GOLDEN OVERLOOK METROPOLITAN DISTRICT

January 2, 2026

Division of Local Government
Via: E-Filing Portal

RE: Golden Overlook Metropolitan District
LG ID #66570

Attached is the 2026 Budget for the Golden Overlook Metropolitan District in Jefferson County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 19, 2025. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Jefferson County is 16.189 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 53.962 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of $2,857,519 the total property tax revenue is $200,457.82. A copy of the certification of mill levies sent to the County Commissioners for Jefferson County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Jefferson County, Colorado.

Sincerely,

Eric Weaver
District Accountant

Enclosure(s)

RESOLUTION NO. 2025-11-03

RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY RESOLUTION OF THE BOARD OF DIRECTORS OF GOLDEN OVERLOOK METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, PURSUANT TO SECTION 29-1-108, C.R.S., SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY FOR THE BUDGET YEAR 2026

A. The Board of Directors of Golden Overlook Metropolitan District (the "**District**") has appointed Marchetti & Weaver, LLC to prepare and submit a proposed budget to said governing body at the proper time.

B. Marchetti & Weaver, LLC has submitted a proposed budget to this governing body for its consideration.

C. 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 November 19, 2025, and interested taxpayers were given the opportunity to file or register any objections to said proposed budget.

D. 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.

E. 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.

F. The Board of Directors has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget.

G. 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, thereby establishing a limitation on expenditures for the operations of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF GOLDEN OVERLOOK METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO:

1. The budget, as submitted, amended, and summarized by fund, is hereby approved and adopted as the budget of the District for the year stated above.

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

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION TO ADOPT BUDGET AND APPROPRIATE SUMS OF MONEY]

RESOLUTION APPROVED AND ADOPTED on November 19, 2025.

GOLDEN OVERLOOK METROPOLITAN DISTRICT

By: John Cheney
President

Attest:

By: Lisa Jacoby
Secretary

EXHIBIT A

Budget

GOLDEN OVERLOOK METROPOLITAN DISTRICT
2026 BUDGET MESSAGE

Golden Overlook Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act.

The District has no employees and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting.

Budget Strategy

The District was formed to provide for all or part of the Public Improvements, as defined in the District's Service Plan, for the use and benefit of all inhabitants and taxpayers of the District. The primary purpose of the district is to finance the construction of these Public Improvements.

Revenues

For the 2026 budget the District will impose a mill levy of 70.151 mills. 16.189 mills of this will generate property tax revenue to be used towards General Fund expenditures for administrative and operation expenditures for the budget year. The remaining 53.962 mills will generate property tax revenue to partially fund anticipated debt service payments related to tax exempt bonds the District issued in 2025.

Expenditures

The District has adopted three separate funds: 1) a General Fund to provide for general operating expenditures; 2) a Debt Service Fund to provide for debt service on debt issued by the District in 2025 and; 3) a Capital Projects Fund to account for expenses related to capital projects (none anticipated for 2026).

The District has provided for an Emergency Reserve Fund in the amount of 3% of the total fiscal year expenditures in the General Fund in accordance with the TABOR Amendment.

