ROAM METROPOLITAN DISTRICT NO. 1
GRAND COUNTY, COLORADO

FINANCIAL STATEMENTS AND

REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT

DECEMBER 31, 2025

ROAM METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS AND
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANT
FOR THE YEAR ENDED DECEMBER 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Roam Metropolitan District No. 1
Grand County, Colorado

Report on the Audit of the Financial Statements

Opinions

I have audited the accompanying financial statements of the governmental activities and each major fund of Roam Metropolitan District No. 1 as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In my opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Roam Metropolitan District No. 1 as of December 31, 2025, and the changes in financial position thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

I conducted my audit in accordance with auditing standards generally accepted in the United States of America. My responsibilities under those standards are further described in the **Auditor's Responsibilities for the Audit of the Financial Statements** section of my report. I am required to be independent of Roam Metropolitan District No. 1 and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements relating to my audit. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

Auditor's Responsibilities for the Audit of the Financial Statements

My objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists.

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, I:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in my judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

I am required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that I identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management discussion and analysis and the budgetary comparison schedule for the General Fund be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

Management has omitted the management discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board. I have not performed

any procedures with respect to this required supplementary information. My opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

My audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplementary budget comparison schedules identified in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In my opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Scott Wright

Salida, Colorado
September 16, 2026

ROAM METROPOLITAN DISTRICT NO. 1

STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities
ASSETS	
Cash and Cash Equivalents	$ 18,745
Receivables	118,433
Prepaid Items	9,534
Due from Other Local Governments	37,293
Restricted Assets - Cash and Cash Equivalents	7,206,793
Capital Assets, net of Depreciation:	
Nondepreciable	4,093,077
Depreciable	912,675
Total Assets	12,396,550
LIABILITIES	
Accounts Payable	600,481
Retainages Payable	198,301
Noncurrent Liabilities:	
Due In More Than One Year	1,259,238
Total Liabilities	2,058,020
DEFERRED INFLOWS OF RESOURCES	
Unavailable Revenue - Property Taxes	18,574
NET POSITION	
Net Investment in Capital Assets	3,956,951
Restricted For:	
Emergencies	6,233
Public Improvements	6,501,540
Debt Service	7,063
Unrestricted	(151,831)
Total Net Position	$ 10,319,956

The accompanying notes are an integral part of the financial statements.

ROAM METROPOLITAN DISTRICT NO. 1

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position: Governmental Activities
Governmental Activities:					
General and Administrative	$ 139,325	$ -	$ 561	$ -	$ (138,764)
Operations and Maintenance	108,920	32,250	-	-	(76,670)
Contributions of Capital Assets	3,358,812	-	-	10,618,098	7,259,286
Interest and Related Costs on Long-term Debt	75,305	-	-	-	(75,305)
Total Governmental Activities	$ 3,682,362	$ 32,250	$ 561	$ 10,618,098	6,968,547
General Revenues:					
Property Taxes					7,152
Specific Ownership Taxes					355
Investment Earnings					1,118
Total General Revenues					8,625
Increase (Decrease) in Net Position					6,977,172
Net Position - Beginning of Year					3,342,784
Net Position - End of Year					$ 10,319,956

The accompanying notes are an integral part of the financial statements.

ROAM METROPOLITAN DISTRICT NO. 1

BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
ASSETS				
Cash and Cash Equivalents	$ 17,668	$ 1,077	$ -	$ 18,745
Receivables:				
Property Taxes	5,243	13,354	-	18,597
Developer	18,683	-	81,153	99,836
Prepaid Items	9,534	-	-	9,534
Due from Other Local Governments	31,323	5,970	-	37,293
Restricted Assets - Cash and Cash Equivalents	-	-	7,206,793	7,206,793
Total Assets	$ 82,451	$ 20,401	$ 7,287,946	$ 7,390,798
LIABILITIES AND FUND BALANCES				
Accounts Payable	$ 12,376	$ -	$ 588,105	$ 600,481
Retainages Payable	-	-	198,301	198,301
Total Liabilities	12,376	-	786,406	798,782
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue - Property Taxes	5,236	13,338	-	18,574
Total Deferred Inflows of Resources	5,236	13,338	-	18,574
FUND BALANCES				
Nonspendable:				
Prepaid Items	9,534	-	-	9,534
Restricted For:				
TABOR Emergency Reserve	6,233	-	-	6,233
Public Improvements	-	-	6,501,540	6,501,540
Debt Service	-	7,063	-	7,063
Unassigned	49,072	-	-	49,072
Total Fund Balances	64,839	7,063	6,501,540	6,573,442
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 82,451	$ 20,401	$ 7,287,946	$ 7,390,798

The accompanying notes are an integral part of the financial statements.

