

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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<http://roammd1-3.colorado.gov>

NOTICE OF A REGULAR MEETING AND AGENDA

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expires:</u>
Blake Johnson	President	2025/May 2025
Jolene Larson	Treasurer	2025/May 2025
Robert Cyman	Secretary	2025/May 2025
Robert Klane	Assistant Secretary	2027/May 2027
Brian Ripley	Assistant Secretary	2027/May 2027

DATE: December 7, 2023

TIME: 11:00 a.m.

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

<https://us02web.zoom.us/j/83015456087?pwd=VEFuekdYk1LQ1F1ZWlHbDNBKytRQT09>

Phone Number: (719) 359-4580

Meeting ID: 830 1545 6087

Passcode: 708751

One tap mobile: +17193594580,,83015456087#

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. **CONSENT AGENDA** – These items are considered to be routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board Member so requests, in which event, the item will be removed from the Consent Agenda and considered on the Regular Agenda.

- Approve the Minutes of the November 17, 2023 Special Meeting (enclosure).
 - Approve Special District Management Services Inc. 2024 Rates (enclosure).
-

II. PUBLIC COMMENT

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

III. LEGAL MATTERS

- A. Consideration and approval of Third Amendment to Amended and Restated 2020 Funding and Reimbursement Agreement with Fraser River Development Co LLC, Refunding of Existing Subordinate Promissory Note, and Issuance of a New Subordinate Promissory Note (enclosure).
-

- B. Review status of Fraser River Development Co. Improvement Acquisition Agreement Purchase Application and Payment (District No. 1)
-

IV. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of District No. 1 claims for the period ending as follows (enclosures):

Fund	Period Ending Oct. 31, 2023	Period Ending Nov. 30, 2023
General	\$ 20,344.92	\$ 12,570.03
Debt	\$ -0-	\$ -0-
Capital Projects	\$ 27,194.20	\$ -0-
Total	\$ 47,539.12	\$ 12,570.03

- B. Review and accept the unaudited financial statements through the period ending September 30, 2023 and Schedule of Cash Position as of September 30, 2023 for District No. 1 (enclosure).
-

- C. Consider engagement of Scott Wright, CPA for preparation of 2023 Audit, in the amount of \$_____ for District No. 2 (to be distributed).
-

- D. Conduct Public Hearings to consider Amendment to 2022 Budget and consider adoption of Resolutions to Amend the 2022 Budget and Appropriate Expenditures (District No. 2) (enclosure).
-

- E. Conduct Public Hearings to consider Amendment to 2023 Budget and consider adoption of Resolutions to Amend the 2023 Budget and Appropriate Expenditures (District No. 2) (enclosure).
-

- F. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Set Mill Levies for General Fund, Debt Service Fund, and Other Fund(s) (District Nos. 1, 2, and 3) (enclosures – preliminary AV, draft 2024 Budgets, and Resolutions).
-

V. CAPITAL PROJECTS/OPERATIONS AND MAINTENANCE MATTERS

- A. Roam Filing 3 Cabins Phase 2 Update.
-

- B. Review and approval of Pay Application(s) and Board Status Report from Mountain States Snowcats (District No. 1) (to be distributed).
-

VI. OTHER MATTERS

- A. _____

- VII. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.**

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 17, 2023

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 17th day of November, 2023, at 11:00 a.m. This District Board meeting was held via Zoom at <https://us02web.zoom.us/j/83015456087?pwd=VEFuekdKbYk1LQ1F1ZWlHbDNKytRQT09>; Meeting ID 830 1545 6087; Passcode: 708751. The meeting was open to the public.

Directors In Attendance Were:

Jolene Larson
Robert Cyman
Robert Klane
Brian Ripley
Blake Johnson

Also In Attendance Was:

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

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

Cody Conry and Brandon Collins; Independent District Engineering Services, LLC (“IDES”)

Krystyn Gay; Allegiant Management, LLC

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Johnson discussed the requirements of Colorado law to disclose any potential conflicts of interest 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.

RECORD OF PROCEEDINGS

COMBINED MEETING

The Boards 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

Consent Agenda: The Boards considered the following items on the Consent Agenda:

- Approve the Minutes of the October 20, 2023 Special Meeting.
- Adopt Resolution No. 2023-11-01 - 2024 Annual Administrative Matters Resolution.
- Adopt 2024 Meeting Resolution; confirm date, time, and location of the meetings and posting of meeting notices.
- Adopt First Amendment to Public Records Policy Resolution.

Following discussion, upon motion duly made by Director Larson, seconded by Director Klane, and upon vote, unanimously carried, the Boards approved the above Consent Agenda items/actions.

