

NOTICE OF 2025 ANNUAL MEETING

Oak Park Metropolitan District

NOTICE IS HEREBY GIVEN that the Annual Meeting of the Oak Park Metropolitan District, Arapahoe County, Colorado, has been scheduled to take place remotely on Monday, November 24, 2025 at 10:00 a.m.

Zoom Meeting Link:

<https://us06web.zoom.us/j/86353691172?pwd=aCElTx9CfE1Anw8i2cwa3GFRNxcKFJ.1>

Meeting ID: 863 5369 1172

Passcode: 422235

<u>Board of Directors</u>	<u>Term Expiration</u>
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Bruce Wilhelm	May 2029
Mack O'Malley	May 2029
Vacancy	May 2027
Vacancy	May 2027
Vacancy	May 2027

AGENDA

1. Call to Order
2. Annual Meeting Presentation
 - a. Review of Infrastructure Projects
 - b. Outstanding Bonds
 - c. Review Year to Date Financial Statements
3. Public Comment and Questions
4. Adjourn

OAK PARK METROPOLITAN DISTRICT

2025 Annual Meeting Presentation

November 24, 2025

1. Review of Infrastructure Projects

All public infrastructure within the District was completed and accepted in 2005. Public infrastructure was installed and conveyed to governmental entities or the homeowners association as shown below.

Facility	Description	Ownership
Public Street Improvements		Arapahoe County
Water Main	On-site main	Goldsmith Gulch Sanitation District
Sanitary Sewer Main	On-site main	Goldsmith Gulch Sanitation District
Storm Sewer	On-Site Storm Sewer and Street Drainage	Oak Park HOA
Park and Recreation	Park and Landscaping Facilities	Oak Park HOA

2. Outstanding Bonds

- The District has an outstanding Promissory Note Constituting General Obligation Indebtedness.
- The Registered Owner of the Note is Alpert Homes, II, Inc.
- The total principal outstanding as of July 9, 2025 is \$846,933.99
- The interest rate of the Note is 7%. The total accrued interest outstanding is \$390,001.69.

See accompanying summary of Note payments.

3. Review of year-to-date Financial Statements

See accompanying June 30, 2025 financial statements.

Oak Park Metropolitan District
Note Payable
12/31/2025

		7%					
	Payment	Interest	Unpaid Interest	Cummulative Unpaid	Principal	New Balance	Days at 360
9/30/2021	0.00	44,464.03	44,464.03	400,540.66	0.00	846,933.99	270
12/15/2021	45,000.00	12,351.12	(32,648.88)	367,891.78	0.00	846,933.99	75
12/31/2021	0.00	2,634.91	2,634.91	370,526.68	0.00	846,933.99	16
7/1/2022	20,000.00	29,807.37	9,807.37	380,334.06	0.00	846,933.99	181
12/31/2022	0.00	29,642.69	29,642.69	409,976.75	0.00	846,933.99	180
3/31/2023	30,000.00	14,821.34	(15,178.66)	394,798.09	0.00	846,933.99	90
6/1/2023	10,000.00	10,045.58	45.58	394,843.67	0.00	846,933.99	61
9/30/2023	0.00	19,597.11	19,597.11	414,440.78	0.00	846,933.99	119
12/1/2023	36,000.00	10,045.58	(25,954.42)	388,486.36	0.00	846,933.99	61
12/31/2023	0.00	4,940.45	4,940.45	393,426.81	0.00	846,933.99	30
3/31/2024	0.00	14,821.34	14,821.34	408,248.15	0.00	846,933.99	90
6/1/2024	35,000.00	10,045.58	(24,954.42)	383,293.73	0.00	846,933.99	61
6/30/2024	0.00	4,775.77	4,775.77	388,069.50	0.00	846,933.99	29
12/1/2024	29,000.00	24,866.92	(4,133.08)	383,936.42	0.00	846,933.99	151
12/31/2024	0.00	4,940.45	4,940.45	388,876.87	0.00	846,933.99	30
6/30/2025	0.00	29,642.69	29,642.69	418,519.56	0.00	846,933.99	180
7/9/2025	30,000.00	1,482.13	(28,517.87)	390,001.69	0.00	846,933.99	9

Note: Unpaid interest does not compound

Note Payable	846,933.99
Note Interest	418,519.56
Amt. to be prov.	1,265,453.55

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Oak Park Metropolitan District
Financial Statements

June 30, 2025

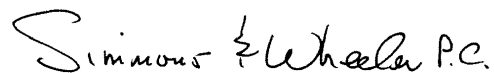
ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Oak Park Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Oak Park Metropolitan District, as of and for the period ended June 30, 2025, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the six months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Oak Park Metropolitan District because we performed certain accounting services that impaired our independence.