ROAM METROPOLITAN DISTRICT NO. 1

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Total
Total Fund Balances - Governmental Funds	$ 6,573,442
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported as an asset in the governmental funds.	
- Capital Assets	5,098,209
- Accumulated Depreciation	(92,457)
	5,005,752
Some liabilities, including bonds, notes and leases payable are not due and payable in the current period and therefore are not reported as liabilities in the governmental funds.	
- Developer Advances	(1,048,801)
Accrued interest payable on developer advances is recognized for governmental activities but is not due and payable in the current period and therefore is not reported as a liability in the governmental funds.	(210,437)
Net Position of Governmental Activities	$ 10,319,956

ROAM METROPOLITAN DISTRICT NO. 1

STATEMENT OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Total
Revenues				
Taxes:				
General Property Taxes	$ 2,271	$ 4,881	$ -	$ 7,152
Specific Ownership Tax	113	242	-	355
Charges for Services:				
Operations and Maintenance Fees	32,250	-	-	32,250
Investment Earnings	-	-	1,118	1,118
Other Revenue:				
Transfers In from Roam Metropolitan District No. 2	-	-	10,618,098	10,618,098
Transfers In from Roam Metropolitan District No. 3	561	-	-	561
Developer Advances	171,771	-	-	171,771
Total Revenues	206,966	5,123	10,619,216	10,831,305
Expenditures				
Current:				
General and Administrative	139,081	244	-	139,325
Operations and Maintenance	53,953	-	-	53,953
Capital Outlay	-	-	4,726,474	4,726,474
Total Expenditures	193,034	244	4,726,474	4,919,752
Net Change in Fund Balances	13,932	4,879	5,892,742	5,911,553
Fund Balances, Beginning of Year	50,907	2,184	608,798	661,889
Fund Balances, End of Year	$ 64,839	$ 7,063	$ 6,501,540	$ 6,573,442

The accompanying notes are an integral part of the financial statements.

ROAM METROPOLITAN DISTRICT NO. 1

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

	Total
Net Change in Fund Balances - Total Governmental Funds	$ 5,911,553
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, for governmental activities, those capital outlays other than noncapitalized items are shown in the Statement of Activities and the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
- Capital Outlay	4,721,938
- Depreciation	(50,431)
	4,671,507
Expenses reported in the Statement of Activities that do not require the use of current financial resources are not reported as expenditures in governmental funds.	
- Contributions of Capital Assets	(3,358,812)
- Change in Accrued Interest Payable	(75,305)
	(3,434,117)
Developer advances provide current financial resources to governmental funds. However, developer advances are reported as long-term liabilities in the Statement of Net Position.	(171,771)
Change in Net Position of Governmental Funds	$ 6,977,172

The financial statements of Roam Metropolitan District No. 1 (District No.1) have been prepared in conformity with generally accepted accounting principles (GAAP) generally accepted in the United States of America as applied to governmental entities. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting board for establishing governmental accounting and financial reporting principles. The following notes are an integral part of District No.1's financial statements.

Note 1. Summary of Significant Accounting Policies

A. Financial Reporting Entity

As required by GAAP, these financial statements present the activities of Roam Metropolitan District No. 1, i.e., the primary government. District No.1 does not have any component units for which District No.1 is considered financially accountable, nor is District No.1 a component unit of any other primary governmental entity.