PUBLIC COMMENT

There were no public comments at this time.

LEGAL MATTERS

Status of Fraser River Development Co. Improvement Acquisition Agreement Purchase Application and Payment (District No. 1): Attorney Johnson and Mr. Conry discussed with the Board the status of Fraser River Development Co. Improvement Acquisition Agreement Purchase Application and Payment. They anticipate completion by the end of the year.

CAPITAL PROJECTS/ OPERATIONS AND MAINTENANCE MATTERS

Roam Filing 3 Cabins Phase 2 Update: Mr. Conry provided an update to the Boards on the Roam Filing 3 Cabins Phase 2.

Pay Application(s) and Board Status Report from Mountain States Snowcats (District No. 1): Mr. Conry provided an update to the Board on the Pay Application(s) and Board Status Report from Mountain States Snowcats.

OTHER BUSINESS

Attorney Johnson explained that snow removal would be the responsibility of Fraser River Development Company for a period of 2 years after the streets are conveyed to the Town of Winter Park to cover the Warranty Period

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Boards, upon motion duly made by Director Ripley, seconded by Director Johnson and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting



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: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing 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 (6.0%) 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.

**Roam 1-3 Metropolitan District
October-23**

Vendor	Invoice #	Date	Due Date	Amount in USD	Expense Account	Account Number
Allegiant Management Llc	Sep-23	9/30/2023	9/30/2023	\$ 327.20	Covenant Control/Comm Mgmt	1710
Colorado Special Districts Pool	24PL-61796-1519	9/5/2023	9/5/2023	\$ 2,076.00	Prepaid Expenses	1143
Colorado Special Districts Pool	24PL-61795-1479	9/5/2023	9/5/2023	\$ 2,076.00	Prepaid Expenses	1143
Colorado Special Districts Pool	24PL-61794-1696	9/5/2023	9/5/2023	\$ 2,076.00	Prepaid Expenses	1143
IDES, LLC	37244	8/31/2023	8/31/2023	\$ 14,648.75	Engineering	3690
IDES, LLC	37245	9/30/2023	9/30/2023	\$ 11,410.45	Engineering	3690
Icenogle Seaver Pogue	24307	9/30/2023	9/30/2023	\$ 2,922.50	Legal	1675
Icenogle Seaver Pogue	24157	8/31/2023	8/31/2023	\$ 2,567.00	Legal	1675
Kumar & Associates, Inc.	223137	9/28/2023	9/28/2023	\$ 151.25	Engineering	3690
Kumar & Associates, Inc.	222301	8/30/2023	8/30/2023	\$ 983.75	Engineering	3690
Ranch Creek Waste	27477	9/30/2023	9/30/2023	\$ 2,235.96	Trash Service	1715
Special District Management Services	D1 09/2023	9/30/2023	9/30/2023	\$ 1,952.00	Accounting	1612
Special District Management Services	D1 09/2023	9/30/2023	9/30/2023	\$ 1,573.60	Management	1680
Special District Management Services	D1 09/2023	9/30/2023	9/30/2023	\$ 27.66	Miscellaneous	1685
Special District Management Services	D2 09/2023	9/30/2023	9/30/2023	\$ 416.00	Accounting	1612
Special District Management Services	D2 09/2023	9/30/2023	9/30/2023	\$ 90.80	Management	1680
Special District Management Services	D2 09/2023	9/30/2023	9/30/2023	\$ 0.20	Miscellaneous	1685
Special District Management Services	D3 09/2023	9/30/2023	9/30/2023	\$ 128.00	Accounting	1612
Special District Management Services	D3 09/2023	9/30/2023	9/30/2023	\$ 90.80	Management	1680
Special District Management Services	D3 09/2023	9/30/2023	9/30/2023	\$ 0.20	Miscellaneous	1685
T Charles Wilson Insurance Service	13209	9/13/2023	9/13/2023	\$ 595.00	Prepaid Expenses	1143
T Charles Wilson Insurance Service	13207	9/13/2023	9/13/2023	\$ 595.00	Prepaid Expenses	1143
T Charles Wilson Insurance Service	13208	9/13/2023	9/13/2023	\$ 595.00	Prepaid Expenses	1143
				\$ 47,539.12		

Roam 1-3 Metropolitan District
October-23

	General	Debt	Capital	Totals
Disbursements	20,344.92		\$ 27,194.20	\$ 47,539.12
				\$ -
Total Disbursements from Checking Acct	\$20,344.92	\$0.00	\$27,194.20	\$47,539.12

