



PERRY PARK METROPOLITAN DISTRICT NOTICE OF ANNUAL TOWN HALL BOARD MEETING AGENDA

Thursday, November 13, 2025 – 6:00 PM

NOTICE IS HEREBY GIVEN that pursuant to Section 32-1-903(6)(a), C.R.S., the Perry Park Metropolitan District will hold an Annual Meeting at the date, time, and location as shown below. No official action shall be taken at the Annual Meeting.

Perry Park Country Club
7047 Perry Park Boulevard
Larkspur, CO 80118

-AND-

Please join the Microsoft Teams meeting from your computer, tablet, or smartphone.

[Join the meeting now](#)

Meeting ID: 291 656 179 904 4

Meeting Passcode: ma9vf6ZE

You can also dial in using your phone.

1-323-741-1303

Phone conference ID: 160 702 327#

Board of Directors	Title	Term
Darren Hill	President	May 2027
Kirk H. Mulbach	Vice President	May 2029
Joseph Brickweg	Treasurer	May 2027
Keith A. Worley	Secretary	May 2029
Carsten Baumann	Assistant Secretary/Treasurer	May 2029

- 1) Call to Order**
- 2) Presentation regarding the status of public infrastructure projects within the District (enclosed)**
- 3) Presentation regarding outstanding bonds, if any**

- 4)** Review of unaudited Financial Statements showing the year-to-date revenue and expenditures of the District in relation to its adopted budget, as amended if applicable, for the present calendar year (enclosed)
- 5)** Open Floor for Questions – Members of the public may ask questions about the District. The Board may determine the amount of time reserved for questions and for each individual speaker
- 6)** Adjournment