Primary Government. District No.1, a quasi-municipal corporation and a political subdivision of the State of Colorado was organized by order and decree of the District Court of Grand County, Colorado, on November 22, 2018, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes) and the District's Service Plan, approved by the Town of Winter Park, on August 7, 2018. District No. 1 was organized to design, acquire, construct, install, relocate, redevelop, finance, operate and maintain the public improvements that are not otherwise dedicated to the Town. District No. 1's primary revenues are property taxes and operation and maintenance fees. District No. 1 is governed by an elected Board of Directors. District No. 1 has no employees, and all operations and administrative functions are contracted. The more significant accounting policies of District No. 1 are described as follows:

B. Government-wide and Fund Financial Statements

Government-wide Financial Statements. The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) report information on all non-fiduciary activities of District No. 1. The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business segment are offset by program revenues and helps identify the extent to which each is self-financing or draws from the general revenues of District No. 1. Direct expenses are those that are clearly identifiable with a specific function or business segment. Program revenues include 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and, 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund Financial Statements. Fund financial statements report detailed information about the District No.1 with the focus on major funds rather than on reporting funds by type. Separate

financial statements are provided for governmental funds. District No. 1 has no proprietary or fiduciary funds. Individual governmental funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting and Financial Statement Presentation

Measurement Focus and Basis of Accounting. The government-wide financial statements have been prepared using the economic resources measurement focus and the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when the liability is incurred regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenue is recorded when susceptible to accrual, i.e., both measurable and available. Available means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period (60 days). The major sources of revenue which are susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by District No. 1. Expenditures generally are recorded when the liability is incurred, as under full accrual accounting. However, debt service expenditures, as well as expenditures related to claims and judgments, are recorded only when payment is due.

Financial Statement Presentation – Fund Accounting. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts which are segregated for the purpose of accounting for specific activities. District No. 1 uses funds to report results of operations and financial position, and demonstrate compliance with legal, contractual, and regulatory requirements.

District No. 1 reports the following major governmental funds:

- *General Fund* - This is District No. 1's primary operating fund. It is used to account for all activities of District No. 1 not required to be accounted for in another fund.
- *Debt Service Fund* - This fund is used to account for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.
- *Capital Project Fund* – This fund is used to account for the acquisition and/or construction of major capital facilities and infrastructure.

D. Deferred Outflows / Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents the consumption of net position that applies to a future period that will not be recognized as an outflow of the resources (expenditure) until the future period. At the end of

the current fiscal year, District No. 1 did not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. District No. 1 has one item that qualifies for reporting in this category – unavailable property tax revenues.

The governmental funds also reported deferred inflows of resources representing unavailable property tax revenues.

Deferred outflows of resources are presented below the total assets on the government-wide and governmental fund statements. Deferred inflows of resources are presented below the total liabilities on the government-wide and governmental fund statements.

E. Cash, Cash Equivalents, and Investments

District No. 1 follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within 3 months of the date acquired by District No. 1. Colorado State Statutes authorize District No. 1 to invest its excess funds in direct U.S. Government treasury and agency securities, bonds and other obligations of states and political subdivisions, corporate bonds, and local government investment pools. Investments are stated at fair value.

F. Capital Assets

The District's capital assets are recorded at cost if purchased or constructed. Contributed capital assets are valued at the estimated fair value at the time of the contribution. The District's capital assets consist of land, construction-in-progress, and streets and related infrastructure. The District has a capitalization policy of $5,000. The District's Board of Directors has the option to capitalize certain items less than $5,000 in certain circumstances. Depreciation is provided in amounts sufficient to relate the cost of depreciable capital assets to operations over the estimated useful lives of the assets.

The cost of normal maintenance and repairs that do not add to the value of, or materially extend the life of, the related capital asset, are charged to expense as incurred. Depreciation of capital assets is computed using the straight-line method over the following estimated useful lives.

Certain public improvements will be dedicated to the Town of Winter Park or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

G. Long-term Obligations

In the government-wide Statement of Net Position long-term debt and other long-term obligations are reported as liabilities. Bond premiums and discounts are deferred and amortized over the life of the bonds using the interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds are reported as debt service expenditures.