**Roam 1-3 Metropolitan District
November-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Allegiant Management Llc	Oct-23	10/31/2023	10/31/2023	\$ 247.50	Covenant Control/Comm Mgmt	1710
Column	OC5363B6-0002	11/13/2023	12/13/2023	\$ 29.45	Miscellaneous	1685
Icenogle Seaver Pogue	24531	10/31/2023	10/31/2023	\$ 4,133.36	Legal	1675
Neils Lunceford Inc.	#INV_429442	11/2/2023	11/2/2023	\$ 960.00	Miscellaneous	1685
Ranch Creek Waste	29368	10/31/2023	10/31/2023	\$ 2,305.00	Trash Service	1715
Special District Management Services	D2 10/2023	10/31/2023	10/31/2023	\$ 1,024.00	Accounting	1612
Special District Management Services	D2 10/2023	10/31/2023	10/31/2023	\$ 154.80	Management	1680
Special District Management Services	D2 10/2023	10/31/2023	10/31/2023	\$ 0.89	Miscellaneous	1685
Special District Management Services	D3 10/2023	10/31/2023	10/31/2023	\$ 64.00	Accounting	1612
Special District Management Services	D3 10/2023	10/31/2023	10/31/2023	\$ 154.80	Management	1680
Special District Management Services	D3 10/2023	10/31/2023	10/31/2023	\$ 0.20	Miscellaneous	1685
Special District Management Services	D1 10/2023	10/31/2023	10/31/2023	\$ 1,664.00	Accounting	1612
Special District Management Services	D1 10/2023	10/31/2023	10/31/2023	\$ 1,818.80	Management	1680
Special District Management Services	D1 10/2023	10/31/2023	10/31/2023	\$ 13.23	Miscellaneous	1685
				\$ 12,570.03		

Roam 1-3 Metropolitan District
November-23

	General	Debt	Capital	Totals
Disbursements	12,570.03			\$ 12,570.03
				\$ -
Total Disbursements from Checking Acct	\$12,570.03	\$0.00	\$0.00	\$12,570.03

ROAM METROPOLITAN DISTRICT NO. 1
Schedule of Cash Position
September 30, 2023

	<u>Operating</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>
Checking:				
Cash in Bank - FirstBank	\$ 39,384.30	\$ 166,920.72	\$ (30,984.66)	\$ 175,320.36
TOTAL FUNDS:	<u>\$ 39,384.30</u>	<u>\$ 166,920.72</u>	<u>\$ (30,984.66)</u>	<u>\$ 175,320.36</u>

2023 Mill Levy Information

General Fund	10.000
Debt Service Fund	<u>20.000</u>
Total	<u>30.000</u>

Board of Directors

Blake Johnson
Jolene Larson
Robert Cyman
Robert Klane
Brian Ripley

* authorized signer on the checking account

ROAM METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS

September 30, 2023

ROAM METROPOLITAN DISTRICT NO. 1
Combined Balance Sheet - All Fund Types and Account Groups
September 30, 2023

