms. Steggs	0.30	48.00
09/30/2021	ADP	Correspond with working team re public access to open space; correspond with Vogel re same, review Fraser River plan re same	<u>0.50</u>	<u>192.50</u>
		For Current Services Rendered	13.40	3,042.00

Advances

09/29/2021	FedEx Delivery	22.36
	Total Advances	<u>22.36</u>
	Total Current Work	3,064.36
	Previous Balance	\$4,146.95

Payments

Total Payments Thru 10/05/2021	-2,246.10
Balance Due	<u>\$4,965.21</u>

Account No: 1291-2001000

Statement No: 20579

PUBLIC DISCLOSURE STATEMENT

Previous Balance	\$240.00
Balance Due	<u>\$240.00</u>
Total Balance Due	<u>\$13,086.71</u>

SEP 21 2021

Independent District Engineering Services
1626 Cole Blvd
Suite 125
Lakewood, CO 80401

INDEPENDENT



**District Engineering
SERVICES**

8/31/2021

INVOICE #: 37220

WE HAVE MOVED! Please
note our updated address

Dist. Name _____

TO:
Roam Metro District

G/L Code	Amount
1040	4,880.80

Dist. Mgr. Initials _____

DESCRIPTION	CLASS	HOURS	RATE	EXTENSION	TOTAL
Cost Certification	Office Administrator	2.0	90.00		180.00
	Project Engineer	3.0	138.00		414.00
	Professional Engineer	15.5	146.00		2,263.00
Additional Services	District Engineer*	1.0	150.00		150.00
	District Engineer*	6.0	150.00		900.00
	Professional Engineer	6.5	146.00		949.00
Mileage	Mileage & Tolls	40.0	0.62		24.80

Our bill.com network ID:
0127883061242607.

TOTAL	\$4,880.80
Payments/Credits	\$0.00
Balance Due	\$4,880.80

Accounts_payable@centerpoint-is.com



1626 Cole Blvd, Suite 125
Lakewood, CO 80401

**Roam Metropolitan District
IDES, LLC - District Engineering Services
Progress Report (August 1, 2021 – August 31, 2021)**

Work Performed

Cost Certification – Cost certification invoice review, report updates and coordination.

Additional Services – Review and respond to bond counsel questions.

Concerns and Impacts

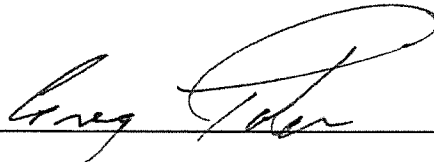
None at this time.

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Invoices: 37220

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of **\$4,880.80** payable to **Independent District Engineering Services, LLC** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through **August 31, 2021**, Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. **Independent District Engineering Services, LLC** retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 15th day of September 2021.

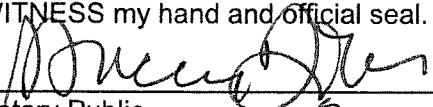


By: Greg Toler
Its: Manager

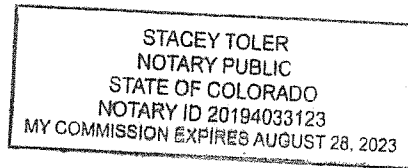
STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

The foregoing instrument was subscribed and sworn to before me this 15th day of September 2021, by Greg Toler as Manager of Independent District Engineering Services, LLC

WITNESS my hand and official seal.



Notary Public
My commission expires: 8-28-2023



SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

D1 09/2021

Roam Metropolitan District No. 1
 c/o Special District Mgmt Service
 141 Union Boulevard Suite 150
 Lakewood, CO 80232

Statement Date: 09/30/2021
 Account No. ROAMMD1.00

Dist. Name _____

Invoice for Services Rendered - 09/30/2021

G/L Code	Amount
<i>1685</i>	<i>7.58</i>
<i>1612</i>	<i>1,288.00</i>
<i>1690</i>	<i>1,092.00</i>
Dist. Mgr. Initials	<i>[Signature]</i>

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD1-00		<i>1685</i>			
51.40	0.00	7.58	0.00	-45.71	\$13.27
ROAMMD1-01 Board Meetings					
924.00	952.00	0.00	0.00	-616.00	\$1,260.00
ROAMMD1-02 Management Matters					
42.00	42.00	0.00	0.00	-28.00	\$56.00
ROAMMD1-03 Records Management					
42.00	28.00	0.00	0.00	-14.00	\$56.00
ROAMMD1-05 Insurance Matters					
42.00	42.00	0.00	0.00	0.00	\$84.00
ROAMMD1-06 District Organization Matters					
84.00	0.00	0.00	0.00	-84.00	\$0.00
ROAMMD1-07 Statutory Compliance Matters					
98.00	0.00	0.00	0.00	-84.00	\$14.00
ROAMMD1-09 Financial Matters		<i>1612</i>			
1,848.00	420.00	0.00	0.00	-1,162.00	\$1,106.00
ROAMMD1-10 Financial-Budget Matters		<i>1612</i>			
0.00	504.00	0.00	0.00	0.00	\$504.00
ROAMMD1-11 Management-Budget Matters					
14.00	28.00	0.00	0.00	0.00	\$42.00
ROAMMD1-12 Financial-Audit Matters		<i>1612</i>			
14.00	14.00	0.00	0.00	-14.00	\$14.00
ROAMMD1-13 Management-Audit Matters					
14.00	0.00	0.00	0.00	-14.00	\$0.00



Special District Management Services, Inc.

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Statement Date: 09/30/2021
Statement No. 92602
Account No. ROAMMD1.00

Roam Metropolitan District No. 1

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD1-14 Financial-Bond Matters					
518.00	350.00 <i>kelz</i>	0.00	0.00	-182.00	\$686.00
<u>3,691.40</u>	<u>2,380.00</u>	<u>7.58</u>	<u>0.00</u>	<u>-2,243.71</u>	<u>\$3,835.27</u>
		<i>2,387.58</i>			



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Statement Date: 09/30/2021
Statement No. 92590
Account No. ROAMMD1.00

Roam Metropolitan District No. 1

Expenses

09/30/2021	Duplicating, September, 2021.	7.58
	Total Expenses	7.58
	Total Current Work	7.58
	Previous Balance	\$51.40

Payments

09/03/2021	Payment	-5.80
09/03/2021	Payment	-39.91
	Total Payments	-45.71
	Balance Due	<u>\$13.27</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
13.27	0.00	0.00	0.00	0.00	0.00

SDMS

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141 Union Boulevard, Suite 150
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 303-987-0835 | Fax: 303-987-2032
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Statement Date: 09/30/2021
 Statement No. 92591
 Account No. ROAMMD1.01

Roam Metropolitan District No. 1

Board Meetings

Fees

			Hours	
09/08/2021	AP	Draft agenda for the September 24, 2021 meeting. Transmit to Manager for review.	0.30	42.00
09/14/2021	JHR	Review September 24, 2021 draft agenda and correspond with Ms. Padilla regarding changes.	0.40	56.00
09/15/2021	AP	Revise agenda for the September 24, 2021 meeting with Manager comments. Transmit to Attorney for review. Request missing enclosures. Revise agenda to include financial details.	0.40	56.00
09/16/2021	JHR	Forward June 30, 2021 financial statements to Ms. Padilla for inclusion in September 24, 2021 Board packet.	0.10	14.00
	DH	Confirm Board Member contact information. Update SDMS contacts accordingly.	0.10	14.00
09/17/2021	AP	Request missing enclosures for the meeting packet. Correspondence with Attorney in regards to the Minutes and agenda.	0.30	42.00
09/20/2021	AP	Revise Minutes for the June 25, 2021 with Attorney comments.	0.10	14.00
	AP	Revise Agenda for the September 24, 2021 meeting with Attorney comments. Compile and finalize meeting packet for distribution to the Board.	1.00	140.00
	AP	Distribute meeting packet to the Board and consultants.	0.20	28.00
	AP	Prepare Meeting Notice for posting. Transmit Notice to post within the District's boundaries.	0.20	28.00
	AP	Transmit final agenda to Attorney.	0.10	14.00
	JHR	Review September 24, 2021 Board meeting packets.	0.60	84.00
09/21/2021	AP	Board Meeting Preparation	0.20	28.00
09/22/2021	DH	Contact Board and consultants to verify attendance at September 24, 2021 meeting.	0.10	14.00
09/24/2021	JHR	Prepare for and conduct September 24, 2021 Board meeting.	1.10	154.00
09/28/2021	JHR	Draft minutes of September 24, 2021 board meeting.	0.30	42.00
09/29/2021	DH	Draft Minutes for September 24, 2021 meeting.	0.50	70.00
	AP	Review Minutes for the September 24, 2021 meeting.	0.30	42.00



Special District Management Services, Inc.

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Statement Date: 09/30/2021
Statement No. 92591
Account No. ROAMMD1.01

Roam Metropolitan District No. 1

		Hours	
	JHR	Correspond with Attorney Pogue regarding scheduling a Board meeting for October 1st.	0.20 28.00
09/30/2021	AP	Draft agenda for the October 5, 2021 meeting. Revise agenda with Manager comments. Transmit to Attorney for review.	<u>0.30</u> <u>42.00</u>
		For Current Services Rendered	6.80 952.00
		Total Current Work	952.00
		Previous Balance	\$924.00
<u>Payments</u>			
09/03/2021		Payment	-602.00
09/03/2021		Payment	<u>-14.00</u>
		Total Payments	-616.00
		Balance Due	<u>\$1,260.00</u>

Aged Due Amounts						
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>	
1,260.00	0.00	0.00	0.00	0.00	0.00	



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Statement Date: 09/30/2021
Statement No. 92592
Account No. ROAMMD1.02

Roam Metropolitan District No. 1

Management Matters

Fees

			Hours	
09/20/2021	JHR	Review Attorney memo regarding covenant enforcement.	0.20	28.00
09/30/2021	SM	Open and distribute mail for September, 2021.	0.10	14.00
		For Current Services Rendered	0.30	42.00
		Total Current Work		42.00
		Previous Balance		\$42.00

Payments

09/03/2021	Payment	-14.00
09/03/2021	Payment	-14.00
	Total Payments	-28.00
	Balance Due	<u>\$56.00</u>

Aged Due Amounts

0-30	31-60	61-90	91-120	121-180	181+
56.00	0.00	0.00	0.00	0.00	0.00



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Statement Date: 09/30/2021
Statement No. 92593
Account No. ROAMMD1.03

Roam Metropolitan District No. 1

Records Management

Fees

			Hours	
09/24/2021	AP	Correspondence in regards to the official locations for posting the Meeting Notice.	0.10	14.00
	AP	Update District records with Bill Hayne's contact information.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$42.00