H. Fund Balance

District No. 1 utilizes the fund balance presentation as required under GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund balances are categorized as nonspendable, restricted, committed, assigned or unassigned. These fund balance classifications describe the relative strength of the spending constraints placed on the purposes for which resources can be used:

- Nonspendable fund balance – amounts that are not in a spendable form (such as inventory or prepaid/deferred charges) or are legally or contractually required to be maintained intact;
- Restricted fund balance – amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation;
- Committed fund balance – amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;
- Assigned fund balance – amounts a government intends to use for a specific purpose but is neither restricted nor committed; intent can be expressed by the governing body or an official or body to which the governing body delegates the authority;
- Unassigned fund balance – amounts that do not meet any other of the above criteria and are available for any purpose; positive amounts are reported only in the general fund.

When fund balance resources are available for a specific purpose in more than one classification, it is District No. 1's policy to use the most restrictive funds first in the following order: restricted, committed, assigned, and unassigned as they are needed. District No. 1 considers all unassigned fund balances to be "reserves" for future operations or capital replacement as defined within Article X, Section 20 of the Constitution of the State of Colorado (see Note 7).

I. Budgetary Information

Budgets are adopted on a basis consistent with GAAP for all funds. According to Local Government Budget Law, the legal level of appropriations is at the total fund expenditures level and lapse at year-end. During the year, District No. 1's Board of Directors can modify the budget by line item within a fund's total appropriation without notification.

Upon meeting notification and publication requirements, supplemental amendments increasing appropriations may be passed by resolution of the Board of Directors. Budgeted amounts reported in the accompanying financial statements are as originally adopted and as amended by the Board of Directors.

J. Property Taxes

Property taxes are levied by District No. 1's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15th by certification to the County Commissioners to put the tax lien on the individual properties as of January 1st of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and, generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to District No. 1. Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Note 2. Deposits and Investments

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Cash and Cash Equivalents	$ 18,745
Restricted Assets- Cash and Cash Equivalents	7,206,793
Total	$ 7,225,538

Cash and investments as of December 31, 2025, consist of the following:

Deposits With Financial Institutions	$ 18,745
Escrow Deposits with Title Company	7,206,793
Total	$ 7,225,538

Custodial Credit Risk.

Deposits. Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, District No. 1 would not be able to recover its deposits or would not be able to recover collateral securities that are in the possession of an outside party.

District No. 1's deposits with depository financial institutions are entirely covered by federal depository insurance (FDIC) or by collateral held under Colorado's Public Deposit Protection Act (PDPA). The FDIC insures the first $250,000 of District No. 1's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA. PDPA requires that cash be deposited in eligible public depositories and that deposits in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds with District No. 1 being a named participant in the single institution collateral pool. The minimum pledging requirement is 102% of the uninsured deposits. The Colorado State Banking Board verifies the market value at least monthly. Bank assets (usually securities) are required by PDPA to be delivered to a third-party institution for safekeeping and pledged to the Colorado Division of Banking. Based on the above, the Colorado State Auditor has concluded that there is no custodial risk for public deposits collateralized under PDPA.

At December 31, 2025, the District' Capital Projects Fund reflected a negative book balance totaling $20,933 due to checks issued and outstanding at year-end. These overdraft balances are reported as liabilities on the accompanying financial statements.

Escrow Deposits with Title Company

As of December 31, 2025, District No. 1 had $7,206,793 held in two escrow accounts with Land Title Guarantee Company related to the construction of public infrastructure improvements identified in development improvements agreements between the Town of Winter Park and District No. 1.

Investments

Credit Risk. Colorado State Statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. These investments include local government investment pools and certain obligations of the United States government. State law limits investments in commercial paper, corporate bonds, and money market mutual funds to the top two ratings issued by nationally recognized statistical rating organizations. District No. 1 has a formal investment policy adopted December 21, 2018 outlining the Board's investment approach. Additionally, District No. 1 is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Interest Rate Risk. Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater the sensitivity of its fair value to changes in market interest rates. The investment policy of District No. 1 states that the average duration for liquid investments shall not exceed two years and the maximum duration shall not exceed fire years, subject to any maximum maturity requirements set forth by statute for such investment. In addition to liquid investments, time deposit investments and obligations of the U.S. Government shall be laddered to ensure regular flow of maturing proceeds.