Golden Overlook Metropolitan District
Statement of Net Position
October 31, 2025

	General Fund	Debt Service Fund	Capital Projects Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Chase Checking	5,738				**5,738**
Bill.com Clearing	-				**-**
Colotrust	10,180				**10,180**
BOK - 2025A Bond Fund		571,357			**571,357**
BOK - 2025A Reserve Fund		400,766			**400,766**
BOK - 2025A Surplus Fund		-			**-**
BOK - 2025A Cap I		52			**52**
BOK - 2025A COI		-			**-**
BOK- 2025A Project Fund			6,129		**6,129**
BOK - 2025B Project Fund			126		**126**
Pooled Cash	6,255	-	(6,255)		**-**
TOTAL CASH	**22,173**	**972,175**	**0**	**-**	**994,348**
OTHER CURRENT ASSETS					
Due From County Treasurer	-				**-**
Property Tax Receivable	-	-			**-**
Prepaid Expense	3,382				**3,382**
TOTAL OTHER CURRENT ASSETS	**3,382**	**-**	**-**	**-**	**3,382**
FIXED ASSETS					
Construction In Progress					**-**
TOTAL FIXED ASSETS	**-**	**-**	**-**	**-**	**-**
TOTAL ASSETS	**25,555**	**972,175**	**0**	**-**	**997,730**
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	24,046				**24,046**
TOTAL CURRENT LIABILITIES	**24,046**	**-**	**-**	**-**	**24,046**
DEFERRED INFLOWS					
Deferred Property Taxes	-	-			**-**
TOTAL DEFERRED INFLOWS	**-**	**-**	**-**	**-**	**-**
LONG-TERM LIABILITIES					
Developer Payable- Operations				134,156	**134,156**
Developer Payable- Capital				1,888,124	**1,888,124**
Accrued Int- Developer Payable- Ops				706	**706**
Accrued Int- Developer Payable- Cap				14	**14**
2025A Bonds Payable				4,500,000	**4,500,000**
2025B Bonds Payable				1,347,000	**1,347,000**
2025C Bonds Payable				1,310,000	**1,310,000**
2025A Bonds Discount, Net of Amortization				(130,410)	**(130,410)**
TOTAL LONG-TERM LIABILITIES	**-**	**-**	**-**	**9,049,590**	**9,049,590**
TOTAL LIAB & DEF INFLOWS	**24,046**	**-**	**-**	**9,049,590**	**9,073,636**
NET POSITION					
Investment in Fixed Assets					
Amount to be Provided for Debt				(9,049,590)	**(9,049,590)**
Fund Balance- Non-Spendable	3,382				**3,382**
Fund Balance- Restricted	1,527	972,175	0		**973,703**
Fund Balance- Unassigned	(3,401)	-			**(3,401)**
TOTAL NET POSITION	**1,509**	**972,175**	**0**	**(9,049,590)**	**(8,075,906)**
	=	=	=	=	=

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 2nd Amended Budget	2025 Forecast Budget	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES										
Assessed Valuation	**1,182,223**	**1,168,758**	**1,168,758**	**1,168,758**	**1,168,758**				**2,857,519**	Final AV Per County
Mill Levy - Operations	15.000	15.591	15.591	15.591	15.591				16.189	15 Mills Adjusted
Mill Levy - Debt Service	-	51.971	51.971	51.971	51.971				53.962	50 Mills Adjusted
Total Mill Levy	**15.000**	**67.562**	**67.562**	**67.562**	**67.562**				**70.151**	65 Mills Adjusted
Property Tax Revenue - Operations	17,733	18,222	18,222	18,222	18,222				46,260	15 Mills Adjusted
Property Tax Revenue - Debt Service Fund	-	60,742	60,742	60,742	60,742				154,197	50 Mills Adjusted
Total Property Taxes	**17,733**	**78,964**	**78,964**	**78,964**	**78,964**				**200,458**	65 Mills Adjusted