Payments

09/03/2021	Payment			-14.00
	Balance Due			<u>\$56.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
56.00	0.00	0.00	0.00	0.00	0.00

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Roam Metropolitan District No. 1

Statement Date: 09/30/2021
 Statement No. 92594
 Account No. ROAMMD1.05

Insurance Matters

Fees

		Hours	
09/29/2021	KS	Correspondence with the Attorney regarding receipt of 2022 insurance renewal documents for District Nos. 1-3.	0.10 14.00
	KS	Update Member Representative form for the CSDP & Liability Pool. Transmit to District President for execution.	0.20 28.00
		For Current Services Rendered	<u>0.30</u> <u>42.00</u>
		Total Current Work	42.00
		Previous Balance	\$42.00
		Balance Due	<u>\$84.00</u>

Aged Due Amounts

0-30	31-60	61-90	91-120	121-180	181+
84.00	0.00	0.00	0.00	0.00	0.00



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Statement Date: 09/30/2021
Statement No. 92595
Account No. ROAMMD1.06

Roam Metropolitan District No. 1

District Organization Matters

	Previous Balance		\$84.00
		<u>Payments</u>	
09/03/2021	Payment		-84.00
	Balance Due		<u>\$0.00</u>



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Statement Date: 09/30/2021
Statement No. 92596
Account No. ROAMMD1.07

Roam Metropolitan District No. 1

Statutory Compliance Matters

	Previous Balance							\$98.00	
		<u>Payments</u>							
09/03/2021	Payment							-28.00	
09/03/2021	Payment							-56.00	
	Total Payments							<u>-84.00</u>	
	Balance Due							<u>\$14.00</u>	
		Aged Due Amounts							
		<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>		
		14.00	0.00	0.00	0.00	0.00	0.00		

SDMS

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Statement Date: 09/30/2021
 Statement No. 92597
 Account No. ROAMMD1.09

Roam Metropolitan District No. 1

Financial Matters

Fees

			Hours	
09/01/2021	NT	Deposit check.	0.10	14.00
	JHR	Download and save August tax distribution statement.	0.10	14.00
09/02/2021	DG	Review Bill.com approvals for July and August. Confirm payments are scheduled for release.	0.10	14.00
	JHR	Update cash balances report and release invoices for payment.	0.20	28.00
09/03/2021	DG	Print and file invoices for current month's accounts payable.	0.10	14.00
09/15/2021	DG	Transmit requested claims to Ms. Padilla.	0.10	14.00
09/20/2021	DG	Compile, code, and input invoices for September payments. Transmit invoices to District Manager for review and approval. Download and save monthly statement from First Bank.	0.40	56.00
09/21/2021	JHR	Prepare check for deposit. Scan and save check copies and deposit slip.	0.20	28.00
	JHR	Review and approve September payables.	0.10	14.00
09/22/2021	NT	Deposit check.	0.10	14.00
09/23/2021	JHR	Update cash balances report and release invoices for payment.	0.20	28.00
09/27/2021	JHR	Scan and save check copy and deposit slip.	0.10	14.00
	JHR	Scan and upload September payables to Bill.com.	0.30	42.00
09/28/2021	JHR	Review and approve September invoices in Bill.com.	0.10	14.00
09/29/2021	DG	Create unpaid invoice report, scan invoices and save to E-Drive. Complete sync with Caselle. Update general ledger. Prepare funding request and transmit for processing. Send reminder email to Bill.Com approvers on outstanding invoice approvals.	0.50	70.00
09/30/2021	JHR	Prepare August bank reconciliation and process journal entries.	0.30	42.00
		For Current Services Rendered	3.00	420.00
		Total Current Work		420.00
		Previous Balance		\$1,848.00



Special District Management Services, Inc.

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Statement Date: 09/30/2021
Statement No. 92597
Account No. ROAMMD1.09

Roam Metropolitan District No. 1

Payments

09/03/2021	Payment	-258.11
09/03/2021	Payment	-903.89
	Total Payments	<u>-1,162.00</u>
	Balance Due	<u>\$1,106.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
1,106.00	0.00	0.00	0.00	0.00	0.00

Statement Date: 09/30/2021
 Statement No. 92598
 Account No. ROAMMD1.10

Roam Metropolitan District No. 1

Financial-Budget Matters

Fees

			Hours	
09/08/2021	JHR	Prepare draft of 2022 budget and forward to Mr. Besse for review.	2.00	280.00
09/09/2021	JHR	Prepare 2022 budget draft.	<u>1.60</u>	<u>224.00</u>
		For Current Services Rendered	3.60	504.00
		Total Current Work		504.00
		Balance Due		<u>\$504.00</u>

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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Statement Date: 09/30/2021
 Statement No. 92599
 Account No. ROAMMD1.11

Roam Metropolitan District No. 1

Management-Budget Matters

Fees

			Hours	
09/02/2021	AP	Draft Resolution to Adopt 2022 Budget and Appropriate Sums of Money for Manager review.	0.10	14.00
09/03/2021	AP	Draft the Resolution to Set Mill Levy for Manager review.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$14.00
		Balance Due		<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
42.00	0.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Statement Date: 09/30/2021
Statement No. 92600
Account No. ROAMMD1.12

Roam Metropolitan District No. 1

Financial-Audit Matters

Fees

			Hours	
09/17/2021	JHR	Download and save State Auditor 2020 audit exemption approval letter.	0.10	14.00
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$14.00

Payments

09/03/2021		Payment		-14.00
		Balance Due		<u>\$14.00</u>

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Roam Metropolitan District No. 1

Statement Date: 09/30/2021
Statement No. 92601
Account No. ROAMMD1.13

Management-Audit Matters

	Previous Balance		\$14.00
		<u>Payments</u>	
09/03/2021	Payment		-14.00
	Balance Due		<u>\$0.00</u>

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Statement Date: 09/30/2021
 Statement No. 92602
 Account No. ROAMMD1.14

Roam Metropolitan District No. 1

Financial-Bond Matters

Fees

			Hours	
09/17/2021	JHR	Download and save market study report.	0.10	14.00
09/20/2021	JHR	Review market study report. Download and save Ballard Spahr engagement letter. Review bond documents and questionnaire.	1.60	224.00
09/30/2021	JHR	Download and review Preliminary Limited Offering Memorandum.	<u>0.80</u>	<u>112.00</u>
		For Current Services Rendered	2.50	350.00
		Total Current Work		350.00
		Previous Balance		\$518.00

Payments

09/03/2021	Payment			-182.00
	Balance Due			<u>\$686.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
686.00	0.00	0.00	0.00	0.00	0.00

SDMS

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Roam Metropolitan District No. 2
 c/o Special District Mgmt Service
 141 Union Boulevard, Suite 150
 Lakewood, CO 80228

Statement Date: 09/30/2021

Dist. Name Account No. ROAMMD2.00

Invoice for Services Rendered - 09/30/2021

G/L Code	Amount
1685	1.80
1612	84.00
1680	126.00
Dist. Mgr. Initials	

	Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD2-00	6.00	0.00	1.80 ¹⁶⁸⁵	0.00	-4.40	\$3.40
ROAMMD2-01 Board Meetings	0.00	98.00	0.00	0.00	0.00	\$98.00
ROAMMD2-05 Insurance Matters	28.00	0.00	0.00	0.00	0.00	\$28.00
ROAMMD2-07 Statutory Compliance Matters	28.00	0.00	0.00	0.00	-14.00	\$14.00
ROAMMD2-09 Financial Matters	42.00	14.00 ¹⁶¹²	0.00	0.00	-14.00	\$42.00
ROAMMD2-10 Financial-Budget Matters	0.00	70.00 ¹⁶¹²	0.00	0.00	0.00	\$70.00
ROAMMD2-11 Management-Budget Matters	14.00	28.00	0.00	0.00	0.00	\$42.00
ROAMMD2-12 Financial - Audit Matters	14.00	0.00	0.00	0.00	-14.00	\$0.00
	<u>132.00</u>	<u>210.00</u>	<u>1.80</u>	<u>0.00</u>	<u>-46.40</u>	<u>\$297.40</u>

211.80



Special District Management Services, Inc.

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Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92603
Account No. ROAMMD2.00

Roam Metropolitan District No. 2

Expenses

09/30/2021	Duplicating, September, 2021.	1.80
	Total Expenses	1.80
	Total Current Work	1.80
	Previous Balance	\$6.00

Payments

09/03/2021	Payment	-1.00
09/03/2021	Payment	-3.40
	Total Payments	-4.40
	Balance Due	<u>\$3.40</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
3.40	0.00	0.00	0.00	0.00	0.00

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Statement Date: 09/30/2021
 Statement No. 92604
 Account No. ROAMMD2.01

Roam Metropolitan District No. 2

Board Meetings

Fees

			Hours	
09/16/2021	DH	Confirm Board Member contact information. Update SDMS contacts accordingly.	0.10	14.00
09/22/2021	DH	Contact Board and consultants to verify attendance at September 24, 2021 meeting.	0.10	14.00
09/29/2021	DH	Draft Minutes for September 24, 2021 meeting.	<u>0.50</u>	<u>70.00</u>
		For Current Services Rendered	0.70	98.00
		Total Current Work		98.00
		Balance Due		<u>\$98.00</u>



Special District Management Services, Inc.

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Statement Date: 09/30/2021
Statement No. 92605
Account No. ROAMMD2.05

Roam Metropolitan District No. 2

Insurance Matters

Previous Balance \$28.00

Balance Due \$28.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	0.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92606
Account No. ROAMMD2.07

Roam Metropolitan District No. 2

Statutory Compliance Matters

	Previous Balance						\$28.00	
		<u>Payments</u>						
09/03/2021	Payment						-14.00	
	Balance Due						<u>\$14.00</u>	
		Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>		
	14.00	0.00	0.00	0.00	0.00	0.00		



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92607
Account No. ROAMMD2.09

Roam Metropolitan District No. 2

Financial Matters

Fees

			Hours	
09/01/2021	JHR	Download and save August tax distribution statement.	0.10	14.00
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$42.00

Payments

09/03/2021	Payment			-14.00
	Balance Due			<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
42.00	0.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92608
Account No. ROAMMD2.10

Roam Metropolitan District No. 2

Financial-Budget Matters

Fees

			Hours	
09/08/2021	JHR	Prepare draft of 2022 budget.	0.50	70.00
		For Current Services Rendered	0.50	70.00
		Total Current Work		70.00
		Balance Due		<u>\$70.00</u>

SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 09/30/2021
 Statement No. 92609
 Account No. ROAMMD2.11

Roam Metropolitan District No. 2

Management-Budget Matters

Fees

			Hours	
09/02/2021	AP	Draft Resolution to Adopt 2022 Budget and Appropriate Sums of Money for Manager review.	0.10	14.00
09/03/2021	AP	Draft the Resolution to Set Mill Levy for Manager review.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$14.00
		Balance Due		<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
42.00	0.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92610
Account No. ROAMMD2.12

Roam Metropolitan District No. 2

Financial - Audit Matters

	Previous Balance		\$14.00
		<u>Payments</u>	
09/03/2021	Payment		-14.00
	Balance Due		<u>\$0.00</u>

SDMS

Special District Management Services, Inc.