PERRY PARK METROPOLITAN DISTRICT

ANNUAL TOWN HALL MEETING

November 13, 2025 at 6:00 pm

AGENDA

Call to Order

Current Public Infrastructure Projects

Current Bond Status

Review Current Year to Last Month Unaudited
Financial Statements

Questions

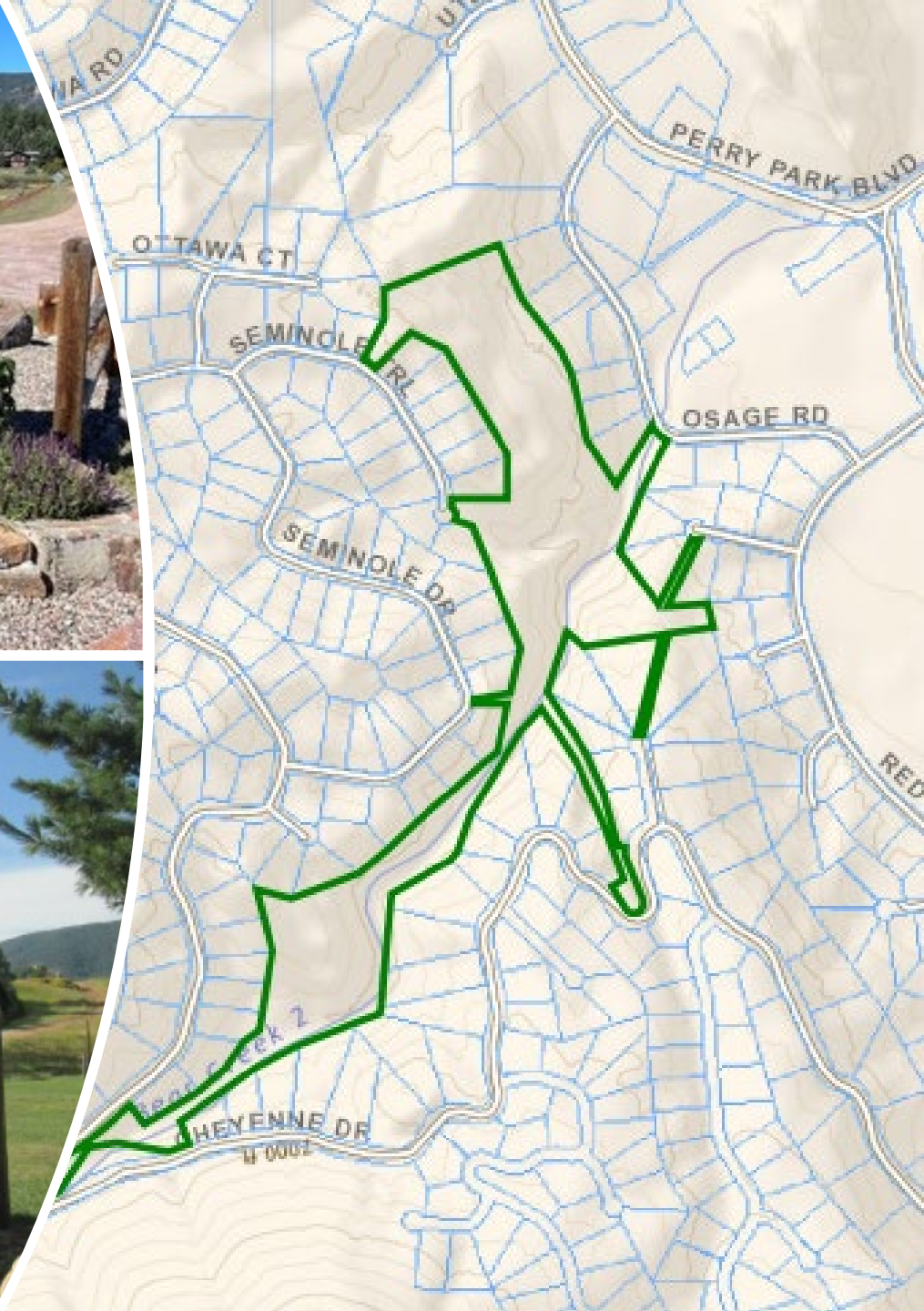
Adjourn



Agenda Item 2) Current Public Infrastructure Projects

Current Planned Public
Infrastructure Projects
include:

- Wauconda Park improvements
- Entryway improvements
- Tract K Trail realignment
- Fire Mitigation



Agenda Item 3) Current Bond and Debt Status

- Perry Park does not have any bond debt
- Operations & Maintenance 2025
Certified Mill Levy: 4.383



Agenda Item 3)

Unaudited Financial Statements

2026 BUDGET

GENERAL FUND

	2025 ACTUAL 9/24/2025	2025 PROJECTED	2025 BUDGET	2026 BUDGET
GENERAL FUND BEGINNING BALANCE	\$ 1,022,436	\$ 1,022,436	\$ 1,022,436	\$ 483,241
REVENUES				
PROPERTY TAXES - O&M	\$ 247,215	\$ 258,881	\$ 258,881	\$ 253,698
SPECIFIC OWNERSHIP TAXES - O&M	\$ 13,187	\$ 18,122	\$ 18,122	\$ 17,759
DELINQUENT INTEREST			\$ -	
SENIOR/VETERAN/PERSONAL EXEMPT DONATION	\$ 6,401	\$ 6,401		\$ -
CONSERVATION TRUST FUND	\$ 5,756	\$ 10,400	\$ 12,000	\$ 10,400
INTEREST INCOME	\$ 30,409	\$ 35,000	\$ 20,000	\$ 20,000
MISCELLANEOUS INCOME	\$ 683		\$ -	\$ -
TOTAL REVENUES	\$ 303,651	\$ 328,803	\$ 309,002	\$ 301,857
TOTAL REVENUES AND FUND BALANCE	\$ 1,326,086	\$ 1,351,239	\$ 1,331,438	\$ 785,098

Agenda Item 3)

Unaudited Financial

Statements

EXPENDITURES	2025	2025	2025	2026
OPERATIONS	ACTUAL	PROJECTED	BUDGET	BUDGET
AUDIT/AUDIT EXEMPTION		\$ -	\$ -	\$ -
BANK SERVICE CHARGE	\$ 110	\$ 166	\$ 50	\$ 260
DIRECTOR'S FEES/EXPENSES	\$ 4,200	\$ 6,000	\$ 10,000	\$ 10,000
PAYROLL TAXES	\$ 321	\$ 600	\$ 600	\$ 600
DUES/MEMBERSHIPS	\$ 1,044	\$ 1,044	\$ 1,500	\$ 1,500
EDUCATION		\$ 350	\$ 4,000	\$ 2,000
ELECTIONS	\$ 1,793	\$ 1,793	\$ 10,000	\$ 500
ENGINEERING - WATER CONSULTANT	\$ 726	\$ 1,000	\$ -	\$ -
GRANT WRITING			\$ 3,500	\$ 3,500
INFORMATION TECHNOLOGY	\$ 1,456	\$ 2,000	\$ 3,000	\$ 2,000
INSURANCE	\$ 6,670	\$ 7,124	\$ 6,200	\$ 7,204
LEASED/PURCHASED REPLACEMENT WATER			\$ 1,000	
LEGAL	\$ 15,387	\$ 20,000	\$ 15,000	\$ 10,000
MANAGEMENT, ACCOUNTING, ADMINISTRATION	\$ 24,277	\$ 36,000	\$ 36,000	\$ 36,000
MAINTENANCE				\$ 40,000
LANDSCAPING & OPEN SPACE MAINTENANCE	\$ 5,714	\$ 14,000	\$ 16,500	
WEED & PEST CONTROL	\$ 1,000	\$ 5,000	\$ 7,000	
PARK MAINTENANCE		\$ -	\$ 1,500	\$ -
REPAIRS & MAINTENANCE	\$ 1,380	\$ -	\$ 6,500	\$ -
CONSERVATION TRUST FUND EXPENSES		\$ -	\$ -	
POSTAGE & COPIES & Administrative	\$ 197	\$ 1,500	\$ 100	\$ 1,500
POST OFFICE BOX RENTAL	\$ 74	\$ 74		\$ 100
SEASONAL ACTIVITIES	\$ 22,841	\$ 25,000	\$ 2,000	\$ 30,000
FIRE MITIGATION				
RETREATMENT				\$ 50,000
SLASH PICK-UP AND BURN	\$ 15,796	\$ 33,000	\$ 50,000	\$ 55,000
MAILER POSTAGE	\$ 669	\$ 1,338	\$ 2,000	\$ 3,000
SPRING CANYON LEASE		\$ 1,200	\$ 1,200	\$ 2,000
COUNTY TREASURER'S FEES	\$ 3,806	\$ 3,883	\$ 3,883	\$ 3,805
UTILITIES	\$ 222	\$ 500	\$ 2,000	\$ 2,000
MISCELLANEOUS				
CONTINGENCY	\$ 1,247	\$ 1,247	\$ 20,000	\$ 20,000
TRANSFER TO RESERVE FUND	\$ 113,000	\$ 316,939	\$ 316,939	\$ 19,100
TRANSFER TO PROJECTS FUND	\$ 15,064	\$ 388,240	\$ 388,240	\$ 219,260
TOTAL EXPENDITURES	236,994	\$ 867,998	\$ 908,712	\$ 519,329

