OAK PARK METROPOLITAN DISTRICT
NOTICE OF 2026 ANNUAL MEETING

NOTICE IS HEREBY GIVEN that the
Annual Meeting of the Oak Park Metropolitan District
has been scheduled to take place on
Friday, October 30, 2026 at 9:00 a.m.

Meeting will be held remotely via Zoom:

https://us06web.zoom.us/j/86313267242?pwd=nxYAzQqtL9BsFnBw5VOozn7YgpI9xp.1
Meeting ID: 863 1326 7242
Passcode: 120117

Board of Directors	Term Expiration
Bruce Wilhelm, President	May 2029
Mack O'Malley, Secretary/Treasurer	May 2029
Vacancy	May 2027
Vacancy	May 2027
Vacancy	May 2027

ANNUAL MEETING AGENDA

1. Call to Order
2. Annual Meeting Presentation
   - Review of Infrastructure Projects
   - Outstanding Bonds
   - Review Year to Date Financial Statements
   - May 4, 2027 Regular Director Election
3. Public Comment and Questions
4. Adjourn

OAK PARK METROPOLITAN DISTRICT

2026 Annual Meeting Presentation
October 30, 2026

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

a. The District has an outstanding Promissory Note Constituting General Obligation Indebtedness.
b. The Registered Owner of the Note is Alpert Homes, II, Inc.
c. The total principal outstanding as of June 30, 2026 is $846,934.
d. The interest rate of the Note is 7%. The total accrued interest outstanding is $383,970.

See accompanying summary of Note payments.

3. Review of year-to-date Financial Statements

See accompanying financial statements.

4. **May 4, 2027 Regular Director Election**

Regular Board of Directors Elections are held in May of odd-numbered years. Directors are elected to staggered 4-year terms. Three 4-year terms will be available at the next election.

Next Regular Election Date: **Tuesday, May 4, 2027**

Self-Nomination and Acceptance forms may be submitted beginning: **January 1, 2027**

Deadline to submit a Self-Nomination and Acceptance Forms:
4:00 p.m. on Friday, February 26, 2027

The District's Call for Nominations will be mailed and emailed to eligible electors of the District in January of 2027. The Call for Nominations will contain additional information on completing and submitting a Self-Nomination form.

Questions may be submitted to: contact@fritschelaw.com

Oak Park Metropolitan District
Note Payable
12/31/2025

	Payment	7% Interest	Unpaid Interest	Cummulative Unpaid	Principal	New Balance	Days at 360
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
12/1/2025	30,000.00	23,384.79	(6,615.21)	383,386.48	0.00	846,933.99	142
12/31/2025	0.00	4,940.45	4,940.45	388,326.93	0.00	846,933.99	30
6/1/2026	35,000.00	24,866.92	(10,133.08)	378,193.85	0.00	846,933.99	151
6/30/2026	0.00	4,775.77	4,775.77	382,969.62	0.00	846,933.99	29

Note: Unpaid interest does not compound

Note Payable	846,933.99
Note Interest	382,969.62
Amt. to be prov.	1,229,903.61

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Oak Park Metropolitan District
Financial Statements

June 30, 2026

SIMMONS & WHEELER, P.C. Certified Public Accountants
304 Inverness Way South, Suite 490, Englewood, CO 80112 (303) 689-0833

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, 2026, 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.

Simmons & Wheeler P.C.

August 4, 2026
Englewood, Colorado

Oak Park Metropolitan District
Combined Balance Sheet
June 30, 2026

See Accountant's Compilation Report

	General Fund	Debt Service Fund	Account Groups	Total All Funds
Assets				
Current assets				
Cash in checking	$ -	$ 5,081	$ -	$ 5,081
Coloturst	5,866	2,345	-	8,211
Taxes receivable	3,038	23,214	-	26,252
	8,904	30,640	-	39,544
Other assets				
Capital Improvements	-	-	848,127	848,127
Amount available in debt service fund	-	-	30,640	30,640
Amount to be provided for retirement of debt	-	-	1,199,264	1,199,264
	-	-	2,078,031	2,078,031
	$ 8,904	$ 30,640	$ 2,078,031	$ 2,117,575
Liabilities and Equity				
Current liabilities				
Accounts payable	$ 2,031	$ -	$ -	$ 2,031
	2,031	-	-	2,031
Note Payable	-	-	846,934	846,934
Note Payable - Interest	-	-	382,970	382,970
Total liabilities	2,031	-	1,229,904	1,231,935
Fund Equity				
Investment in Improvements	-	-	848,127	848,127
Fund balance (deficit)	6,873	30,640	-	37,513
	6,873	30,640	848,127	885,640
	$ 8,904	$ 30,640	$ 2,078,031	$ 2,117,575

Oak Park Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2026
General Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 8,447	$ 8,218	$ (229)
Specific ownership taxes	592	200	(392)
Interest income	500	411	(89)
	9,539	8,829	(710)
Expenditures			
Accounting/Audit	1,000	1,000	-
Legal	1,000	1,086	(86)
Election Expense	1,500	-	1,500
Insurance	300	231	69
Treasurer fees	127	123	4
Emergency reserve	8,192	-	8,192
Contingency	118	-	118
	12,237	2,440	9,797
Excess (deficiency) of revenues over expenditures	(2,698)	6,389	9,087
Fund balance(deficit) - beginning	2,698	484	(2,214)
Fund balance(deficit) - ending	$ -	$ 6,873	$ 6,873

Oak Park Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Six Months Ended June 30, 2026
Debt Service Fund

See Accountant's Compilation Report

	Annual Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	$ 64,548	$ 62,796	$ (1,752)
Specific ownership taxes	4,518	1,528	(2,990)
Interest income	100	-	(100)
	69,166	64,324	(4,842)
Expenditures			
Note Interest	63,732	35,000	28,732
Treasurer fees	968	941	27
Accounting/Legal	5,000	1,257	3,743
	69,700	37,198	32,502
Excess (deficiency) of revenues over expenditures	(534)	27,126	27,660
Fund balance - beginning	534	3,514	2,980
Fund balance (deficit) - ending	$ -	$ 30,640	$ 30,640