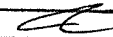
141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Roam Metropolitan District No. 3
 c/o Special District Mgmt Service
 141 Union Boulevard, Suite 150
 Lakewood, CO 80228

Statement Date: 09/30/2021
 Account No. ROAMMD3.00

Dist. Name _____

Invoice for Services Rendered - 09/30/2021

G/L Code	Amount
1685	2.00
1612	112.60
1680	126.00
Dist. Mgr. Initials	

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD3-00		1685			
6.00	0.00	2.00	0.00	-4.20	\$3.80
ROAMMD3-01 Board Meetings					
0.00	98.00	0.00	0.00	0.00	\$98.00
ROAMMD3-05 Insurance Matters					
28.00	0.00	0.00	0.00	0.00	\$28.00
ROAMMD3-07 Statutory Compliance Matters					
28.00	0.00	0.00	0.00	-14.00	\$14.00
ROAMMD3-09 Financial Matters					
42.00	14.00 ¹⁶¹²	0.00	0.00	-14.00	\$42.00
ROAMMD3-10 Financial-Budget Matters					
0.00	98.00 ¹⁶¹²	0.00	0.00	0.00	\$98.00
ROAMMD3-11 Management-Budget Matters					
14.00	28.00	0.00	0.00	0.00	\$42.00
ROAMMD3-12 Financial-Audit Matters					
28.00	0.00	0.00	0.00	-28.00	\$0.00
<u>146.00</u>	<u>238.00</u>	<u>2.00</u>	<u>0.00</u>	<u>-60.20</u>	<u>\$325.80</u>

240.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92611
Account No. ROAMMD3.00

Roam Metropolitan District No. 3

Expenses

09/30/2021	Duplicating, September, 2021.	2.00
	Total Expenses	2.00
	Total Current Work	2.00
	Previous Balance	\$6.00

Payments

09/03/2021	Payment	-1.40
09/03/2021	Payment	-2.80
	Total Payments	-4.20
	Balance Due	<u>\$3.80</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
3.80	0.00	0.00	0.00	0.00	0.00

SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 09/30/2021
 Statement No. 92612
 Account No. ROAMMD3.01

Roam Metropolitan District No. 3

Board Meetings

Fees

			Hours	
09/16/2021	DH	Confirm Board Member contact information. Update SDMS contacts accordingly.	0.10	14.00
09/22/2021	DH	Contact Board and consultants to verify attendance at September 24, 2021 meeting.	0.10	14.00
09/29/2021	DH	Draft Minutes for September 24, 2021 meeting. For Current Services Rendered	0.50	70.00
			0.70	98.00
		Total Current Work		98.00
		Balance Due		<u>\$98.00</u>

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92613
Account No. ROAMMD3.05

Roam Metropolitan District No. 3

Insurance Matters

Previous Balance \$28.00

Balance Due \$28.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	0.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92614
Account No. ROAMMD3.07

Roam Metropolitan District No. 3

Statutory Compliance Matters

	Previous Balance					\$28.00
		<u>Payments</u>				
09/03/2021	Payment					-14.00
	Balance Due					<u>\$14.00</u>
		Aged Due Amounts				
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	14.00	0.00	0.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 09/30/2021
 Statement No. 92615
 Account No. ROAMMD3.09

Roam Metropolitan District No. 3

Financial Matters

Fees

			Hours	
09/01/2021	JHR	Download and save August tax distribution statement.	0.10	14.00
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$42.00

Payments

09/03/2021	Payment			-14.00
	Balance Due			<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
42.00	0.00	0.00	0.00	0.00	0.00

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92616
Account No. ROAMMD3.10

Roam Metropolitan District No. 3

Financial-Budget Matters

Fees

			Hours	
09/08/2021	JHR	Prepare draft of 2022 budget.	0.70	98.00
		For Current Services Rendered	0.70	98.00
		Total Current Work		98.00
		Balance Due		<u>\$98.00</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 09/30/2021
Statement No. 92617
Account No. ROAMMD3.11

Roam Metropolitan District No. 3

Management-Budget Matters

Fees

			Hours	
09/02/2021	AP	Draft Resolution to Adopt 2022 Budget and Appropriate Sums of Money for Manager review.	0.10	14.00
09/03/2021	AP	Draft the Resolution to Set Mill Levy for Manager review.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$14.00
		Balance Due		<u>\$42.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
42.00	0.00	0.00	0.00	0.00	0.00

SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Roam Metropolitan District No. 3

Statement Date: 09/30/2021
Statement No. 92618
Account No. ROAMMD3.12

Financial-Audit Matters

	Previous Balance		\$28.00
		<u>Payments</u>	
09/03/2021	Payment		-28.00
	Balance Due		<u>\$0.00</u>

ROAM METROPOLITAN DISTRICT NO.1

141 Union Boulevard, Suite 150
Lakewood, Colorado 80228-1898
Tel: 303-987-0835 • 800-741-3254
Fax: 303-987-2032

FUNDING REQUEST

TO: FRASER RIVER DEVELOPMENT COMPANY, LLC
124 COUNTY ROAD 8317
TABERNASH, CO 80478

FROM: ROAM METROPOLITAN DISTRICT NO.1-NO.3

RE: REQUEST FOR FUNDS ADVANCE BY DEVELOPER

DATE: November 18, 2021

Reference: **Funding Request**

In accordance with the Operational Funding Agreement by and between Fraser River Development Company, LLC and Roam Metropolitan District No.1- No. 3 notice is hereby given that funds are currently needed to pay the general expenses scheduled to be approved for payment at the next board meeting as approved by the 2021 Budget.

Per the agreement, Fraser River Development Company, LLC is requested to provide: **\$9,203.87** for current expenses.

PLEASE MAKE CHECKS PAYABLE TO ROAM METROPOLITAN DISTRICT NO. 1

**Roam 1-3 Metropolitan District
November-21**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Column	OC5363B6-0001	11/11/2021	12/11/2021	\$ 27.23	Miscellaneous	1685
IDES, LLC	37221	9/30/2021	9/30/2021	\$ 1,665.00	Engineering Fees	1690
Icenogle Seaver Pogue	1291 10-2021	10/31/2021	10/31/2021	\$ 5,243.55	Legal	1675
Special District Management Services	D3 10-2021	10/31/2021	10/31/2021	\$ 14.00	Accounting	1612
Special District Management Services	D3 10-2021	10/31/2021	10/31/2021	\$ 98.00	Management	1680
Special District Management Services	D2 10-2021	10/31/2021	10/31/2021	\$ 14.00	Accounting	1612
Special District Management Services	D2 10-2021	10/31/2021	10/31/2021	\$ 98.00	Management	1680
Special District Management Services	D1 10-2021	10/31/2021	10/31/2021	\$ 1,274.00	Accounting	1612
Special District Management Services	D1 10-2021	10/31/2021	10/31/2021	\$ 719.00	Management	1680
Special District Management Services	D1 10-2021	10/31/2021	10/31/2021	\$ 51.09	Miscellaneous	1685
				\$ 9,203.87		

**Roam 1-3 Metropolitan District
November-21**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 9,203.87	\$ -	\$ -	\$ 9,203.87
				\$ -
Total Disbursements from Checking Acct	\$9,203.87	\$0.00	\$0.00	\$9,203.87

Diana Garcia

From: James Ruthven
Sent: Wednesday, November 17, 2021 3:13 PM
To: Diana Garcia
Subject: RE: Roam 1-3 Nov. AP review

Approved

Jim Ruthven

Director of Finance

SDMS | Special District
Management
Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

jruthven@sdmsi.com

Phone: 303-987-0835

From: Diana Garcia <dgarcia@sdmsi.com>
Sent: Tuesday, November 16, 2021 4:08 PM
To: James Ruthven <jruthven@sdmsi.com>
Subject: Roam 1-3 Nov. AP review

Please review the November payables and let me know if you approve for payments.

Thank you,

Diana Garcia

SDMS | Special District
Management
Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

dgarcia@sdmsi.com

Phone: 303-987-0835

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NOV 12 2021 Invoice

202-713-5613
help@column.us

Invoice number 0C5363B6-0001
Date of issue Nov 11, 2021
Date due Dec 11, 2021
Notice Id 9A8i5um04kstOqBkPY6Y
Publisher Middle Park Times

Bill to
ROAM METROPOLITAN DISTRICT NOS. 1, 2 AND 3

\$27.23 due December 11, 2021

=== Notes ===

Notice Name: 8EV01 Notice of Budget Roam Dist.

=== How to pay this invoice ===

PLEASE NOTE OUR ADDRESS CHANGE. We accept ACH bank transfers, debit/ credit cards, and checks. If you would like to pay by check, please make it out to **Column, PBC** and write **your invoice number** in the memo line. Send via USPS to:

Column, PBC
PO Box #33338
Washington, DC 20033

We suggest reviewing your newspaper's requirements around up-front payments. If the paper requires payment before publishing notices, we cannot guarantee that your check will be received and processed before your notice's first scheduled publication date.

Please allow up to 25 days for your check to be received and processed. If more than 25 days have passed since you mailed your check, feel free to reach out to us requesting an update.

Please note that, once paid, the merchant name on your billing statements will be Column Software PBC.

Dist. Name _____	
G/L Code	Amount
11025	27.23
Dist. Mgr. Initials	

Description	Qty	Unit price	Amount
11/18/2021: Other Notice	1	23.23	23.23
Affidavit Fee	1	4.00	4.00
Subtotal			\$27.23

Pay \$27.23 via ACH or card

Visit <https://www.column.us/invoices/Ddca7mX3QHfYlgMp182I/pay>

Tax (0%)	0.00
----------	------

Amount due	\$27.23
------------	---------

Pay \$27.23 via ACH or card

Visit <https://www.column.us/invoices/Ddca7mX3QHfYlgMp182I/pay>

Questions? Contact Column at help@column.us or call at +1 202-713-5613.

0C5363B6-0001 - Page 2 of 2

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Middle Park Times** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 887-3334**.