Agenda Item 3)

Unaudited Financial Statements

	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
PROJECT FUND BEGINNING BALANCE	\$ (0)	\$ (0)	\$ 112,760	\$ 310,230
REVENUES				
DONATIONS	\$ 20,219	\$ 20,219	\$ 30,000	\$ 20,000
GRANT PROCEEDS			\$ -	
GRANT PROCEEDS FRWRM		\$ 58,000	\$ 170,000	\$ 383,000
TRANSFER FROM GENERAL FUND	\$ 15,064	\$ 388,240	\$ 388,240	\$ 219,260
TOTAL REVENUES	\$ 15,064	\$ 446,240	\$ 588,240	\$ 622,260
TOTAL REVENUES AND FUND BALANCE	\$ 15,064	\$ 446,240	\$ 701,000	\$ 932,490
EXPENDITURES				
4th of JULY CELEBRATION		\$ -	\$ 22,000	\$ -
ADDRESS MARKER PROGRAM				\$ 20,000
POND RECLAMATION AND RENEWAL				
GATEWAY POND			\$ -	
GILLOON POND			\$ -	\$ 150,000
COMMUNITY RECREATION DEVELOPMENT			\$ -	
GILLOON POND			\$ -	
WAUCONDA PARK			\$ 200,000	\$ 32,500
FIRE MITIGATION - FRWRM	\$ 36,000	\$ 111,010	\$ 279,000	\$ 329,990
FRWRM GRANT OPERATIONS	\$ 278	\$ 5,000	\$ -	\$ 20,000
ENTRYWAY IMPROVEMENTS	\$ 15,064	\$ 20,000	\$ 170,000	\$ 350,000
TRACT K TRAIL REALIGNMENT		\$ -	\$ 30,000	\$ 30,000
TOTAL EXPENDITURES	\$ 51,342	\$ 136,010	\$ 701,000	\$ 932,490
ENDING FUND BALANCE	\$ (36,278)	\$ 310,230	\$ 0	\$ (0)

Agenda Item 3)
Unaudited Financial
Statements

PERRY PARK METROPOLITAN DISTRICT							
2026 BUDGET							
RESERVE FUND							
	2025		2025		2025		2026
	ACTUAL		PROJECTED		BUDGET		BUDGET
RESERVE FUND BEGINNING BALANCE	\$	-	\$	-	\$	-	\$ 316,939
REVENUES							
TRANSFER FROM GENERAL FUND	\$	113,000	\$	316,939	\$	316,939	\$ 19,100
TOTAL REVENUES	\$	113,000	\$	316,939	\$	316,939	\$ 19,100
TOTAL REVENUES AND FUND BALANCE	\$	113,000	\$	316,939	\$	316,939	\$ 336,039
EXPENDITURES							
WAUCONDA PARK IMPROVEMENT							
BENCH REPLACEMENT - GATEWAY POND							\$ 3,800
PLAYGROUND - GAZEBO							\$ 2,200
TOTAL EXPENDITURES	\$	-	\$	-	\$	-	\$ 6,000
ENDING FUND BALANCE	\$	113,000	\$	316,939	\$	316,939	\$ 330,039

Questions?