Concentration of Credit Risk. District No. 1 places no limit on the amount it may invest in any one issuer.

Fair Value of Investments. District No. 1 measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

At December 31, 2025, District No. 1 had no investments measured at fair value. At December 31, 2025, there were no unrealized losses reflective of changes in the fair market value of investments.

Note 3. Legal Compliance – Budgets

No later than October 15, the District No. 1 manager submits to the Board of Directors a proposed budget for the calendar year commencing the following January 1. The budget is prepared by fund and line item and includes information on the prior year, current year estimates and requested appropriations and estimated revenues for the upcoming year.

The Board of Directors holds public hearings and must adopt the budget by resolution prior to December 15. Once adopted, the Board may at any time, by resolution, amend the budget. District No. 1 had no supplemental appropriations during the year ended December 31, 2025.

Expenditures may not legally exceed budgeted appropriations at the fund level. Budgetary comparisons in the accompanying required supplemental information are presented with a higher level of detail than legally required to facilitate closer financial analysis.

Note 4. Capital Assets

Capital asset activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	$ 1,970	$ -	$ -	$ 1,970
Construction in Progress	2,727,981	4,721,938	(3,358,812)	4,091,107
Total Capital Assets, Not Being Depreciated	2,729,951	4,721,938	(3,358,812)	4,093,077
Capital Assets, Being Depreciated:				
Street and Roads	1,005,132	-	-	1,005,132
Total Capital Assets, Being Depreciated	1,005,132	-	-	1,005,132
Less Accumulated Depreciation				
Streets and Roads	(42,026)	(50,431)	-	(92,457)
Total Accumulated Depreciation	(42,026)	(50,431)	-	(92,457)
Total Capital Assets, Being Depreciated, Net	963,106	(50,431)	-	912,675
Governmental Activities Capital Assets, Net	$ 3,693,057	$4,671,507	$(3,358,812)	$ 5,005,752

Depreciation expense in the amount of $50,431 was charged to the operations and maintenance function in the Statement of Activities for the year ended December 31, 2025.

Note 5. Long-term Debt

Revenue and Limited Tax Obligation Subordinate Promissory Note – Operations and Maintenance Funding (Subordinate Note – O&M)

To assist with the financing of operating and maintenance costs, District No. 1 and the Developer entered into a 2019 Funding and Reimbursement Agreement dated December 21, 2018. In order to evidence District No. 1's reimbursement obligation, District No. 1 issued a promissory note to the Developer dated December 21, 2018 with a maturity date of December 31, 2019

District No. 1 and the Developer have subsequently renegotiated all prior agreements and have entered into an Amended and Restated 2020 Funding and Reimbursement Agreement dated December 31, 2021, as amended through the Fifth Amendment thereto, dated November 6, 2025. The amended agreement increases the maximum principal amount to $875,000 that may be advanced or expended under the agreement with a maturity date of December 20, 2059.

The principal amount of the Subordinate Note - O&M is $723,710 which represents advances from the Developer to pay for the operations and maintenance costs associated with public

improvements constructed or to be constructed within or without the boundaries of District No. 1, and other budgeted general fund expenditures of District No. 1. Subordinate Note - O&M bears 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 the rate of six percent (6%), whichever is greater, not to exceed 8% per annum. The current rate under the Subordinate Note is 8%.

District No. 1's agreement to issue Subordinate Note - O&M constitutes a multiple fiscal year obligation under the State of Colorado Constitution, is authorized pursuant to a vote of the eligible electors of District No. 1 and shall not be subject to annual appropriation.

Repayment by District No. 1 of some or all the amounts owing is contingent upon the availability of bond proceeds or other legally available revenues of District No. 1. Failure by District No. 1 to repay the amounts due as a result of insufficient funds shall not constitute a default, nor subject District No. 1 to any claims and/or causes of action by the Developer, including mechanic's liens, arising out of District No. 1's nonperformance of its payment obligation. Failure by District No. 1 to make a payment of principal and/or interest on Subordinate Note - O&M shall not cause or permit acceleration; rather, the Subordinate Note shall continue to bear interest at the rate and in the manner specified therein and herein.