Golden Overlook Metropolitan District | Print Date: 12/30/25
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 2nd Amended Budget	2025 Forecast Budget	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS										
REVENUE										
Property Taxes	17,733	78,964	78,964	78,964	78,964	78,964	78,964	0	200,458	65 Mills Adjusted
Specific Ownership Taxes	1,150	3,948	4,556	4,556	4,738	3,975	2,961	1,014	12,027	6% of Property Taxes
Interest & Other Income	119	19,000	17,000	17,000	18,341	11,381	15,833	(4,452)	32,400	4% of Invested Funds
TOTAL REVENUE	**19,002**	**101,912**	**100,519**	**100,519**	**102,042**	**94,320**	**97,758**	**(3,438)**	**244,885**	
EXPENDITURES										
Administration										
Accounting	14,859	30,000	30,000	30,000	35,000	29,377	25,000	(4,377)	37,000	Based on 2025 Forecast
Audit	-	-	-	-	-	-	-	-	5,000	Per Auditor 2025 Quote
Legal	79,678	30,000	30,000	30,000	16,000	10,312	25,000	14,688	17,000	Based on 2025 Forecast
Treasurer's Fees	266	3,310	1,184	1,184	1,184	1,184	3,310	2,126	8,404	1.5% of Property Taxes
Election	8,284	10,000	10,000	10,000	5,259	5,259	10,000	4,741	500	2027 Election prep
Insurance, Bonds & SDA Dues	3,861	3,500	3,500	3,500	3,701	3,701	3,500	(201)	4,100	Insurance & SDA Dues
Miscellaneous	100	1,400	1,400	1,400	1,300	778	1,158	380	1,500	Bill.com Fees, Misc Other
Website	439	2,000	2,000	2,000	1,500	1,205	1,667	462	1,600	ADA Compliance
Contingency	-	50,000	50,000	50,000	-	-	41,667	41,667	20,000	For Potential Unforeseen Needs
Debt Service										
Bond Interest	-	194,063	151,905	151,905	155,422	17,609	22,500	4,891	275,625	Per Amortization Schedule
Bond Principal	-	-	-	-	-	-	-	-	-	Per Amortization Schedule
Debt Issuance Expense & Trustee Fees	-	411,680	413,650	413,650	410,234	410,234	411,680	1,446	6,500	Annual Trustee Fees
Contingency	-	-	1,230,000	1,230,000	-	-	-	-	10,000	Unforeseen Needs
Capital Outlay	8,838	9,139,653	10,500,000	10,500,000	7,683,541	7,680,770	9,139,653	1,458,883	-	Per Capital Fund
TOTAL EXPENDITURES	**116,324**	**9,875,606**	**12,423,639**	**12,423,639**	**8,313,141**	**8,160,431**	**9,685,135**	**1,524,704**	**387,229**	
REVENUE OVER / (UNDER) EXPENDITURES	**(97,322)**	**(9,773,694)**	**(12,323,120)**	**(12,323,120)**	**(8,211,099)**	**(8,066,111)**	**(9,587,377)**	**1,521,266**	**(142,343)**	
OTHER SOURCES / (USES)										
Developer Advances	112,994	3,787,672	4,671,252	10,495,170	7,710,776	7,691,041	3,756,672	3,934,369	38,000	Operations Advances
Developer Repayments	-	-	-	(5,823,918)	(5,823,918)	(5,823,918)	-	(5,823,918)	-	
Bond Proceeds & Premium	-	7,028,000	8,500,000	8,500,000	7,157,000	7,157,000	7,028,000	129,000	-	
TOTAL OTHER SOURCES / (USES)	**112,994**	**10,815,672**	**13,171,252**	**13,171,252**	**9,043,858**	**9,024,123**	**10,784,672**	**(1,760,549)**	**38,000**	
CHANGE IN FUND BALANCE	**15,672**	**1,041,978**	**848,132**	**848,132**	**832,759**	**958,012**	**1,197,295**	**(239,283)**	**(104,343)**	
BEGINNING FUND BALANCE	**-**	**7,304**	**7,304**	**7,304**	**15,672**	**15,672**	**7,304**	**8,368**	**848,431**	
ENDING FUND BALANCE	**15,672**	**1,049,282**	**855,436**	**855,436**	**848,431**	**973,684**	**1,204,599**	**(230,915)**	**744,088**	