	<u>GENERAL</u>	<u>DEBT SERVICE</u>	<u>CAPITAL PROJECTS</u>	<u>LONG-TERM DEBT</u>	<u>TOTAL</u>
Assets					
Cash in Bank - FirstBank	\$ 39,384	\$ 166,921	\$ (30,985)	\$ -	\$ 175,320
Total Current Assets	<u>39,384</u>	<u>166,921</u>	<u>(30,985)</u>	<u>-</u>	<u>175,320</u>
Other Debits					
Amount in Debt Service Fund	-	-	-	13,898	13,898
Amount to be Provided for Debt	-	-	-	578,355	578,355
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>592,254</u>	<u>592,254</u>
Total Assets	<u>\$ 39,384</u>	<u>\$ 166,921</u>	<u>\$ (30,985)</u>	<u>\$ 592,254</u>	<u>\$ 767,574</u>
Liabilities					
Retainage Payable	\$ -	\$ -	\$ 7,479	\$ -	\$ 7,479
Developer Construction Funds	-	-	2,591	-	2,591
Payable to District No. 2	-	153,022	-	-	153,022
Dev Adv - Operations	-	-	-	354,884	354,884
Dev Adv - Ops Accrued Int	-	-	-	39,331	39,331
Dev Adv - Capital	-	-	-	185,023	185,023
Dev Adv - Cap Accrued Int	-	-	-	13,016	13,016
Total Liabilities	<u>-</u>	<u>153,022</u>	<u>10,070</u>	<u>592,254</u>	<u>755,346</u>
Fund Balance					
Fund Balance	4,747	12,369	(20,954)	-	(3,838)
Current Year Earnings	34,638	1,530	(20,102)	-	16,066
Total Fund Balances	<u>39,384</u>	<u>13,898</u>	<u>(41,055)</u>	<u>-</u>	<u>12,228</u>
Total Liabilities and Fund Balance	<u>\$ 39,384</u>	<u>\$ 166,921</u>	<u>\$ (30,985)</u>	<u>\$ 592,254</u>	<u>\$ 767,574</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, 2023
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	\$ 19,208	\$ 65,161	\$ 143,000	\$ (77,839)	45.6%
O&M Fees	2,400	10,750	30,000	(19,250)	35.8%
Property Tax Revenue	-	774	774	0	100.0%
Specific Ownership Taxes	13	29	46	(17)	64.1%
Total Revenues	<u>21,621</u>	<u>76,715</u>	<u>173,820</u>	<u>(97,105)</u>	<u>44.1%</u>
Expenditures					
Accounting	4,784	13,712	12,000	(1,712)	114.3%
Management	3,630	9,012	14,100	5,088	63.9%
Election	-	304	150	(154)	202.7%
Insurance/SDA Dues	-	8,609	10,000	1,391	86.1%
Legal	8,443	32,840	40,000	7,160	82.1%
Miscellaneous	272	870	1,000	130	87.0%
Treasurer's Fees	-	39	39	0	99.3%
Covenant Control/Comm Mgmt	591	1,023	10,000	8,977	10.2%
Trash Service	6,549	16,694	30,000	13,306	55.6%
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	-	-	20,000	20,000	0.0%
Emergency Reserve	-	-	925	925	0.0%
	<u>24,268</u>	<u>83,102</u>	<u>223,214</u>	<u>140,112</u>	<u>37.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	(2,647)	(6,387)	(49,394)	43,007	
Other Financing Sources (Uses)					
Transfer from District No. 2	7,860	40,879	47,205	(6,326)	
Transfer from District No. 3	3	146	149	(3)	
Total Other Financing Sources (Uses)	<u>7,862</u>	<u>41,025</u>	<u>47,354</u>	<u>(6,329)</u>	
Change in Fund Balance	5,216	34,638	(2,040)	36,678	
Beginning Fund Balance	34,169	4,747	10,719	(5,972)	
Ending Fund Balance	<u>\$ 39,384</u>	<u>\$ 39,384</u>	<u>\$ 8,679</u>	<u>\$ 30,705</u>	

ROAM METROPOLITAN DISTRICT NO. 1
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
Debt Service Fund
For the 9 Months Ending,
September 30, 2023

<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					
Property Tax Revenue	\$ -	\$ 1,548	\$ 1,548	\$ 0	100.0%
Specific Ownership Tax	27	59	93	(34)	63.4%
Total Revenues	<u>27</u>	<u>1,607</u>	<u>1,641</u>	<u>(34)</u>	<u>97.9%</u>
Expenditures					
Treasurer's Fees	-	77	77	(0)	100.5%
Total Expenditures	<u>-</u>	<u>77</u>	<u>77</u>	<u>(0)</u>	<u>100.5%</u>
Excess (Deficiency) of Revenues Over Expenditures	27	1,530	1,564	(34)	
Transfers and Other Sources (Uses)					
Transfer to District No. 2	-	-	(1,563)	1,563	
Total Transfers and Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>(1,563)</u>	<u>1,563</u>	
Change in Fund Balance	27	1,530	1	1,529	
Beginning Fund Balance	13,872	12,369	-	12,369	
Ending Fund Balance	<u>\$ 13,898</u>	<u>\$ 13,898</u>	<u>\$ 1</u>	<u>\$ 13,897</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, 2023

<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	\$ 45,201	\$ 73,589	\$ -	\$ 73,589	-
Total Revenues	<u>45,201</u>	<u>73,589</u>	<u>-</u>	<u>73,589</u>	<u>-</u>
Expenditures					
Engineering	42,683	82,441	150,000	67,559	55.0%
Neighborhood Park	-	-	825,000	825,000	0.0%
Pedestrian Bridge	-	-	50,000	50,000	0.0%
Landscaping	-	-	100,000	100,000	0.0%
Pond Work	-	-	750,000	750,000	0.0%
Road Work & Utilities	164,056	179,346	1,600,000	1,420,654	11.2%
Meadow Homes Pedestrian System	-	-	1,200,000	1,200,000	0.0%
Pedestrian Paths	-	-	300,000	300,000	0.0%
In-Town Condos Infrastructure	-	-	100,000	100,000	0.0%
Monument Sign	-	-	100,000	100,000	0.0%
Total Expenditures	<u>206,739</u>	<u>261,788</u>	<u>5,175,000</u>	<u>4,913,212</u>	<u>5.1%</u>
Excess (Deficiency) of Revenues Over Expenditures	(161,538)	(188,198)	(5,175,000)	4,986,802	
Other Financing Sources (Uses)					
Transfer from District No. 2	152,807	168,097	5,175,000	(5,006,903)	
Total Other Financing Sources (Uses)	<u>152,807</u>	<u>168,097</u>	<u>5,175,000</u>	<u>(5,006,903)</u>	
Change in Fund Balance	(8,731)	(20,102)	-	(20,102)	
Beginning Fund Balance	(32,324)	(20,954)	-	(20,954)	
Ending Fund Balance	<u>\$ (41,055)</u>	<u>\$ (41,055)</u>	<u>\$ -</u>	<u>\$ (41,055)</u>	