Subordinate Note - O&M 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.

As of December 31, 2025, the outstanding balance on Subordinate Note - O&M is as follows:

Purpose	Interest Rate	Amount
General Government – Operations and Maintenance Cost and General Fund expenditures	8.00%	$ 723,710

Revenue and Limited Tax Obligation Subordinate Promissory Note – Capital Improvements Funding (Subordinate Note – Capital)

To assist with the funding of the construction of capital improvements, District No. 1 and the Developer entered into an Improvement Acquisition, Advance and Reimbursement Agreement dated December 18, 2018. In order to evidence District No. 1's reimbursement obligation, District No. 1 issued a promissory note to the Developer in an amount not to exceed fifty-five million ($55,000,000) dated December 21, 2018 with a maturity date of December 20, 2058.

The current principal amount of the Subordinate Note – Capital is $325,090 which represents advances to District No. 1 necessary to construction certain capital improvements to serve the development. Subordinate Note – Capital bears 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 the rate of six percent (6%), whichever is greater, not to exceed 8% per annum. The current rate under the Subordinate Note is 8%.

District No. 1's agreement to issue Subordinate Note – Capital constitutes a multiple fiscal year obligation under the State of Colorado Constitution, is authorized pursuant to a vote of the eligible electors of District No. 1 and shall not be subject to annual appropriation.

District No. 1 shall repay Subordinate Note – Capital from the proceeds of one or more series of general or special obligation bonds, revenue bonds or other multiple fiscal year obligations of District No. 1 or the Financing Districts. In the event that bond proceeds are not available District no. 1 or the Financing Districts may make repayment from any legally available revenues.

Failure by District No. 1 to repay the amounts due as a result of insufficient funds shall not constitute a default, nor subject District No. 1 to any claims and/or causes of action by the Developer, including mechanic's liens, arising out of District No. 1's nonperformance of its payment obligation. Failure by District No. 1 to make a payment of principal and/or interest on the Subordinate Note – Capital shall not cause or permit acceleration; rather, the Subordinate Note shall continue to bear interest at the rate and in the manner specified therein and herein.

Subordinate Note – Capital 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.

As of December 31, 2025, the outstanding balance on the Subordinate Note – Capital was as follows:

Purpose	Interest Rate	Amount
Construction of Capital Improvements	8.00%	$ 325,091

Changes in Long-term Liabilities. Long-term liability activity for the year ended December 31, 2025, was as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
Developer Advances:					
Subordinate Promissory Note – O&M	$ 551,939	$ 171,771	$ -	$ 723,710	$ -
Subordinate Promissory Note - Capital	325,091	-	-	325,091	
Accrued Interest	135,132	75,305	-	210,437	-
Total Long- term Liabilities	$ 1,12,162	$ 247,076	$ -	$ 1,259,238	$ -

Note 6. Risk Management

District No. 1 is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God. District No. 1 maintains commercial insurance for significant insurable risks. District No. 1 is a member of the Colorado Special Districts Property and Liability Pool (Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

District No. 1 pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 7. Agreements, Commitments and Contingencies

Intergovernmental Agreement with Roam Metropolitan District No. 2 and Roam Metropolitan District No. 3. District No. 1 entered into an Intergovernmental Agreement Concerning District Operations (Master IGA) dated December 21, 2018, with Roam Metropolitan District No. 2 (District No. 2), and Roam Metropolitan District No. 3 (District No. 3). District No.2 and District No. 3 are collectively referred to therein as the "Financing Districts." The Master IGA sets forth the rights and obligations of the Financing Districts to fund, and of the Service District (District No. 1) to construct, own or transfer, and to operate and maintain public facilities and services of benefits to all Districts, and to implement the Consolidated Service Plan (Service Plan) of the Districts. The Service Plan describes the relationship between the Districts. In the Master IGA, District No. 1 contracts for and supervises the construction and acquisition of facilities subject to annual budget appropriation, as described in the Service Plan.

Funding of Capital Costs. Under the Master IGA, future capital needs of the Districts will be accomplished through the issuance of one or more series of bonds or other debt instruments which will be secured by certain pledged revenues of the Financing Districts. It is anticipated that the Districts will enter into additional future capital pledge agreements, pursuant to which the Financing Districts will pledge certain revenues to the Service District for payment of any debt issued by the Service District.