Notice ID: 9A8i5um04kstOqBkPY6Y | **Proof Updated: Nov. 11, 2021 at 01:10pm MST**
 Notice Name: 8EV01 Notice of Budget Roam Dist.

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
R Navant	Middle Park Times
rnavant@sdmsi.com	

Columns Wide: 1	Ad Class: Legals
------------------------	-------------------------

11/18/2021: Other Notice	23.23
Affidavit Fee	4.00

Subtotal	\$27.23
Tax %	0.00
Total	\$27.23

**NOTICE CONCERNING 2021 BUDGET
 AMENDMENTS
 AND PROPOSED 2022 BUDGETS
 ROAM METROPOLITAN DISTRICT NOS. 1, 2
 AND 3**

NOTICE IS HEREBY GIVEN to all interested parties that the necessity has arisen to amend the Roam Metropolitan District Nos. 1, 2 and 3 (the "Districts") 2021 Budgets and that proposed 2022 Budgets have been submitted to the respective Board of Directors of the Districts (the "Boards"); and that copies of the proposed Amended 2021 Budgets and 2022 Budgets have been filed at the Districts' offices, 141 Union Boulevard, Suite 150, Lakewood, Colorado, where the same is open for public inspection; and that adoption of Resolutions Amending the 2021 Budgets and Adopting the 2022 Budgets will be considered at a public hearing of the Boards to be held on Wednesday, December 1, 2021, 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. Any elector within the Districts may, at any time prior to the final adoption of the Resolutions to Amend the 2021 Budgets and adopt the 2022 Budgets, inspect and file of register any objections thereto.

ROAM METROPOLITAN DISTRICT NOS. 1, 2
 AND 3

By: /s/ James Ruthven
 District Manager

**PUBLISHED IN THE MIDDLE PARK TIMES ON
 THURSDAY, NOVEMBER 18, 2021.**



NOV 08 2021

ICENOGLA SEAVER POGUE

Roam Metropolitan Districts Nos. 1 - 3
c/o Special Distric Management Srvs
141 Union Blvd, Suite 150
Lakewood, CO 80228

October 31, 2021

Client Name: _____ Statement No. 20709
Account No. 1291

PAID BY: _____
1675 5243.55
DATE: _____

Previous Balance	Fees	Expenses	Advances	Payments	Balance
1291-0008000 MEETINGS 552.50	346.50	0.00	0.00	0.00	\$899.00
1291-0012000 CONFLICTS 86.50	0.00	0.00	9.00	0.00	\$95.50
1291-1301000 2021 FINANCING 7,242.50	0.00	0.00	0.00	-7,242.50	\$0.00
1291-2000000 GENERAL 4,965.21	4,601.00	0.00	287.05	-1,900.85	\$7,952.41
1291-2001000 PUBLIC DISCLOSURE STATEMENT 240.00	0.00	0.00	0.00	-240.00	\$0.00
<u>13,086.71</u>	<u>4,947.50</u>	<u>0.00</u>	<u>296.05</u>	<u>-9,383.35</u>	<u>\$8,946.91</u>

5243.55



ICENOGLA SEAVER POGUE

Roam Metropolitan Districts Nos. 1 - 3
c/o Special Distric Management Srvs
141 Union Blvd, Suite 150
Lakewood, CO 80228

October 31, 2021
Statement No. 20709
Account No. 1291

MEETINGS

Fees

			Hours	
10/08/2021	ADP	Prepare for and participate in special board meeting	0.90	346.50
		For Current Services Rendered	0.90	346.50
		Total Current Work		346.50
		Previous Balance		\$552.50
		Balance Due		<u>\$899.00</u>

Account No: 1291-0012000
Statement No: 20709

CONFLICTS

Advances

10/05/2021		Filing fee - Conflicts of Interest		9.00
		Total Advances		9.00
		Total Current Work		9.00
		Previous Balance		\$86.50
		Balance Due		<u>\$95.50</u>

Account No: 1291-1301000
Statement No: 20709

2021 FINANCING

Previous Balance \$7,242.50

Payments

Total Payments Thru 11/04/2021 -7,242.50

Roam Metropolitan Districts Nos. 1 - 3

Balance Due

\$0.00

Account No: 1291-2000000

Statement No: 20709

GENERAL

Fees

			Hours	
10/01/2021	SSJ	Correspond with Mr. Ruthven re District meeting notice posting locations	0.20	48.00
10/04/2021	SSJ	Correspond with Messrs. Johnson and Pogue re Phase I Meadow Homes inclusion request	0.20	48.00
10/05/2021	SLP	Revise agenda; prepare conflicts and e-file same with Secretary of State	0.80	128.00
	SSJ	Correspond with Mr. Ruthven re meeting agenda and call re October 5 special meeting	0.30	72.00
10/06/2021	SLP	Correspond with SDMS re website contact information	0.20	32.00
	ADP	Correspond with Ruthven, Fanch re meeting agenda, notice requirements; correspond with Smith Johnson re Meadow Cabins inclusion	0.70	269.50
	SSJ	Respond to inquiry from Mr. Johnson re Meadows Phase I inclusion; confer with Mr. Pogue re status of meeting resolution	0.50	120.00
10/07/2021	SSJ	Review meeting posting location information and confer with Ms. Pacheco re meeting resolution finalization	0.10	24.00
10/08/2021	DAE	Review reimbursement agreements	0.40	132.00
10/10/2021	DAE	Draft Amended and Restated Funding and Reimbursement Agreement	3.00	990.00
10/11/2021	SSJ	Review Ms. Pacheco's edits to Amended and Restated Meeting Resolution and finalize the same	0.30	72.00
10/13/2021	SLP	Follow up with Cyman and Larson re affidavit of qualification	0.40	64.00
10/14/2021	SLP	Review and save amended and restated recreation center fee resolutions; correspond with Ms. Smith Johnson re recordation of same	0.60	96.00
10/15/2021	JKL	Review service plan for mill levy adjustment language for input into firm's master tracker	0.30	60.00
10/19/2021	JKL	Review service plans for debt limitation language	0.40	80.00
10/20/2021	JKL	Input service plan mill levy adjustment language, revise audit tracking in master tracker	0.20	40.00
	ADP	Conference with Altaras, Vogel re transfer of open space tracts to district; conference with Smith Johnson re same	1.20	462.00
	SSJ	Call with Mr. Pogue re river public access and open space easement and boundary adjustment status	0.50	120.00

Roam Metropolitan Districts Nos. 1 - 3

			Hours	
10/21/2021	ADP	Correspond with Vogel, Smith Johnson re boundary adjustments; review documents re same	0.60	231.00
	SSJ	Review and comment on revised District boundary map provided by Mr. Vogel and respond to Mr. Vogel re the same; correspond with Ms. Llinas re preparation of exclusion documentation	0.50	120.00
10/22/2021	JKL	Draft exclusion petitions, resolutions, motions, and orders for D1 and D2 director parcels; research whether option contracts are interests in real property	3.20	640.00
10/26/2021	ADP	Correspond with Llinas, Smith Johnson re boundary adjustment petitions; review same	0.70	269.50
10/27/2021	ADP	Correspond with Smith Johnson re regional improvement IGA; conference with Fanch re same	0.60	231.00
	SLP	Correspond with CSD Pool re 2022 insurance renewal invoices	0.20	32.00
	SSJ	Review correspondence re exclusion petition information	0.10	24.00
10/28/2021	JKL	Correspondence re: D1 and D2 director parcel exclusion petitions	0.10	20.00
10/29/2021	SLP	Record amended and restated recreation center maintenance fee resolutions for each District with Grand County Clerk and Recorder; transmit to District Manager	0.80	128.00
	SSJ	Review executed petitions for exclusion and confer with Mr. Pogue re the same	0.20	48.00
		For Current Services Rendered	17.30	4,601.00

Advances

10/04/2021	FedEx Return Delivery	18.05
10/29/2021	Recording Fees - Resolution Rec Center Fees (D1)	98.00
10/29/2021	Recording Fees - Resolution Rec Center Fees (D2)	103.00
10/29/2021	Recording Fees - Resolution Rec Center Fees (D3)	68.00
	Total Advances	287.05
	Total Current Work	4,888.05
	Previous Balance	\$4,965.21

Payments

Total Payments Thru 11/04/2021	-1,900.85
Balance Due	\$7,952.41

October 31, 2021

Statement No.: 20709

Account No.: 1291.2001000

Page: 4

Roam Metropolitan Districts Nos. 1 - 3

Previous Balance		\$240.00
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Payments

Total Payments Thru 11/04/2021		-240.00
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Balance Due		<u>\$0.00</u>
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Total Balance Due		<u><u>\$8,946.91</u></u>
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NOV 02 2021

Independent District Engineering Services
1626 Cole Blvd
Suite 125
Lakewood, CO 80401

INDEPENDENT



District Engineering
SERVICES

9/30/2021

INVOICE #: 37221

WE HAVE MOVED! Please
note our updated address

TO:

Roam Metro District

11690 1,665.00

DESCRIPTION	CLASS	HOURS	RATE	EXTENSION	TOTAL
Additional Services	District Engineer*	9.5	150.00		1,425.00
	Office Administrator	1.0	90.00		90.00
Meetings	District Engineer*	1.0	150.00		150.00

Our bill.com network ID:
0127883061242607.

TOTAL	\$1,665.00
Payments/Credits	\$0.00
Balance Due	\$1,665.00

Accounts_payable@centerpoint-is.com



1626 Cole Blvd, Suite 125
Lakewood, CO 80401

**Roam Metropolitan District
IDES, LLC - District Engineering Services
Progress Report (September 1, 2021 – September 30, 2021)**

Work Performed

Additional Services – Cost certification site percent re-calculations and review of past cost certifications for open space costs.

Meetings – Attend board meeting.

Concerns and Impacts

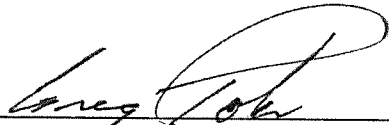
None at this time.

**CONDITIONAL WAIVER AND RELEASE
UPON PROGRESS PAYMENT**

Invoices: 37221

Upon receipt by the undersigned of a check from **Roam Metropolitan District** in the sum of \$1,665.00 payable to **Independent District Engineering Services, LLC** and when the check has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job of **Roam Metropolitan District** located at **Winter Park, Colorado** to the following extent. This release covers a progress payment for labor, services, equipment, or material furnished to **Roam Metropolitan District**, through **September 30, 2021**, Rights based upon work performed or items furnished under a written change order which has been fully executed by the parties prior to the release date, to the extent they are included in the above dollar amount are also covered by this release. **Independent District Engineering Services, LLC** retains its mechanic's lien, stop notice, and bond rights to retentions retained before or after the release date; labor, services, equipment, extras, or material furnished prior to the release date but not included in the dollar amount indicated above; and labor, services, equipment, extras or material furnished after the release date. This release of any mechanic's lien, stop notice, or bond right shall not otherwise affect the contract rights, including rights between parties to the contract based upon rescission, abandonment, or breach of the contract, or the right of the undersigned to recover compensation for furnished labor, services, equipment, or material covered by this release if that furnished labor, services, equipment, or material was not compensated by the progress payment. Before any recipient of this document relies on it, said party should verify evidence of payment to the undersigned.