RESOLUTION TO AMEND 2022 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 2022 as follows:

General Fund	\$	0
Debt Service Fund	\$	14,653,227
Capital Projects Fund	\$	0

WHEREAS, the necessity has arisen for additional expenditures in the General Fund and Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2022; and

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

WHEREAS, funds are available for such expenditures in the General Fund from District No. 1; and

WHEREAS, funds are available for such expenditures in the Capital Projects Fund from the beginning fund balance.

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 2022 and adopts a supplemental budget and appropriation for the General Fund and Capital Projects Fund for the fiscal year 2022, as follows:

General Fund	\$	14,100
Capital Projects Fund	\$	92,726

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 7th day of December, 2023.

ROAM METROPOLITAN DISTRICT NO. 2

By: _____
Secretary

EXHIBIT A

ROAM METROPOLITAN DISTRICT NO 2

GENERAL FUND
2022 Amended Budget
with 2022 Adopted Budget

	2022 Adopted Budget	2022 Amended Budget
BEGINNING FUND BALANCE	\$ -	\$ -
REVENUE		
Property Taxes	-	-
Specific Ownership Taxes	-	-
Total Revenue	-	-
Total Funds Available	-	-
EXPENDITURES		
Accounting	-	4,000
Audit	-	5,500
District Management	-	1,500
Election Costs	-	100
Insurance	-	3,000
Miscellaneous	-	-
Total Expenditures	-	14,100
Transfers and Other Sources (Uses)		
Transfer from District No. 1	-	14,100
Total Expenditures Requiring Appropriation	-	14,100
ENDING FUND BALANCE	\$ -	\$ -

EXHIBIT A

ROAM METROPOLITAN DISTRICT NO 2

CAPITAL PROJECTS FUND
2022 Amended Budget
with 2022 Adopted Budget

	2022 Adopted Budget	2022 Amended Budget
BEGINNING FUND BALANCE	\$ -	\$ 21,154,438
REVENUE		
Investment Earnings	-	363,241
Total Revenue	-	363,241
Total Funds Available	-	21,517,679
EXPENDITURES		
	-	-
Total Expenditures	-	-
Transfers and Other Sources (Uses)		
Transfer to District No. 1		(92,726)
Total Expenditures Requiring Appropriation	-	92,726
ENDING FUND BALANCE	\$ -	\$ 21,424,953

RESOLUTION TO AMEND 2023 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 2023 as follows:

General Fund	\$	49,542
Debt Service Fund	\$	5,465,703
Capital Projects Fund	\$	0

WHEREAS, the necessity has arisen for additional expenditures in the Capital Projects Fund requiring the unanticipated expenditure of funds in excess of those appropriated for the fiscal year 2023; 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 Capital Projects Fund from the beginning fund balance.

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 2023 and adopts a supplemental budget and appropriation for the Capital Projects Fund for the fiscal year 2023, as follows:

Capital Projects Fund	\$	12,053,000
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BE IT FURTHER RESOLVED, that such sums are hereby appropriated from the revenues of the District to the proper funds for the purposes stated.

DATED this 7th day of December, 2023.

ROAM METROPOLITAN DISTRICT NO. 2

By: _____

Secretary

EXHIBIT A

ROAM METROPOLITAN DISTRICT NO 2

CAPITAL PROJECTS FUND
2023 Amended budget
with 2023 Adopted Budget

	2023 Adopted Budget	2023 Amended Budget
BEGINNING FUND BALANCE	\$ -	\$ 21,424,953
REVENUE		
Investment Earnings	-	1,120,000
Total Revenue	-	1,120,000
Total Funds Available	-	22,544,953
EXPENDITURES		
Paying Agent Fees	-	53,000
Total Expenditures	-	53,000
Transfers and Other Sources (Uses)		
Transfer to District No. 1		(12,000,000)
Total Expenditures Requiring Appropriation	-	12,053,000
ENDING FUND BALANCE	\$ -	\$ 10,491,953