August 26, 2025
Englewood, Colorado

Oak Park Metropolitan District
Combined Balance Sheet
June 30, 2025

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets				
Current assets				
Cash in checking	\$ 6,289	\$ -	\$ -	\$ 6,289
Coloturst	27,015	6,693	-	33,708
Taxes receivable	<u>3,575</u>	<u>25,408</u>	<u>-</u>	<u>28,983</u>
	<u>36,879</u>	<u>32,101</u>	<u>-</u>	<u>68,980</u>
Other assets				
Capital Improvements	-	-	848,127	848,127
Amount available in debt service fund	-	-	32,101	32,101
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>1,233,353</u>	<u>1,233,353</u>
	<u>-</u>	<u>-</u>	<u>2,113,581</u>	<u>2,113,581</u>
	<u>\$ 36,879</u>	<u>\$ 32,101</u>	<u>\$ 2,113,581</u>	<u>\$ 2,182,561</u>
Liabilities and Equity				
Current liabilities				
Accounts payable	\$ 35,407	\$ -	\$ -	\$ 35,407
Due to other funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>35,407</u>	<u>-</u>	<u>-</u>	<u>35,407</u>
Note Payable	-	-	846,934	846,934
Note Payable - Interest	<u>-</u>	<u>-</u>	<u>418,520</u>	<u>418,520</u>
Total liabilities	<u>35,407</u>	<u>-</u>	<u>1,265,454</u>	<u>1,300,861</u>
Fund Equity				
Investment in Improvements	-	-	848,127	848,127
Fund balance (deficit)	<u>1,472</u>	<u>32,101</u>	<u>-</u>	<u>33,573</u>
	<u>1,472</u>	<u>32,101</u>	<u>848,127</u>	<u>881,700</u>
	<u>\$ 36,879</u>	<u>\$ 32,101</u>	<u>\$ 2,113,581</u>	<u>\$ 2,182,561</u>

Oak Park Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2024
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 8,794	\$ 8,274	\$ (520)
Specific ownership taxes	617	234	(383)
Interest income	<u>500</u>	<u>478</u>	<u>(22)</u>
	<u>9,911</u>	<u>8,986</u>	<u>(925)</u>
Expenditures			
Accounting/Audit	1,000	1,000	-
Legal	1,000	1,000	-
Election Expense	1,200	-	1,200
Insurance	300	480	(180)
Treasurer fees	132	124	8
Emergency reserve	3,940	-	3,940
Contingency	<u>109</u>	<u>-</u>	<u>109</u>
	<u>7,681</u>	<u>2,604</u>	<u>5,077</u>
Excess (deficiency) of revenues over expenditures	2,230	6,382	4,152
Fund balance(deficit) - beginning	<u>(2,230)</u>	<u>(4,910)</u>	<u>(2,680)</u>
Fund balance(deficit) - ending	\$ <u><u>-</u></u>	\$ <u><u>1,472</u></u>	\$ <u><u>1,472</u></u>

Oak Park Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2024
Debt Service Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 62,510	\$ 58,815	\$ (3,695)
Specific ownership taxes	4,376	1,666	(2,710)
Interest income	100	-	(100)
	<u>66,986</u>	<u>60,481</u>	<u>(6,505)</u>
Expenditures			
Note Interest	64,000	30,000	34,000
Treasurer fees	938	882	56
Accounting/Legal	5,000	1,084	3,916
	<u>69,938</u>	<u>31,966</u>	<u>37,972</u>
Excess (deficiency) of revenues over expenditures	(2,952)	28,515	31,467
Fund balance - beginning	<u>3,464</u>	<u>3,586</u>	<u>122</u>
Fund balance (deficit) - ending	\$ <u><u>512</u></u>	\$ <u><u>32,101</u></u>	\$ <u><u>31,589</u></u>