Dated this 14th day of October, 2021.

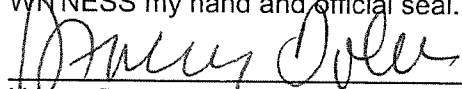


By: Greg Toler
Its: Manager

STATE OF COLORADO)
) ss.
COUNTY OF JEFFERSON)

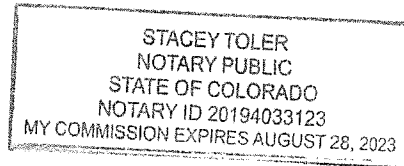
The foregoing instrument was subscribed and sworn to before me this 14th day of October, 2021, by Greg Toler as Manager of Independent District Engineering Services, LLC

WITNESS my hand and official seal.



Notary Public

My commission expires: 8.28.2023





Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

01/10/2021

Roam Metropolitan District No. 1
c/o Special District Mgmt Service
141 Union Boulevard Suite 150
Lakewood, CO 80232

Statement Date: 10/31/2021
Account No. ROAMMD1.00

Invoice for Services Rendered - 10/31/2021

1685	51.09
1612	1274.00
1680	719.00

Previous Balance	Fees	Expenses	Advances	Payments	Balance	
ROAMMD1-00	13.27	0.00	51.09 ¹⁶⁸⁵	0.00	-5.69	\$58.67
ROAMMD1-01 Board Meetings	1,260.00	490.00	0.00	0.00	-308.00	\$1,442.00
ROAMMD1-02 Management Matters	56.00	126.00	0.00	0.00	-14.00	\$168.00
ROAMMD1-03 Records Management	56.00	28.00	0.00	0.00	-28.00	\$56.00
ROAMMD1-05 Insurance Matters	84.00	0.00	0.00	0.00	-42.00	\$42.00
ROAMMD1-06 District Organization Matters	0.00	42.00	0.00	0.00	0.00	\$42.00
ROAMMD1-07 Statutory Compliance Matters	14.00	14.00	0.00	0.00	-14.00	\$14.00
ROAMMD1-09 Financial Matters	1,106.00	504.00 ¹⁶¹²	0.00	0.00	-686.00	\$924.00
ROAMMD1-10 Financial-Budget Matters	504.00	378.00 ¹⁶¹²	0.00	0.00	0.00	\$882.00
ROAMMD1-11 Management-Budget Matters	42.00	0.00	0.00	0.00	-14.00	\$28.00
ROAMMD1-12 Financial-Audit Matters	14.00	0.00	0.00	0.00	0.00	\$14.00
ROAMMD1-14 Financial-Bond Matters	686.00	392.00 ¹⁶¹²	0.00	0.00	-336.00	\$742.00

SDMS Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 10/31/2021
 Statement No. 94075
 Account No. ROAMMD1.00

Roam Metropolitan District No. 1

Previous Balance	Fees	Expenses	Advances	Payments	Balance
ROAMMD1-24 Website Design/Maintenance	0.00	19.00	0.00	0.00	\$19.00
<u>3,835.27</u>	<u>1,993.00</u>	<u>51.09</u>	<u>0.00</u>	<u>-1,447.69</u>	<u>\$4,431.67</u>

2044.09



Special District Management Services, Inc.

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Statement Date: 10/31/2021
Statement No. 94063
Account No. ROAMMD1.00

Roam Metropolitan District No. 1

Expenses

10/31/2021	Conference calling service, October, 2021.	44.80
10/31/2021	Duplicating, October, 2021.	<u>6.29</u>
	Total Expenses	51.09
	Total Current Work	51.09
	Previous Balance	\$13.27

Payments

10/05/2021	Payment	-5.69
	Balance Due	<u>\$58.67</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
51.09	7.58	0.00	0.00	0.00	0.00

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Statement Date: 10/31/2021
 Statement No. 94064
 Account No. ROAMMD1.01

Roam Metropolitan District No. 1

Board Meetings

Fees

			Hours	
10/01/2021	DH	Contact Board and consultants to coordinate scheduling and verify attendance of October 5, 2021 meeting.	0.10	14.00
	JHR	Correspond with Ms. Johnson regarding upcoming Board meeting.	0.10	14.00
10/05/2021	JHR	Prepare for October 5th Board meeting.	0.30	42.00
10/06/2021	AP	Correspondence with Manager in regards to the meeting packet. Request missing enclosures. Compile meeting packet for distribution to the Board. Prepare Meeting Notice for posting. Transmit Notice to post on the District's website.	0.80	112.00
	JHR	Correspond with Mr. Pogue and Ms. Padilla regarding October 8, 2021 Board meeting.	0.40	56.00
10/07/2021	AP	Distribute meeting packet to the Board and consultants.	0.10	14.00
	JHR	Review October 8, 2021 Board meeting packet.	0.10	14.00
10/08/2021	JHR	Prepare for October 8, 2021 Board meeting.	0.20	28.00
	JHR	Participate in October 8, 2021 Board meeting.	0.50	70.00
	JHR	Draft minutes of October 8, 2021 Board meeting and forward to Ms. Padilla for completion.	0.60	84.00
10/11/2021	AP	Draft Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices.	0.20	28.00
10/25/2021	DH	Contact Board and consultants to verify attendance at December 1, 2021 Budget Hearing meeting.	0.10	14.00
		For Current Services Rendered	3.50	490.00
		Total Current Work		490.00
		Previous Balance		\$1,260.00

Payments

10/05/2021	Payment	-308.00
	Balance Due	<u>\$1,442.00</u>



Special District Management Services, Inc.

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Statement Date: 10/31/2021
Statement No. 94064
Account No. ROAMMD1.01

Roam Metropolitan District No. 1

Aged Due Amounts					
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
490.00	952.00	0.00	0.00	0.00	0.00



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Statement Date: 10/31/2021
Statement No. 94065
Account No. ROAMMD1.02

Roam Metropolitan District No. 1

Management Matters

Fees

			Hours	
10/07/2021	JHR	Review book page and correspond with Ms. Ripko regarding setting up SIPA website.	0.20	28.00
10/20/2021	PSR	Research transparent notice for SIPA agreement; re-mail regarding same. Draft agreement and forward for signature.	0.50	70.00
10/25/2021	PSR	Finalize SIPA agreement and forward for execution.	0.10	14.00
10/31/2021	DH	Open & distribute mail for month of October 2021.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.90	126.00
		Total Current Work		126.00
		Previous Balance		\$56.00

Payments

10/05/2021	Payment			-14.00
	Balance Due			<u>\$168.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
126.00	42.00	0.00	0.00	0.00	0.00

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Statement Date: 10/31/2021
 Statement No. 94066
 Account No. ROAMMD1.03

Roam Metropolitan District No. 1

Records Management

Fees

			Hours	
10/12/2021	AP	Revise the Transparency Notice to reflect the new director positions.	0.10	14.00
10/20/2021	AP	Upload Transparency Notice to the SDA website.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Previous Balance		\$56.00

Payments

10/05/2021	Payment			-28.00
	Balance Due			<u>\$56.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
28.00	28.00	0.00	0.00	0.00	0.00

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Statement Date: 10/31/2021
 Statement No. 94067
 Account No. ROAMMD1.05

Roam Metropolitan District No. 1

Insurance Matters

	Previous Balance						\$84.00	
		<u>Payments</u>						
10/05/2021	Payment						-42.00	
	Balance Due						<u>\$42.00</u>	
		Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>		
	0.00	42.00	0.00	0.00	0.00	0.00		

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Statement Date: 10/31/2021
Statement No. 94068
Account No. ROAMMD1.06

Roam Metropolitan District No. 1

District Organization Matters

Fees

			Hours	
10/06/2021	JHR	Correspond with Ms. Gemski and Ms. Ripko regarding SIPA website.	0.10	14.00
10/25/2021	JHR	Correspond with Director Besse regarding signature required for SIPA website. Review and save executed SIPA agreement.	0.20	28.00
		For Current Services Rendered	0.30	42.00
		Total Current Work		42.00
		Balance Due		<u>\$42.00</u>

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Statement Date: 10/31/2021
 Statement No. 94069
 Account No. ROAMMD1.07

Roam Metropolitan District No. 1

Statutory Compliance Matters

Fees

			Hours	
10/12/2021	JHR	Review updated transparency notice.	0.10	14.00
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$14.00

Payments

10/05/2021		Payment		-14.00
		Balance Due		<u>\$14.00</u>

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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Statement Date: 10/31/2021
 Statement No. 94070
 Account No. ROAMMD1.09

Roam Metropolitan District No. 1

Financial Matters

Fees

			Hours	
10/01/2021	DG	Download and save monthly statement from First Bank.	0.10	14.00
10/04/2021	DG	Review Bill.com approval for September. Confirm payables are scheduled for release.	0.10	14.00
	JHR	Update cash balances report and release invoices for payment.	0.20	28.00
10/05/2021	JHR	Download and save September property tax distribution statement.	0.10	14.00
10/06/2021	DG	Print and file invoices for current month's accounts payable.	0.10	14.00
10/11/2021	DG	Compile, code, and input invoices for October payments. Transmit invoices to District Manager for review and approval.	0.30	42.00
10/12/2021	JHR	Review and approve October payables.	0.10	14.00
10/20/2021	DG	Scan invoices, upload into Bill.Com and input invoice detail. Create unpaid invoice report and save to E-Drive. Complete sync with Caselle. Update general ledger. Prepare funding request and transmit for processing.	0.70	98.00
10/21/2021	NT	Deposit check.	0.10	14.00
	JHR	Prepare check for deposit.	0.10	14.00
10/22/2021	JHR	Update cash balances report and release invoices for payment.	0.30	42.00
10/25/2021	JHR	Review and approve invoices in Bill.com.	0.10	14.00
10/26/2021	JHR	Prepare September bank reconciliation. Update property tax collection schedule and cash balances report. Update developer advance schedule and process journal entries. Prepare September 30, 2021 financial statements.	1.20	168.00
10/27/2021	JHR	Scan and save check copy and deposit slip.	0.10	14.00
		For Current Services Rendered	3.60	504.00
		Total Current Work		504.00
		Previous Balance		\$1,106.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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Statement Date: 10/31/2021
Statement No. 94070
Account No. ROAMMD1.09