New Tax Entity? ☐ YES ☒ NO**CERTIFICATION OF VALUATION BY**
Grand County COUNTY ASSESSOR

Date 08/21/2023

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 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ 77,420
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ 180,420
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 180,420
5. NEW CONSTRUCTION: *	5. \$ 0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0
7. ANNEXATIONS/INCLUSIONS:	7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0
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. \$ 0
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. \$0.00
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. \$0.00

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

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

≈ Jurisdiction must submit to the Division of Local Government respective 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. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE Grand County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ 504,970
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ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 0
3. ANNEXATIONS/INCLUSIONS:	3. \$ 0
4. INCREASED MINING PRODUCTION: §	4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX	7. \$ 0

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.)

DELETIONS FROM TAXABLE REAL PROPERTY

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

¶ 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 **\$ 646,690**

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

2022 Actual	2023 Adopted Budget	2024 Preliminary Budget
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Assessed Valuation	\$	24,730	\$	77,420	\$	180,420
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Mill Levy

General Fund	-	10.000	10.000
Debt Service Fund	20.000	20.000	20.000
Refunds and Abatements	-	-	-

Total Mill Levy	<u>20.000</u>	<u>30.000</u>	<u>30.000</u>
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Property Taxes

General Fund	\$	-	\$	774	\$	1,804
Debt Service Fund		495		1,548		3,608
Refunds and Abatements		-		-		-

Actual/Budgeted Property Tax	<u>\$</u>	<u>495</u>	<u>\$</u>	<u>2,322</u>	<u>\$</u>	<u>5,412</u>
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ROAM METROPOLITAN DISTRICT NO 1

GENERAL FUND 2024 Preliminary Budget with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	2022 Actual	01/23-09/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary
BEGINNING FUND BALANCE	\$ (18,850)	\$ 4,747	\$ 10,719	\$ 4,747	\$ 3,664
REVENUE					
Property Tax Revenue	-	774	774	774	1,804
Specific Ownership Taxes	-	29	46	46	108
O&M Fees	3,600	10,750	30,000	22,000	30,000
Total Revenue	3,600	11,554	30,820	22,820	31,912
Total Funds Available	(15,250)	16,301	41,539	27,567	35,576
EXPENDITURES					
Accounting	15,288	13,712	12,000	16,000	12,600
Audit	5,500	-	-	-	-
Management	15,669	9,012	14,100	14,100	14,805
Election	266	304	150	304	-
Insurance/SDA Dues	8,472	8,609	10,000	8,609	9,040
Legal	46,142	32,840	40,000	40,000	42,000
Miscellaneous	3,876	870	1,000	1,000	1,000
Treasurer's Fees	-	39	39	39	90
Trash Service	3,750	16,694	30,000	22,000	30,000
Covenant Control/Comm Mgmt	4,400	1,023	10,000	2,000	5,000
Road Maintenance	-	-	25,000	15,000	25,000
Landscape Maintenance	-	-	50,000	10,000	50,000
River Maintenance	-	-	10,000	-	10,000
Contingency	-	-	20,000	-	20,000
Total Expenditures	103,364	83,102	222,289	129,052	219,535
Transfers and Other Sources (Uses)					
Emergency Reserve	-	-	(925)	-	(957)
Developer Advance	123,217	65,161	143,000	105,000	40,000
Transfer from District No. 2	-	40,879	47,205	47,205	153,068
Transfer from District No. 3	144	146	149	149	542
Total Expenditures Requiring Appropriation	103,364	83,102	223,214	129,052	220,492
ENDING FUND BALANCE	\$ 4,747	\$ 39,385	\$ 8,679	\$ 3,664	\$ 8,694

ROAM METROPOLITAN DISTRICT NO 1

DEBT SERVICE FUND

2024 Preliminary Budget

with 2022 Actual, 2023 Adopted Budget, and 2023 Estimated

	2022 Actual	01/23-09/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ 12,369	\$ -	\$ 12,369	\$ 12,370
REVENUE					
Property Tax Revenue	495	1,548	1,548	1,548	3,608
Specific Ownership Tax	37	59	93	93	216
Total Revenue	532	1,607	1,641	1,641	3,824
Total Funds Available	532	13,976	1,641	14,010	16,194
EXPENDITURES					
Treasurer's Fees	25	77	77	77	180
Total Expenditures	25	77	77	77	180
Transfers and Other Sources (Uses)					
Transfer to District No. 2	-	-	(1,563)	(1,563)	(3,644)
Transfer from District No. 2	96,862	-	-	-	-
District No. 2 Bond Interest	(85,000)	-	-	-	-
Total Expenditures Requiring Appropriation	85,025	77	1,640	1,640	3,824
ENDING FUND BALANCE	\$ 12,369	\$ 13,898	\$ 1	\$ 12,370	\$ 12,370