	=	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE										
Non-Spendable	3,376	3,675	3,675	3,675	4,100	3,382			4,305	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	3,225	3,815	3,815	3,815	1,891	1,527			2,622	3% of operating expenditures
Restricted For Debt Service	-	1,031,018	837,172	837,172	840,386	972,175			736,000	
Restricted for Capital Projects	-	-	-	-	-	0			-	
Unassigned	9,072	10,774	10,774	10,774	2,054	(3,401)			1,161	
TOTAL ENDING FUND BALANCE	**15,672**	**1,049,282**	**855,436**	**855,436**	**848,431**	**973,684**			**744,088**	
	=	=	=	=	=	=			=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Golden Overlook Metropolitan District **Print Date: 12/30/25**
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 2nd Amended Budget	2025 Forecast Budget	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND										
REVENUE										
Property Taxes	17,733	18,222	18,222	18,222	18,222	18,222	18,222	0	46,260	15 Mills Adjusted
Specific Ownership Taxes	1,150	911	911	911	1,093	917	683	234	2,776	6% of Property Taxes
Interest Income	119	-	-	-	1,091	1,077	-	1,077	400	5% of beginning fund balance
Other Revenue	-	-	-	-	-	-	-	-	-	
TOTAL REVENUE	**19,002**	**19,133**	**19,133**	**19,133**	**20,406**	**20,217**	**18,905**	**1,311**	**49,436**	
EXPENDITURES										
Administration										
Accounting	14,859	30,000	30,000	30,000	35,000	29,377	25,000	(4,377)	37,000	Based on 2025 Forecast
Audit	-	-	-	-	-	-	-	-	5,000	Per Auditor 2025 Quote
Bank Fees	45	100	100	100	100	75	75	-	200	Based on 2025 Forecast
Legal & Administration	79,678	30,000	30,000	30,000	16,000	10,312	25,000	14,688	17,000	Based on 2025 Forecast
Supplies, Bank, Bill.com	55	1,300	1,300	1,300	1,200	703	1,083	380	1,300	Bill.com Fees, Misc Other
Elections	8,284	10,000	10,000	10,000	5,259	5,259	10,000	4,741	500	2027 Election prep
Insurance, Bonds & SDA Dues	3,861	3,500	3,500	3,500	3,701	3,701	3,500	(201)	4,100	Insurance & SDA Dues
Treasurer's Fees	266	273	273	273	273	273	273	0	694	1.5% of Property Taxes
Website	439	2,000	2,000	2,000	1,500	1,205	1,667	462	1,600	ADA Compliance
Contingency		50,000	50,000	50,000	-		41,667	41,667	20,000	For Potential Unforeseen Needs
TOTAL EXPENDITURES	**107,487**	**127,173**	**127,173**	**127,173**	**63,033**	**50,906**	**108,265**	**57,359**	**87,394**	
REVENUE OVER / (UNDER) EXPENDITURES	**(88,484)**	**(108,040)**	**(108,040)**	**(108,040)**	**(42,627)**	**(30,689)**	**(89,360)**	**58,670**	**(37,958)**	
OTHER SOURCES / (USES)										
Developer Advance	104,156	119,000	119,000	119,000	35,000	16,525	88,000	(71,475)	38,000	To Cover Shortfall
Developer Repayment	-	-	-	-	-	-	-	-	-	
Principal							-	-		
TOTAL OTHER SOURCES / (USES)	**104,156**	**119,000**	**119,000**	**119,000**	**35,000**	**16,525**	**88,000**	**(71,475)**	**38,000**	
CHANGE IN FUND BALANCE	**15,672**	**10,960**	**10,960**	**10,960**	**(7,627)**	**(14,164)**	**(1,360)**	**(12,804)**	**42**	
BEGINNING FUND BALANCE	**-**	**7,304**	**7,304**	**7,304**	**15,672**	**15,672**	**7,304**	**8,368**	**8,045**	
ENDING FUND BALANCE	**15,672**	**18,264**	**18,264**	**18,264**	**8,045**	**1,509**	**5,944**	**(4,436)**	**8,087**	
	=	=	=	=		=	=	=	=	