Roam Metropolitan District No. 1

Payments

10/05/2021 Payment -686.00

Balance Due \$924.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
504.00	420.00	0.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
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Roam Metropolitan District No. 1

Statement Date: 10/31/2021
 Statement No. 94071
 Account No. ROAMMD1.10

Financial-Budget Matters

Fees

			Hours	
10/13/2021	JHR	Correspond with Mr. Besse regarding the 2022 preliminary budget.	0.10	14.00
10/15/2021	JHR	Prepare version 2 of 2022 preliminary budget.	1.90	266.00
10/29/2021	JHR	Prepare 2021 budget amendment to Debt Service Fund to reflect 2021 bond issue.	<u>0.70</u>	<u>98.00</u>
		For Current Services Rendered	2.70	378.00
		Total Current Work		378.00
		Previous Balance		\$504.00
		Balance Due		<u>\$882.00</u>

Aged Due Amounts					
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
378.00	504.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
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Statement Date: 10/31/2021
Statement No. 94072
Account No. ROAMMD1.11

Roam Metropolitan District No. 1

Management-Budget Matters

	Previous Balance						\$42.00	
		<u>Payments</u>						
10/05/2021	Payment						-14.00	
	Balance Due						<u>\$28.00</u>	
		Aged Due Amounts						
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>		
	0.00	28.00	0.00	0.00	0.00	0.00		

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303-987-0835 | Fax: 303-987-2032
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Roam Metropolitan District No. 1

Statement Date: 10/31/2021
Statement No. 94073
Account No. ROAMMD1.12

Financial-Audit Matters

Previous Balance \$14.00

Balance Due \$14.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	14.00	0.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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Roam Metropolitan District No. 1

Statement Date: 10/31/2021
 Statement No. 94074
 Account No. ROAMMD1.14

Financial-Bond Matters

Fees

			Hours	
10/08/2021	JHR	Participate in Bond meeting conference call.	1.00	140.00
10/13/2021	JHR	Download and save 2021 insurance policies and proof of payment. Forward to Attorney Johnson for her review.	0.50	70.00
10/27/2021	JHR	Review bond documents.	<u>1.30</u>	<u>182.00</u>
		For Current Services Rendered	2.80	392.00
		Total Current Work		392.00
		Previous Balance		\$686.00

Payments

10/05/2021		Payment		-336.00
		Balance Due		<u>\$742.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
392.00	350.00	0.00	0.00	0.00	0.00

SDMS SPECIAL DISTRICT MANAGEMENT SERVICES, INC.

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Roam Metropolitan District No. 1

Statement Date: 10/31/2021
Statement No. 94075
Account No. ROAMMD1.24

Website Design/Maintenance

Fees

			Hours	
10/07/2021	PSR	Start preparing SIPA agreement; e-mail regarding same.	<u>0.20</u>	<u>19.00</u>
		For Current Services Rendered	0.20	19.00
		Total Current Work		19.00
		Balance Due		<u>\$19.00</u>



Special District Management Services, Inc.

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D2 10/2021

Roam Metropolitan District No. 2
c/o Special District Mgmt Service
141 Union Boulevard, Suite 150
Lakewood, CO 80228

Statement Date: 10/31/2021
Account No. ROAMMD2.00

Invoice for Services Rendered - 10/31/2021

1612 14.00
1680 98.00

Previous Balance	Fees	Expenses	Advances	Payments	Balance	
ROAMMD2-00	3.40	0.00	0.00	0.00	-1.60	\$1.80
ROAMMD2-01 Board Meetings	98.00	56.00	0.00	0.00	0.00	\$154.00
ROAMMD2-03 Records Management	0.00	28.00	0.00	0.00	0.00	\$28.00
ROAMMD2-05 Insurance Matters	28.00	0.00	0.00	0.00	-28.00	\$0.00
ROAMMD2-07 Statutory Compliance Matters	14.00	14.00	0.00	0.00	-14.00	\$14.00
ROAMMD2-09 Financial Matters	42.00	14.00 ¹⁶¹²	0.00	0.00	-28.00	\$28.00
ROAMMD2-10 Financial-Budget Matters	70.00	0.00	0.00	0.00	0.00	\$70.00
ROAMMD2-11 Management-Budget Matters	42.00	0.00	0.00	0.00	-14.00	\$28.00
	<u>297.40</u>	<u>112.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-85.60</u>	<u>\$323.80</u>



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
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Roam Metropolitan District No. 2

Statement Date: 10/31/2021
Statement No. 94055
Account No. ROAMMD2.00

Previous Balance \$3.40

Payments

10/05/2021

Payment -1.60

Balance Due \$1.80

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	1.80	0.00	0.00	0.00	0.00

SDMS | Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 10/31/2021
 Statement No. 94056
 Account No. ROAMMD2.01

Roam Metropolitan District No. 2

Board Meetings

Fees

			Hours	
10/01/2021	DH	Contact Board and consultants to coordinate scheduling and verify attendance of October 5, 2021 meeting.	0.10	14.00
10/11/2021	AP	Draft Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices.	0.20	28.00
10/25/2021	DH	Contact Board and consultants to verify attendance at December 1, 2021 Budget Hearing meeting.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.40	56.00
		Total Current Work		56.00
		Previous Balance		\$98.00
		Balance Due		<u>\$154.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
56.00	98.00	0.00	0.00	0.00	0.00



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141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
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Statement Date: 10/31/2021
Statement No. 94057
Account No. ROAMMD2.03

Roam Metropolitan District No. 2

Records Management

Fees

			Hours	
10/12/2021	AP	Revise the Transparency Notice to reflect the new director positions.	0.10	14.00
10/20/2021	AP	Upload Transparency Notice to the SDA website.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Balance Due		<u>\$28.00</u>

SDMS

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www.sdmsi.com

Roam Metropolitan District No. 2

Statement Date: 10/31/2021
Statement No. 94058
Account No. ROAMMD2.05

Insurance Matters

	Previous Balance		\$28.00
		<u>Payments</u>	
10/05/2021	Payment		-28.00
	Balance Due		<u>\$0.00</u>

SDMS | Special District Management Services, Inc.

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 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 10/31/2021
 Statement No. 94059
 Account No. ROAMMD2.07

Roam Metropolitan District No. 2

Statutory Compliance Matters

Fees

			Hours	
10/12/2021	JHR	Review updated transparency notice.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$14.00

Payments

10/05/2021		Payment		-14.00
		Balance Due		<u>\$14.00</u>

SDMS | Special District Management Services, Inc.

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Roam Metropolitan District No. 2

Statement Date: 10/31/2021
 Statement No. 94060
 Account No. ROAMMD2.09

Financial Matters

Fees

			Hours	
10/05/2021	JHR	Download and save September property tax distribution statement.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$42.00

Payments

10/05/2021	Payment			-28.00
	Balance Due			<u>\$28.00</u>

Aged Due Amounts

0-30	31-60	61-90	91-120	121-180	181+
14.00	14.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
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303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94061
Account No. ROAMMD2.10

Roam Metropolitan District No. 2

Financial-Budget Matters

Previous Balance \$70.00

Balance Due \$70.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	70.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94062
Account No. ROAMMD2.11

Roam Metropolitan District No. 2

Management-Budget Matters

	Previous Balance					\$42.00
		<u>Payments</u>				
10/05/2021	Payment					-14.00
	Balance Due					<u>\$28.00</u>
		Aged Due Amounts				
	<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
	0.00	28.00	0.00	0.00	0.00	0.00

SDMS Special District Management Services, Inc.

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 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

D3 10/2021

Roam Metropolitan District No. 3
 c/o Special District Mgmt Service
 141 Union Boulevard, Suite 150
 Lakewood, CO 80228

Statement Date: 10/31/2021
 Account No. ROAMMD3.00

1612
1680
1400
9800

Invoice for Services Rendered - 10/31/2021

Previous Balance	Fees	Expenses	Advances	Payments	Balance	
ROAMMD3-00	3.80	0.00	0.00	0.00	-1.80	\$2.00
ROAMMD3-01 Board Meetings	98.00	56.00	0.00	0.00	0.00	\$154.00
ROAMMD3-03 Records Management	0.00	28.00	0.00	0.00	0.00	\$28.00
ROAMMD3-05 Insurance Matters	28.00	0.00	0.00	0.00	-28.00	\$0.00
ROAMMD3-07 Statutory Compliance Matters	14.00	14.00	0.00	0.00	-14.00	\$14.00
ROAMMD3-09 Financial Matters	42.00	14.00 <i>1612</i>	0.00	0.00	-28.00	\$28.00
ROAMMD3-10 Financial-Budget Matters	98.00	0.00	0.00	0.00	0.00	\$98.00
ROAMMD3-11 Management-Budget Matters	42.00	0.00	0.00	0.00	-14.00	\$28.00
	<u>325.80</u>	<u>112.00</u>	<u>0.00</u>	<u>0.00</u>	<u>-85.80</u>	<u>\$352.00</u>



Special District Management Services, Inc.

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303-987-0835 | Fax: 303-987-2032
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Statement Date: 10/31/2021
Statement No. 94076
Account No. ROAMMD3.00

Roam Metropolitan District No. 3

Previous Balance \$3.80

Payments

10/05/2021

Payment -1.80

Balance Due \$2.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	2.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

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Roam Metropolitan District No. 3

Statement Date: 10/31/2021
Statement No. 94077
Account No. ROAMMD3.01

Board Meetings

Fees

			Hours	
10/01/2021	DH	Contact Board and consultants to coordinate scheduling and verify attendance of October 5, 2021 meeting.	0.10	14.00
10/11/2021	AP	Draft Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting 24-Hour Notices.	0.20	28.00
10/25/2021	DH	Contact Board and consultants to verify attendance at December 1, 2021 Budget Hearing meeting.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.40	56.00
		Total Current Work		56.00
		Previous Balance		\$98.00
		Balance Due		<u>\$154.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
56.00	98.00	0.00	0.00	0.00	0.00



Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94078
Account No. ROAMMD3.03

Roam Metropolitan District No. 3

Records Management

Fees

			Hours	
10/12/2021	AP	Revise the Transparency Notice to reflect the new director positions.	0.10	14.00
10/20/2021	AP	Upload Transparency Notice to the SDA website.	0.10	<u>14.00</u>
		For Current Services Rendered	0.20	28.00
		Total Current Work		28.00
		Balance Due		<u>\$28.00</u>

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94079
Account No. ROAMMD3.05

Roam Metropolitan District No. 3

Insurance Matters

	Previous Balance		\$28.00
		<u>Payments</u>	
10/05/2021	Payment		-28.00
	Balance Due		<u>\$0.00</u>

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
 Lakewood, CO 80228-1898
 303-987-0835 | Fax: 303-987-2032
 www.sdmsi.com

Statement Date: 10/31/2021
 Statement No. 94080
 Account No. ROAMMD3.07

Roam Metropolitan District No. 3

Statutory Compliance Matters

Fees

			Hours	
10/12/2021	JHR	Review updated transparency notice.	0.10	14.00
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$14.00

Payments

10/05/2021		Payment		-14.00
		Balance Due		<u>\$14.00</u>



Special District Management Services, Inc.