ROAM METROPOLITAN DISTRICT NO 1
CAPITAL PROJECTS FUND
2024 Preliminary Budget
with 2022 Actual, 2023 Adopted Budget, and 2023 Estimated

		2022 Actual	01/23-09/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
3-501	BEGINNING FUND BALANCE	\$ (4,352)	\$ (20,954)	\$ -	\$ -	\$ -
	REVENUE	-	-	-	-	-
	Total Revenue	-	-	-	-	-
	Total Funds Available	(4,352)	(20,954)	-	-	-
	EXPENDITURES					
3-690	Engineering	79,028	82,441	150,000	150,000	150,000
3-700	Neighborhood Park	-	-	825,000	-	750,000
3-705	Pedestrian Bridge	-	-	50,000	-	-
3-710	Landscaping	-	-	100,000	-	100,000
3-720	Pond Work	-	-	750,000	-	600,000
3-725	Cabins Road Work & Utilities	80,468	179,346	1,600,000	250,000	2,258,246
3-735	Pedestrian Paths	-	-	300,000	-	300,000
	Beavers Village Abatement & Demo	-	-	-	-	885,000
	Clubhouse	-	-	-	-	5,000,000
3-740	In-Town Condos Infrastructure	-	-	100,000	-	100,000
3-745	Monument Sign	-	-	100,000	-	100,000
	Total Expenditures	159,497	261,788	3,975,000	400,000	10,243,246
	Transfers and Other Sources (Uses)					
3-595	Transfer from District No. 2	76,458	168,097	5,175,000	300,000	19,243,246
3-550	Developer Advance	66,436	73,589	-	100,000	-
3-895	Developer Advance Reimb	-	-	-	-	(9,000,000)
	Total Expenditures Requiring Appropriation	159,497	261,788	3,975,000	400,000	19,243,246
	ENDING FUND BALANCE	\$ (20,954)	\$ (41,056)	\$ 1,200,000	\$ -	\$ -

RESOLUTION NO. 2023-12-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 1
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors (the “Board”) of the Roam Metropolitan District No. 1 (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 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, 2023, 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 7, 2023, 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; and

WHEREAS, the Board 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, attached hereto as **EXHIBIT A** and incorporated herein by reference, is approved and adopted as the budget of the District for the 2024 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** are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Budget)

I, Robert Cyman, 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 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 1 held on December 7, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-12-____
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 2024 annual budget in accordance with the Local Government Budget Law on December 7, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors of the Roam Metropolitan District No. 1 to Adopt the 2024 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 2024 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 2024 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 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 DLG 70 Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference) as set forth in the District’s adopted budget, 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, by no later than December 15, 2023 and file the District’s budget with the Division of Local Government by January 30, 2024.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, Robert Cyman, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District 1, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District 1 held on December 7, 2023.

Secretary

New Tax Entity? ☐ YES ☒ NO**CERTIFICATION OF VALUATION BY**
Grand County COUNTY ASSESSOR

Date 08/21/2023

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 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ 3,115,880
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ 10,103,460
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 10,103,460
5. NEW CONSTRUCTION: *	5. \$ 1,168,140
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0
7. ANNEXATIONS/INCLUSIONS:	7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0
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. \$ 0
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. \$ 0.00
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. \$ 0.00

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

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

≈ Jurisdiction must submit to the Division of Local Government respective 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 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ 110,030,940
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ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 17,232,580
3. ANNEXATIONS/INCLUSIONS:	3. \$ 0
4. INCREASED MINING PRODUCTION: §	4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX	7. \$ 0

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.)

DELETIONS FROM TAXABLE REAL PROPERTY

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

¶ 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 **\$ 110,564,940**

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 2
Assessed Value, Property Tax and Mill Levy Information

2022 Actual	2023 Adopted Budget	2024 Preliminary Budget
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Assessed Valuation	\$ 1,722,540	\$ 3,115,880	\$ 10,103,460
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Mill Levy

General Fund	-	15.000	15.000
Debt Service Fund	55.664	57.266	59.403
Refunds and Abatements	-	-	-

Total Mill Levy	<u>55.664</u>	<u>72.266</u>	<u>74.403</u>
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Property Taxes

General Fund	\$ -	\$ 46,738	\$ 151,552
Debt Service Fund	95,883	178,434	600,176
Refunds and Abatements	-	-	-