Golden Overlook Metropolitan District Print Date: 12/30/25
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 2nd Amended Budget	2025 Forecast Budget	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND										
REVENUE										
Property Taxes		60,742	60,742	60,742	60,742	60,742	60,742	0	154,197	65 Mills Adjusted
Specific Ownership Taxes		3,037	3,644	3,644	3,644	3,058	2,278	780	9,252	6% of Property Taxes
Interest Income		19,000	17,000	17,000	12,000	6,563	15,833	(9,270)	32,000	4% of Invested Funds
TOTAL REVENUE	**-**	**82,779**	**81,386**	**81,386**	**76,386**	**70,362**	**78,853**	**(8,490)**	**195,449**	
EXPENDITURES										
Treasurer's Fees		3,037	911	911	911	911	3,037	2,126	7,710	1.5% of Property Taxes
2025A Bond Interest		194,063	151,905	151,905	155,422	17,609	22,500	4,891	275,625	Per Amortization Schedule
2025A Bond Principal		-	-	-	-		-	-	-	Per Amortization Schedule
2025B Bond Interest					-		-	-	-	No Available Funds
2025B Bond Principal		-	-	-	-		-	-	-	No Available Funds
2025C Bond Interest		-			-		-	-	-	No Available Funds
2025C Bond Principal		-	-	-	-		-	-	-	No Available Funds
Developer Repayment Interest		-	-	-	-		-	-	-	
Developer Repayment Principal		-	-	-	-		-	-	-	
Paying Agent / Trustee Fees		-	-	-	-		-	-	6,500	Annual Trustee Fees
Debt Issuance Expense		411,680	413,650	413,650	410,234	410,234	411,680	1,446		
Contingency		-	1,230,000	1,230,000	-		-	-	10,000	Unforeseen Needs
TOTAL EXPENDITURES	**-**	**608,780**	**1,796,466**	**1,796,466**	**566,567**	**428,755**	**437,217**	**8,463**	**299,835**	
REVENUE OVER / (UNDER) EXPENDITURES	**-**	**(526,001)**	**(1,715,080)**	**(1,715,080)**	**(490,181)**	**(358,392)**	**(358,364)**	**(28)**	**(104,386)**	
OTHER SOURCES / (USES)										
Transfers (To) / From General Fund		-	-	-	-		-	-	-	
Transfers (To) / From Capital Fund		(5,470,981)	(5,947,748)	(5,947,748)	(5,826,433)	(5,826,433)	(5,470,981)	(355,452)		
2025A Bond Proceeds		4,500,000	4,570,000	4,570,000	4,500,000	4,500,000	4,500,000	-		
2025B Bond Proceeds		1,500,000	1,400,000	1,400,000	1,347,000	1,347,000	1,500,000	(153,000)		
2025C Bond Proceeds		1,028,000	1,300,000	1,300,000	1,310,000	1,310,000	1,028,000	282,000		
Bond Premium			1,230,000	1,230,000	-		-	-		
TOTAL OTHER SOURCES / (USES)	**-**	**1,557,019**	**2,552,252**	**2,552,252**	**1,330,567**	**1,330,567**	**1,557,019**	**(226,452)**	**-**	
CHANGE IN FUND BALANCE	**-**	**1,031,018**	**837,172**	**837,172**	**840,386**	**972,175**	**1,198,655**	**(226,479)**	**(104,386)**	
BEGINNING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**840,386**	
ENDING FUND BALANCE	**-**	**1,031,018**	**837,172**	**837,172**	**840,386**	**972,175**	**1,198,655**	**(226,479)**	**736,000**	
	=	=	=	=		=	=	=	=	
COMPONENTS OF FUND BALANCE:										
Capitalized Interest Fund	-	601,201	378,697	373,717	370,200	508,013	777,654	(269,642)	94,575	Held For Future Interst Payments
Reserve Fund ($395,000)		369,076	395,000	395,000	395,000	395,000	395,000	-	395,000	$395K Required By Bonds
Surplus Fund (Max $395,000)	-	-	-	-	75,186	-	-	-	246,425	Fill To $395K, Excess Flows to Sub Bonds
Bond Payment Fund	-	60,742	63,475	68,455	-	69,163	26,000	43,162	-	
TOTAL ENDING FUND BALANCE	**-**	**1,031,018**	**837,172**	**837,172**	**840,386**	**972,175**	**1,198,655**	**(226,479)**	**736,000**	
	=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