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Lakewood, CO 80228-1898
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www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94081
Account No. ROAMMD3.09

Roam Metropolitan District No. 3

Financial Matters

Fees

			Hours	
10/05/2021	JHR	Download and save September property tax distribution statement.	<u>0.10</u>	<u>14.00</u>
		For Current Services Rendered	0.10	14.00
		Total Current Work		14.00
		Previous Balance		\$42.00

Payments

10/05/2021	Payment			-28.00
	Balance Due			<u>\$28.00</u>

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
14.00	14.00	0.00	0.00	0.00	0.00

SDMS

Special District Management Services, Inc.

141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 | Fax: 303-987-2032
www.sdmsi.com

Statement Date: 10/31/2021
Statement No. 94082
Account No. ROAMMD3.10

Roam Metropolitan District No. 3

Financial-Budget Matters

Previous Balance \$98.00

Balance Due \$98.00

Aged Due Amounts					
<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	98.00	0.00	0.00	0.00	0.00



303-987-0832

Special District Management Services, Inc.

141 Union Boulevard, Suite 150

Lakewood, CO 80228-1898

303-987-0835 | Fax: 303-987-2032

www.sdmsi.com

Statement Date: 10/31/2021

Statement No. 94083

Account No. ROAMMD3.11

Roam Metropolitan District No. 3

Management-Budget Matters

Previous Balance \$42.00

Payments

10/05/2021

Payment -14.00

Balance Due \$28.00

Aged Due Amounts

<u>0-30</u>	<u>31-60</u>	<u>61-90</u>	<u>91-120</u>	<u>121-180</u>	<u>181+</u>
0.00	28.00	0.00	0.00	0.00	0.00

ROAM METROPOLITAN DISTRICT NO. 1
Schedule of Cash Position
September 30, 2021

	Operating	Capital Projects	Total
Checking:			
Cash in Bank - FirstBank	\$ (6,007.91)	\$ -	\$ (6,007.91)
TOTAL FUNDS:	\$ (6,007.91)	\$ -	\$ (6,007.91)

2021 Mill Levy Information

Certified General Fund Mill Levy	55.664
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Board of Directors

- * Chip Besse
- * Jolene Larson
- Robert Cyman

* authorized signer on the checking account

ROAM METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

September 30, 2021

ROAM METROPOLITAN DISTRICT NO. 1
Combined Balance Sheet - All Fund Types and Account Groups
September 30, 2021

	<u>GENERAL</u>	<u>CAPITAL PROJECTS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL</u>
Assets				
Cash in Bank - FirstBank	\$ (6,008)	\$ -	\$ -	\$ (6,008)
Total Current Assets	<u>(6,008)</u>	<u>-</u>	<u>-</u>	<u>(6,008)</u>
Other Debits				
Amount to be Provided for Debt	-	\$ -	194,166	194,166
Total Other Debits	<u>-</u>	<u>-</u>	<u>194,166</u>	<u>194,166</u>
Total Assets	<u>\$ (6,008)</u>	<u>\$ -</u>	<u>\$ 194,166</u>	<u>\$ 188,158</u>
Liabilities				
Dev Adv - Operations	\$ -	\$ -	\$ 169,537	\$ 169,537
Dev Adv - Ops Accrued Int	-	-	13,968	13,968
Dev Adv - Capital	-	-	10,337	10,337
Dev Adv - Cap Accrued Int	-	-	324	324
Total Liabilities	<u>-</u>	<u>-</u>	<u>194,166</u>	<u>194,166</u>
Fund Balance				
Fund Balance	5,354	-	-	5,354
Current Year Earnings	(11,362)	-	-	(11,362)
Total Fund Balances	<u>(6,008)</u>	<u>-</u>	<u>-</u>	<u>(6,008)</u>
Total Liabilities and Fund Balance	<u>\$ (6,008)</u>	<u>\$ -</u>	<u>\$ 194,166</u>	<u>\$ 188,158</u>

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending
September 30, 2021
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Developer Advance	\$ 18,519	\$ 39,836	\$ 200,000	\$ (160,164)	19.9%
Property Tax Revenue	-	1,649	1,649	(0)	100.0%
Specific Ownership Taxes	31	74	99	(25)	74.9%
Total Revenues	<u>18,550</u>	<u>41,559</u>	<u>201,748</u>	<u>(160,189)</u>	<u>20.6%</u>
Expenditures					
Audit	-	616	-	(616)	-
Accounting	2,506	7,182	10,500	3,318	68.4%
Management	1,400	5,433	12,500	7,067	43.5%
Insurance/SDA Dues	-	8,525	10,000	1,475	85.2%
Legal	14,875	31,500	25,000	(6,500)	126.0%
Miscellaneous	406	1,138	1,000	(138)	113.8%
Engineering Fees	1,502	1,502	-	(1,502)	-
Treasurer's Fees	-	82	25	(57)	329.8%
Road Maintenance	-	-	25,000	25,000	0.0%
Landscape Maintenance	-	-	50,000	50,000	0.0%
River Maintenance	-	-	10,000	10,000	0.0%
Contingency	-	-	50,000	50,000	0.0%
	<u>20,690</u>	<u>55,978</u>	<u>194,025</u>	<u>138,047</u>	<u>28.9%</u>
Excess (Deficiency) of Revenues Over Expenditures	(2,139)	(14,420)	7,723	(22,143)	
Other Financing Sources (Uses)					
Transfer from District No. 2	63	3,001	3,152	(151)	
Transfer from District No. 3	1	56	59	(3)	
Emergency Reserve	-	-	(52)	52	
Total Other Financing Sources (Uses)	<u>64</u>	<u>3,057</u>	<u>3,159</u>	<u>(102)</u>	
Change in Fund Balance	(2,075)	(11,362)	10,882	(22,244)	
Beginning Fund Balance	(3,933)	5,354	5,872	(518)	
Ending Fund Balance	<u>\$ (6,008)</u>	<u>\$ (6,008)</u>	<u>\$ 16,754</u>	<u>\$ (22,762)</u>	

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Capital Projects Fund
For the 9 Months Ending
September 30, 2021

<u>Account Description</u>	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Developer Advance	\$ -	\$ 10,337	\$ 100,000	\$ (89,663)	10.3%
Total Revenues	<u>-</u>	<u>10,337</u>	<u>100,000</u>	<u>(89,663)</u>	<u>10.3%</u>
Expenditures					
Engineering	-	10,337	80,000	69,663	12.9%
Total Expenditures	<u>-</u>	<u>10,337</u>	<u>80,000</u>	<u>69,663</u>	<u>12.9%</u>
Excess (Deficiency) of Revenues Over Expenditures	-	-	20,000	(20,000)	
Beginning Fund Balance	-	-	(16,000)	16,000	
Ending Fund Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 4,000</u>	<u>\$ (4,000)</u>	

RESOLUTION TO AMEND 2021 BUDGET
ROAM METROPOLITAN DISTRICT NO. 2

WHEREAS, the Board of Directors of the Roam Metropolitan District No. 2 adopted a budget and appropriated funds for the fiscal year 2021 as follows:

General Fund	\$	3,197
--------------	----	-------

WHEREAS, the necessity has arisen to establish a Debt Service Fund requiring the unanticipated expenditure of funds for debt for the fiscal year 2021; 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 Debt Service Fund from Bond Proceeds.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Roam Metropolitan District No. 2 shall and hereby does amend the adopted Budget for the fiscal year 2021 and adopts a supplemental budget and appropriation for the Debt Service Fund for the fiscal year 2021, as follows:

Debt Service Fund	\$	21,883,197
-------------------	----	------------

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, 2021

ROAM METROPOLITAN DISTRICT NO. 2

By: _____
Secretary

ROAM METROPOLITAN DISTRICT NO 2

DEBT SERVICE FUND
2021 Adopted Budget

	2021 Original Budget	2021 Final Budget
BEGINNING FUND BALANCE	\$ -	\$ -
REVENUE		
Property Tax Revenue	3,016	3,016
Specific Ownership Tax	181	181
Total Revenue	3,197	3,197
Total Funds Available	3,197	3,197
EXPENDITURES		
Loan Issuance Costs		687,600
Payment to Escrow Agent		12,675,547
Developer Advance Repayment	-	8,516,853
Treasurer's Fees	45	45
Total Expenditures	45	21,880,045
OTHER FINANCING SOURCES (USES)		
Bond Proceeds	-	21,880,000
Transfer to District No. 1	(3,152)	(3,152)
Total Other Financing Sources (Uses)	(3,152)	21,876,848
Total Expenditures Requiring Appropriation	3,197	21,883,197
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	-	-
ENDING FUND BALANCE	\$ -	\$ -

CERTIFICATION OF VALUATION BY
Grand County COUNTY ASSESSOR

New Tax Entity? YES NO

Date 08/23/2021

NAME OF TAX ENTITY: ROAM METRO DIST 1

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ <u>29,620</u>
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ <u>53,890</u>
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ <u>0</u>
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ <u>53,890</u>
5. NEW CONSTRUCTION: *	5. \$ <u>0</u>
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ <u>0</u>
7. ANNEXATIONS/INCLUSIONS:	7. \$ <u>0</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ <u>0</u>
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9. \$ <u>0</u>
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$ <u>\$0.00</u>
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ <u>\$0.00</u>

- ‡ 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 Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TAVOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Grand County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ <u>185,830</u>
ADDITIONS TO TAXABLE REAL PROPERTY	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ <u>0</u>
3. ANNEXATIONS/INCLUSIONS:	3. \$ <u>440</u>
4. INCREASED MINING PRODUCTION: §	4. \$ <u>0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ <u>0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ <u>0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ <u>0</u>
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ <u>0</u>
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **\$ 185,830**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** **\$ 0**
 ** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**CERTIFICATION OF VALUATION BY
Grand County COUNTY ASSESSOR**

New Tax Entity? YES NO

Date 08/23/2021

NAME OF TAX ENTITY: ROAM METRO DIST 2

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 :