Actual/Budgeted Property Taxes	<u>\$ 95,883</u>	<u>\$ 225,172</u>	<u>\$ 751,728</u>
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RESOLUTION NO. 2023-12-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors (the “Board”) of the Roam Metropolitan District No. 2 (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 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, 2023, 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 7, 2023, 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; and

WHEREAS, the Board 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, attached hereto as EXHIBIT A and incorporated herein by reference, hereby is approved and adopted as the budget of the District for the 2024 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** are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Budget)

I, Robert Cyman, 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 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 2 held on December 7, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-12-____
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 2024 annual budget in accordance with the Local Government Budget Law on December 7, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors of the Roam Metropolitan District No. 2 to Adopt the 2024 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 2024 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 2024 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 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 DLG 70 Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference) as set forth in the District’s adopted budget, 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, by no later than December 15, 2023 and file the District’s budget with the Division of Local Government by January 30, 2024.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, Robert Cyman, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District 2, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District 2 held on December 7, 2023.

Secretary

CERTIFICATION OF VALUATION BY Grand County COUNTY ASSESSOR

New Tax Entity? ☐ YES ☒ NO

Date 08/21/2023

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 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$ 2,940
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$ 10,730
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$ 0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$ 10,730
5. NEW CONSTRUCTION: *	5. \$ 0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$ 0
7. ANNEXATIONS/INCLUSIONS:	7. \$ 0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$ 0
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. \$ 0
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. \$0.00
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. \$0.00

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

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

≈ Jurisdiction must submit to the Division of Local Government respective 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. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE Grand County ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$ 38,470
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ADDITIONS TO TAXABLE REAL PROPERTY

2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2. \$ 0
3. ANNEXATIONS/INCLUSIONS:	3. \$ 0
4. INCREASED MINING PRODUCTION: §	4. \$ 0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$ 0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$ 0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX	7. \$ 0

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.)

DELETIONS FROM TAXABLE REAL PROPERTY

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

¶ 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 **\$ 38,470**

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 3
Assessed Value, Property Tax and Mill Levy Information

2022 Actual	2023 Adopted Budget	2024 Preliminary Budget
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Assessed Valuation	\$	2,860	\$	2,940	\$	10,730
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Mill Levy

General Fund		50.000		50.000		50.000
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-

Total Mill Levy		<u>50.000</u>		<u>50.000</u>		<u>50.000</u>
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Property Taxes

General Fund	\$	143	\$	147	\$	537
Debt Service Fund		-		-		-
Refunds and Abatements		-		-		-

Actual/Budgeted Property T	\$	<u>143</u>	\$	<u>147</u>	\$	<u>537</u>
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ROAM METROPOLITAN DISTRICT NO 3

GENERAL FUND 2024 Preliminary Budget with 2022 Actual, 2023 Adopted Budget and 2023 Estimated

	2022 Actual	01/23-09/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property Taxes	143	147	147	147	537
Specific Ownership Taxes	<u>8</u>	<u>6</u>	<u>9</u>	<u>9</u>	<u>32</u>
Total Revenue	151	153	156	156	569
Total Funds Available	<u>151</u>	<u>153</u>	<u>156</u>	<u>156</u>	<u>569</u>
Treasurer's Fees	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>27</u>
Total Expenditures	<u>7</u>	<u>7</u>	<u>7</u>	<u>7</u>	<u>27</u>
Transfers and Other Uses					
Transfer to District No. 1	(144)	(146)	(149)	(149)	(542)
Total Expenditures Requiring Appropriation	<u>151</u>	<u>153</u>	<u>156</u>	<u>156</u>	<u>569</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

RESOLUTION NO. 2023-12-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE ROAM METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors (the “Board”) of the Roam Metropolitan District No. 3 (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 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, 2023, 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 7, 2023, 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; and

WHEREAS, the Board 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, attached hereto as **EXHIBIT A** and incorporated herein by reference, hereby is approved and adopted as the budget of the District for the 2024 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** are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Budget)

I, Robert Cyman, 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 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District No. 3 held on December 7, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-12-____
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 2024 annual budget in accordance with the Local Government Budget Law on December 7, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors of the Roam Metropolitan District No. 3 to Adopt the 2024 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 2024 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 2024 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 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 DLG 70 Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference) as set forth in the District’s adopted budget, 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, by no later than December 15, 2023 and file the District’s budget with the Division of Local Government by January 30, 2024.

ADOPTED this 7th day of December, 2023.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, Robert Cyman, hereby certify that I am the duly appointed Secretary of the Roam Metropolitan District 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Roam Metropolitan District 3 held on December 7, 2023.

Secretary