Print Date: 12/30/25

	2024 Unaudited Actual	2025 Adopted Budget	2025 Amended Budget	2025 2nd Amended Budget	2025 Forecast Budget	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND										
REVENUE										
Interest Income		-	-	-	5,250	3,741	-	3,741	-	
Other Income		-	-	-	-		-	-	-	
TOTAL REVENUE	**-**	**-**	**-**	**-**	**5,250**	**3,741**	**-**	**3,741**	**-**	
EXPENDITURES										
Accounting		10,000	10,000	10,000	1,500	1,454	10,000	8,546	-	None Anticipated
Engineering	8,838	12,500	12,500	12,500	20,000	17,290	12,500	(4,790)	-	None Anticipated
Legal		10,000	10,000	10,000	1,000	986	10,000	9,014	-	None Anticipated
Capital Improvements		7,107,153	7,467,500	7,467,500	7,661,041	7,661,041	7,107,153	(553,888)	-	None Anticipated
Organizational Costs		-	-	-	-		-	-	-	None Anticipated
Contingency		2,000,000	3,000,000	3,000,000			2,000,000	2,000,000	-	None Anticipated
TOTAL EXPENDITURES	**8,838**	**9,139,653**	**10,500,000**	**10,500,000**	**7,683,541**	**7,680,770**	**9,139,653**	**1,458,883**	**-**	
REVENUE OVER / (UNDER) EXPENDITURES	**(8,838)**	**(9,139,653)**	**(10,500,000)**	**(10,500,000)**	**(7,678,291)**	**(7,677,030)**	**(9,139,653)**	**1,462,623**	**-**	
OTHER SOURCES / (USES)										
Transfers (To) / From General Fund		-	-	-	-		-	-	-	
Transfers (To) / From Debt Fund		5,470,981	5,947,748	5,947,748	5,826,433	5,826,433	5,470,981	355,452	-	
Developer Advances	8,838	3,668,672	4,552,252	10,376,170	7,675,776	7,674,515	3,668,672	4,005,843	-	
Developer Repayment		-	-	(5,823,918)	(5,823,918)	(5,823,918)	-	(5,823,918)	-	
TOTAL OTHER SOURCES / (USES)	**8,838**	**9,139,653**	**10,500,000**	**10,500,000**	**7,678,291**	**7,677,030**	**9,139,653**	**(1,462,623)**	**-**	
CHANGE IN FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**0**	**-**	**0**	**-**	
BEGINNING FUND BALANCE		**-**	**-**	**-**	**-**		**-**	**-**	**-**	
ENDING FUND BALANCE	**-**	**-**	**-**	**-**	**-**	**0**	**-**	**0**	**-**	
	=	=	=	=		=	=	=	=	

No assurance is provided on these financial statements; substantially all disclosures required by GAAP omitted.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Golden Overlook Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Golden Overlook Metropolitan District held on November 19, 2025.

Lisa Jacoby

Secretary

RESOLUTION NO. 2025-11-04

RESOLUTION TO SET MILL LEVIES

RESOLUTION OF THE GOLDEN OVERLOOK METROPOLITAN DISTRICT LEVYING GENERAL PROPERTY TAXES, PURSUANT TO SECTION 39-1-111, C.R.S., FOR THE YEAR 2025, TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026 BUDGET YEAR

A. The Board of Directors of the Golden Overlook Metropolitan District (the "**District**") has adopted an annual budget in accordance with the Local Government Budget Law, on November 19, 2025.

B. The adopted budget is attached as Exhibit A to the Resolution of the Board of Directors of the District to Adopt Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference.

C. The amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget.

D. The amount of money necessary to balance the budget for capital projects fund expenses from property tax revenue is identified in the budget.