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ <u>54,180</u>
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ <u>1,722,530</u>
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ <u>0</u>
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ <u>1,722,530</u>
5. NEW CONSTRUCTION: *	5. \$ <u>150,930</u>
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ <u>0</u>
7. ANNEXATIONS/INCLUSIONS:	7. \$ <u>130</u>
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ <u>0</u>
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): ☐	9. \$ <u>0</u>
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$ <u>\$0.00</u>
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$ <u>\$0.00</u>

- ‡ 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 Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- ☐ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Grand County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ <u>10,266,180</u>
ADDITIONS TO TAXABLE REAL PROPERTY	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ <u>2,110,500</u>
3. ANNEXATIONS/INCLUSIONS:	3. \$ <u>440</u>
4. INCREASED MINING PRODUCTION: §	4. \$ <u>0</u>
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ <u>0</u>
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ <u>0</u>
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$ <u>0</u>
9. DISCONNECTIONS/EXCLUSIONS:	9. \$ <u>0</u>
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY **\$ 10,266,180**

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** **\$ 0**
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

**CERTIFICATION OF VALUATION BY
Grand County COUNTY ASSESSOR**

New Tax Entity? YES NO

Date 08/23/2021

NAME OF TAX ENTITY: ROAM METRO DIST 3

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

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2021 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ <u>1,020</u>
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$ <u>2,860</u>
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$ <u>0</u>
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$ <u>2,860</u>
5.	NEW CONSTRUCTION: *	5.	\$ <u>0</u>
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$ <u>0</u>
7.	ANNEXATIONS/INCLUSIONS:	7.	\$ <u>130</u>
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$ <u>0</u>
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$ <u>0</u>
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$ <u>\$0.00</u>
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$ <u>\$0.00</u>

- ‡ 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 Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE Grand County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2021 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$ <u>9,870</u>
ADDITIONS TO TAXABLE REAL PROPERTY			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$ <u>0</u>
3.	ANNEXATIONS/INCLUSIONS:	3.	\$ <u>440</u>
4.	INCREASED MINING PRODUCTION: §	4.	\$ <u>0</u>
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$ <u>0</u>
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$ <u>0</u>
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$ <u>0</u>

DELETIONS FROM TAXABLE REAL PROPERTY

8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$ <u>0</u>
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$ <u>0</u>
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$ <u>0</u>

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- * Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$9,870

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

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

2020 Actual	2021 Adopted Budget	2022 Preliminary Budget
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Assessed Valuation	\$	7,540	\$	29,620	\$	53,890
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Mill Levy

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

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

General Fund	\$ -	\$ 1,649	\$	3,000		
Debt Service Fund	-	-		-		-
Refunds and Abatements	-	-		-		-

Actual/Budgeted Property T	\$ -	\$ 1,649	\$	3,000		
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ROAM METROPOLITAN DISTRICT NO 1

GENERAL FUND 2022 Preliminary Budget with 2020 Actual and 2021 Estimated

	2020 Actual	01/21-09/21 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Preliminary
BEGINNING FUND BALANCE	\$ -	\$ 5,354	5,872	\$ 5,354	\$ 5,486
REVENUE					
Property Tax Revenue	-	1,649	1,649	1,649	3,000
Specific Ownership Taxes	-	74	99	99	180
Developer Advance	129,701	39,836	200,000	70,000	190,000
Transfer from District No. 2	-	3,001	3,152	3,152	-
Transfer from District No. 3	-	56	59	57	161
Total Revenue	129,701	44,616	204,959	74,957	193,341
Total Funds Available	129,701	49,970	210,831	80,311	198,827
EXPENDITURES					
Accounting	10,122	7,182	10,500	10,500	11,000
Audit	882	616	-	616	600
Management	18,909	5,433	12,500	12,500	13,000
Election	179	-	-	-	500
Insurance/SDA Dues	1,045	8,525	10,000	8,525	10,000
Legal	68,944	31,500	25,000	40,000	40,000
Office, Dues, Newsletters & Others	-	-	1,000	-	1,000
Miscellaneous	2,283	1,138	-	1,100	1,000
Engineering Fees	20,595	1,502	-	1,502	-
Road Maintenance	-	-	25,000	-	25,000
Landscape Maintenance	-	-	50,000	-	50,000
River Maintenance	-	-	10,000	-	10,000
Treasurer's Fees	-	82	25	82	150
Covenant Control/Community Mgmt	1,388	-	-	-	-
Contingency	-	-	50,000	-	25,000
Emergency Reserve	-	-	52	-	95
Total Expenditures	124,347	55,978	194,077	74,825	187,345
Total Expenditures Requiring Appropriation					
	124,347	55,978	194,077	74,825	187,345
ENDING FUND BALANCE	\$ 5,354	\$ (6,008)	\$ 16,754	\$ 5,486	\$ 11,482

**2022 Preliminary Budget
with 2020 Actual and 2021 Estimated**

	2020 Actual	01/21-09/21 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ (16,000)	\$ -	\$ -
REVENUE					
Developer Advance	-	10,337	100,000	20,000	-
Total Revenue	-	10,337	100,000	20,000	-
Total Funds Available	-	10,337	84,000	20,000	-
EXPENDITURES					
Engineering	-	10,337	80,000	20,000	150,000
Neighborhood Park					500,000
Pedestrian Bridge					250,000
Landscaping					100,000
Vehicle Bridge					1,000,000
Pond Work					600,000
Road Work & Utilities					1,600,000
Meadow Homes Pedestrian Systems					1,200,000
Pedestrian Paths					300,000
In-town Condos Infrastructure					100,000
Monument Sign					100,000
Total Expenditures	-	10,337	80,000	20,000	5,900,000
Transfers and Other Sources (Uses)					
Transfer from District No. 2					5,900,000
Total Expenditures Requiring Appropriation	-	10,337	80,000	20,000	5,900,000
ENDING FUND BALANCE	\$ -	\$ -	\$ 4,000	\$ -	\$ -

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

2020 Actual	2021 Adopted Budget	2022 Preliminary Budget
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Assessed Valuation	\$	2,320	\$	54,180	\$	1,722,530
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Mill Levy

General Fund	-	55.664	-	-	55.664	-
Debt Service Fund	-	-	-	-	-	95.664
Refunds and Abatements	-	-	-	-	-	-
	-	55.664	-	-	-	55.664

Total Mill Levy	-	55.664	-	-	55.664	-
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Property Taxes

General Fund	\$ -	\$ 3,016	\$ -	-	-	-
Debt Service Fund	-	-	-	-	-	95,883
Refunds and Abatements	-	-	-	-	-	-
	-	-	-	-	-	-

Actual/Budgeted Property Taxes	\$ -	\$ 3,016	\$ -	-	95,883	-
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ROAM METROPOLITAN DISTRICT NO 2

**GENERAL FUND
2022 Preliminary Budget
with 2020 Actual and 2021 Estimated**

	2020 Actual	01/21-09/21 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Taxes	-	3,016	3,016	3,016	-
Specific Ownership Taxes	-	136	181	181	-
Total Revenue	-	3,152	3,197	3,197	-
Total Funds Available	-	3,152	3,197	3,197	-
EXPENDITURES					
Treasurer's Fees	-	151	45	151	-
Total Expenditures	-	151	45	151	-
Transfers and Other Uses					
Transfer to District No. 1		3,001	3,152	3,046	-
Total Expenditures Requiring Appropriation	-	3,152	3,197	3,197	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

ROAM METROPOLITAN DISTRICT NO 2

**DEBT SERVICE FUND
2022 Preliminary Budget
with 2020 Actual, 2021 Adopted Budget, and 2021 Estimated**

	2020 Actual	01/21-09/21 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Tax Revenue	-	-	-	-	95,883
Specific Ownership Tax	-	-	-	-	5,753
Interest Income	-	-	-	-	250
Bond Proceeds	-	-	-	21,880,000	-
Total Revenue	-	-	-	21,880,000	101,886
Total Funds Available	-	-	-	21,880,000	101,886
EXPENDITURES					
Bond Issuance Costs	-	-	-	687,600	-
Transfer to Bond Trustee	-	-	-	21,192,400	-
Treasurer's Fees	-	-	-	-	4,794
Paying Agent/Trustee Fees	-	-	-	-	6,000
Total Expenditures	-	-	-	21,880,000	10,794
Transfers and Other Sources (Uses)					
Transfer from Bond Trustee	-	-	-	8,516,853	5,900,000
Developer Advance Reimbursement	-	-	-	(8,516,853)	-
Transfer to District No. 1	-	-	-	-	(5,900,000)
Total Expenditures Requiring Appropriation	-	-	-	21,880,000	5,910,794
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ (5,808,908)

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

2020 Actual	2021 Adopted Budget	2022 Preliminary Budget
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Assessed Valuation	\$	610	\$	1,020	\$	2,860
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Mill Levy

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

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

General Fund	\$	-	\$	57	\$	159
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-

Actual/Budgeted Property T	\$	<u>-</u>	\$	<u>57</u>	\$	<u>159</u>
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ROAM METROPOLITAN DISTRICT NO 3

**GENERAL FUND
2022 Preliminary Budget
with 2020 Actual and 2021 Estimated**

	2020 Actual	01/21-09/21 YTD Actual	2021 Adopted Budget	2021 Estimated	2022 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Taxes	-	57	57	57	159
Specific Ownership Taxes	-	2	3	3	10
Total Revenue	-	59	60	60	169
Total Funds Available	-	59	60	60	169
Treasurer's Fees	-	3	1	3	8
Total Expenditures	-	3	1	3	8
Transfers and Other Uses					
Transfer to District No. 1		56	59	57	161
Total Expenditures Requiring Appropriation	-	59	60	60	169
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -

RESOLUTION NO. 2021 – 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2022 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 2022 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, 2021, 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, 2021, 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, James Ruthven, 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 2022, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 1 held on December 1, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 – 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2022 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 2022 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, 2021, 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, 2021, 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, James Ruthven, 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 2022, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 2 held on December 1, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 – 12 - ____
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2022 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 2022 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, 2021, 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, 2021, 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Budget)

I, James Ruthven, 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 2022, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 3 held on December 1, 2021.

By: _____
Secretary

RESOLUTION NO. 2021 - 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 2022 annual budget in accordance with the Local Government Budget Law on December 1, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 Roam Metropolitan District No. 1:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021 - 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 2022 annual budget in accordance with the Local Government Budget Law on December 1, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 Roam Metropolitan District No. 2:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

RESOLUTION NO. 2021 - 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 2022 annual budget in accordance with the Local Government Budget Law on December 1, 2021; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2022 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 Roam Metropolitan District No. 3:

1. That for the purposes of meeting all general fund expenses of the District during the 2022 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 2022 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, 2021.

Secretary

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