In furtherance of the Districts' Service Plan, in the Master IGA, the Financing Districts further acknowledge that the Service District will and/or has incurred certain developer obligations (as defined in the Master IGA) associated with the acquisition, construction, and installation of public improvements for the benefit of the Financing Districts, and that developer obligations will be refunded from the proceeds of bonds. District No. 1 has entered into certain reimbursement agreements with the Developer and/or its affiliates or other developers. All public

improvements funded by the Districts will be either dedicated to the Town of Winter Park or other governmental entities or will be owned and operated by the Service District (District-Owned Improvements). The Service District will be responsible for the operation and maintenance of all District-owned improvements and will perform certain administrative services for the Districts in exchange for fees.

Development Improvements Agreement. District No. 1 has entered into a Development Improvements Agreement with the Town of Winter Park dated January 18, 2023 for the purpose of setting forth the terms and conditions in connection with the Cabins Phase 2 infrastructure improvements project. The District has awarded a construction contract to Mountain States Snowcats dated July 26, 2023. As of December 31, 2025, the contract is complete with a retainage of $17,100 remaining.

District No. 1 has also entered into a Development Improvements Agreement with the Town of Winter Park dated August 20, 2024, for the purpose of setting forth the terms and conditions in connection with the Beaver Lodge Community Center project. The District has awarded a construction contract to PG Arnold – HPM A JV, LLC dated June 23, 2025. As of December 31, 2025, this is a balance of $6,621,429 remaining on the contract.

Tax, Spending and Debt Limitations. Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR) contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. District No. 1 has established an emergency reserve for the year ended December 31, 2025, in the amount of $6,233.

District No. 1's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including interpretation of how to calculate Fiscal Year Spending limits may require judicial interpretation.

Note 8. Related Parties

The majority of District No. 1's board members are officers, employees, or consultants for the developer, Fraser River Development Co., LLC.

Note 9. Subsequent Events

In preparing these financial statements, the District has evaluated events and transactions for potential recognition or disclosure through September 16, 2026, the date the financial statements were available to be issued, in accordance with GASB Statement No. 105, Subsequent Events.

Management has determined that there were no subsequent events requiring recognition or disclosure in the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

ROAM METROPOLITAN DISTRICT NO. 1

GENERAL FUND
REQUIRED SUPPLEMENTARY INFORMATION
BUDGETARY COMPARISON SCHEDULE
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts Budgetary (and GAAP) Basis	Variance with Final Budget - Over (Under) Actual Amounts
Budgetary Revenues			
Taxes:			
General Property Taxes	$ 2,271	$ 2,271	$ -
Specific Ownership Tax	136	113	(23)
Charges for Services:			
O&M Fees	40,000	32,250	(7,750)
Other Revenue:			
Transfers from Roam Metropolitan District No. 3	562	561	(1)
Developer Advances	140,000	171,771	31,771
Total Budgetary Revenues	182,969	206,966	23,997
Budgetary Expenditures			
Current:			
General and Administrative:			
Accounting	22,000	28,043	6,043
Audit	-	5,750	5,750
District Management	16,000	18,950	2,950
Election Costs	1,000	554	(446)
Insurance / SDA Dues	9,000	10,270	1,270
Legal	42,000	71,114	29,114
Miscellaneous	1,000	4,286	3,286
County Treasurer Fees	114	114	-
Operations and Maintenance:			
Covenant Control / Comm Mgmt	5,000	2,230	(2,770)
Trash Service	40,000	48,198	8,198
Road Maintenance	25,000	3,525	(21,475)
Landscape Maintenance	50,000	-	(50,000)
River Maintenance	10,000	-	(10,000)
Contingency	20,000	-	(20,000)
Emergency Reserve	1,272	-	(1,272)
Total Budgetary Expenditures	242,386	193,034	(49,352)
Net Change in Fund Balance	(59,417)	13,932	73,349
Budgetary Fund Balance, Beginning of Year	66,719	50,907	(15,812)
Budgetary Fund Balance, End of year	$ 7,302	$ 64,839	$ 57,537