NOW, THEREFORE, PURSUANT TO SECTIONS 39-1-111(5) and 39-5-128(1), C.R.S., BE IT RESOLVED by the Board of Directors of the Golden Overlook Metropolitan District, Jefferson County, Colorado, that:

1. For the purpose of meeting all general operating expenses of the District during the 2026 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 purpose of meeting all contractual obligation expenses of the District during the 2026 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 Secretary is hereby authorized and directed to immediately certify to the Board of County Commissioners of Jefferson County, Colorado, the mill levies for the District as set forth in the District's Certification of Mill Levies, attached hereto as **Exhibit 1** and incorporated herein by reference, recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

[**SIGNATURE PAGE FOLLOWS]**

[SIGNATURE PAGE OF RESOLUTION TO SET MILL LEVIES]

RESOLUTION APPROVED AND ADOPTED on November 19, 2025.

GOLDEN OVERLOOK
METROPOLITAN DISTRICT

By: John Cheney
President

Attest:

By: Lisa Jacoby
Secretary

EXHIBIT 1

Certification of Tax Levies

4344 County Tax entity code   DOLA LGID/SID 66570

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners[1] of Jefferson County, Colorado.

On behalf of the Golden Overlook Metropolitan District
(taxing entity)[A]

the Board of Directors
(governing body)[B]

of the Golden Overlook Metropolitan District
(local government)[C]

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of: $ 2,857,519
(Gross[D] assessed valuation, Line 2 of the Certification of Valuation From DLG 57[E])

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area[F] the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: $ 2,857,519
(NET[G] assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: *12/10/2025* (mm/dd/yyyy) for budget/fiscal year *2026* (yyyy).
(not later than Dec 15)

PURPOSE (see end notes for definitions and examples)	**LEVY**[2]		**REVENUE**[2]
1. General Operating Expenses[H]	16.189	mills	$ 46,260.38
2. **<Minus>** Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction[I]	0.000	mills	$ -
SUBTOTAL FOR GENERAL OPERATING:	16.189	**mills**	$ 46,260.38
3. General Obligation Bonds and Interest[J]	53.962	mills	$ 154,197.44
4. Contractual Obligations[K]	0.000	mills	$ -
5. Capital Expenditures[L]	0.000	mills	$ -
6. Refunds/Abatements[M]	0.000	mills	$ -
7. Other[N] (specify):	0.000	mills	$ -
	0.000	mills	$ -
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	70.151	**mills**	$ 200,457.82

Contact person: (print) Eric Weaver   Daytime phone: (970) 926-6060 extension 6

Signed: Eric Weaver   Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

[1] If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

[2] Levies must be rounded to three decimal places and revenue must be calculated from the total *NET assessed valuation* (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS[J]:

1.	Purpose of Issue:	Financing of Public Infrastructure Pursuant to the Service Plan of the District
	Series:	Limited Tax General Obligations Bonds Series 2025A
	Date of Issue:	May 8, 2025
	Coupon rate:	6.125%
	Maturity Date:	12/1/2054
	Levy:	53.962
	Revenue:	$154,197.44

2.	Purpose of Issue:	Financing of Public Infrastructure Pursuant to the Service Plan of the District
	Series:	Subordinate Limited Tax General Obligation Bonds Series 2025B(3)
	Date of Issue:	May 8, 2025
	Coupon rate:	8.750%
	Maturity Date:	December 15, 2054
	Levy:	0.000
	Revenue:	$0.00

3.	Purpose of Issue:	Financing of Public Infrastructure Pursuant to the Service Plan of the District
	Series:	Junior Lien Limited Tax General Obligation Bonds Series 2025C(3)
	Date of Issue:	May 8, 2025
	Coupon rate:	7.000%
	Maturity Date:	December 15, 2063
	Levy:	0.000
	Revenue:	$0.00

CONTRACTS[K]:

4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

I, Lisa A. Jacoby, hereby certify that I am the duly appointed Secretary of the Golden Overlook Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2026, duly adopted at a meeting of the Board of Directors of the Golden Overlook Metropolitan District held on November 19, 2025.

Lisa Jacoby

Secretary