Reconciliation to GAAP Basis

Total fund balance GAAP basis	$ 64,839

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
DECEMBER 31, 2025

Budgetary Information
The District follows the requirements of the Colorado Local Government Budget Law in establishing the budgetary data reflected in the financial statements. The Board of Directors adopts an annual budget for the General Fund prior to December 31 of the preceding year. The budget includes estimated expenditures and the means of financing them. A public hearing is held prior to adoption of the budget, and the budget is legally enacted by resolution. Appropriations are adopted at the fund level. The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in the governmental fund financial statements.

Budget Amendments
During the year ended December 31, 2025, no amendments to the original appropriations were made. Accordingly, the original and final budgets are identical.

Explanation of Variances – Original Budget to Final Budget
There were no differences between the original and final budgets for the year ended December 31, 2025.

Explanation of Variances – Final Budget to Actual
Actual revenues were higher than estimated revenues by a total of $23,997 due primarily to higher than anticipated developer advances. General and administrative costs were $47,967 over appropriations due to higher than anticipated legal, accounting, audit, and management costs. Operations and maintenance costs were $76,047 under budget due primarily to landscaping and river maintenance costs that did not need to be utilized. In addition, contingency and emergency reserve budgets totaling $21,272 were not spent making overall expenditures $49,352 under budget..

TABOR Emergency Reserve
Under the Colorado Taxpayer's Bill of Rights, the District is required to maintain an emergency reserve equal to 3% of fiscal year spending, excluding bonded debt service. The emergency reserve is included in the annual budget under Total Budgetary Expenditures and Reserves, but the reserve is not available for general spending.

SUPPLEMENTARY INFORMATION

ROAM METROPOLITAN DISTRICT NO. 1

DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (BUDGETARY BASIS) - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts Budgetary (and GAAP) Basis	Variance with Final Budget - Over (Under) Actual Amounts
Revenues			
Taxes:			
General Property Taxes	$ 4,881	$ 4,881	$ -
Specific Ownership Taxes	293	242	(51)
Total Revenues	5,174	5,123	(51)
Expenditures			
Current:			
County Treasurer Fees	244	244	-
Transfers to Roam Metropolitan District No. 2	4,930	-	(4,930)
Total Expenditures	5,174	244	(4,930)
Net Change in Fund Balance	-	4,879	4,879
Fund Balance, Beginning of Year	25,978	2,184	(23,794)
Fund Balance, End of year	$ 25,978	$ 7,063	$ (18,915)

ROAM METROPOLITAN DISTRICT NO. 1

CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (BUDGETARY BASIS) - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2025

	Budgeted Amounts Original and Final	Actual Amounts Budgetary (and GAAP) Basis	Variance with Final Budget - Over (Under) Actual Amounts
Revenues			
Investment Earnings	$ -	$ 1,118	$ 1,118
Other Revenue:			
Transfers In from Roam Metropolitan District No. 2	10,000,000	10,618,098	618,098
Total Revenues	10,000,000	10,619,216	619,216
Expenditures			
Capital Outlay:			
Miscellaneous	-	525	525
Engineering	150,000	251,135	101,135
Pedestrian Bridge	750,000	-	(750,000)
Landscaping	1,000,000	-	(1,000,000)
Pond Work	519,633	-	(519,633)
Cabins Road Work & Utilities	600,000	546,306	(53,694)
Pedestrian Paths	700,000	-	(700,000)
In-Town Condos Infrastructure	98,146	-	(98,146)
Monument Sign	100,000	-	(100,000)
Beavers Village Abatement & Demo	100,000	-	(100,000)
Beavers Lodge (Clubhouse)	885,000	3,916,557	3,031,557
Utilities	7,000,000	11,951	(6,988,049)
Total Expenditures	11,902,779	4,726,474	(7,176,305)
Net Change in Fund Balance	(1,902,779)	5,892,742	7,795,521
Fund Balance, Beginning of Year	2,029,744	608,798	(1,420,946)
Fund Balance, End of year	$ 126,965	$ 6,501,540	$ 6,374,575