

# BARNES CENTER METROPOLITAN DISTRICT

## ANNUAL TOWN HALL MEETING

December 3, 2025, at 3:00 pm

- HELD VIRTUALLY

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- MEETING ID: 245 109 041

# AGENDA



1 - Call to Order



2 - Current Public Infrastructure Projects



3 - Current Bond/ Debt Status



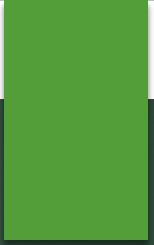

4 - Review Current Year to Last Month Unaudited Financial Statements



5 - Questions



6 - Adjourn



# Agenda Item 2) Current Public Infrastructure Projects

THERE IS CURRENTLY NO PLANNED PUBLIC  
INFRASTRUCTURE PROJECTS

# Agenda Item 3) Current Bond and Debt Status

Bond Amount	Lender/ Trustee	Interest Rate	Balance as of 12/31/2025
Issued: 6/9/2022 Maturity Date: 12/1/2051 \$1,261,296.51	N/A	6.5% (taxable)	



BARNES CENTER METROPOLITAN DISTRICT					
2026 BUDGET					
BCMD - GENERAL FUND					
	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
<b>GENERAL FUND BEGINNING BALANCE</b>	\$ 4,063	\$ 7,360	\$ 7,360	\$ 5,775	\$ 13,642
<b>REVENUES</b>					
DEVELOPER ADVANCE					
PROPERTY TAXES	\$ 9,953	\$ 17,575	\$ 17,575	\$ 17,575	\$ 18,497
SPECIFIC OWNERSHIP TAXES	\$ 894	\$ 1,195	\$ 1,230	\$ 1,230	\$ 1,295
DELINQUENT TAX AND INTEREST					
<b>TOTAL REVENUES</b>	\$ 14,910	\$ 26,130	\$ 26,165	\$ 24,580	\$ 33,433
<b>EXPENDITURES</b>					
CO TREASURER'S FEE	\$ 149	\$ 264	\$ 264	\$ 264	\$ 277
GENERAL LIABILITY INSURANCE	\$ 2,605	\$ 2,617	\$ 2,617	\$ 2,650	\$ 2,650
LEGAL			\$ 2,000	\$ 2,000	\$ 3,000
MANAGEMENT	\$ 4,500	\$ 4,618	\$ 6,000	\$ 6,000	\$ 6,000
ELECTION		\$ 150	\$ 150	\$ 1,500	-
SDA DUES	\$ 287	\$ 492	\$ 492	\$ 300	\$ 500
POSTAGE, ADVERTISING, SUPPLIES		\$ 208	\$ 1,000		\$ 1,000
CONTINGENCY	\$ 9			\$ 2,000	\$ 10,000
<b>TOTAL EXPENDITURES</b>	\$ 7,550	\$ 8,349	\$ 12,523	\$ 14,714	\$ 23,427
<b>ENDING FUND BALANCE</b>	\$ 7,360	\$ 17,781	\$ 13,642	\$ 9,867	\$ 10,006
EMERGENCY RESERVE: State Required @ 3%	\$ 453	\$ 501	\$ 751	\$ 883	\$ 1,408
ASSESSED VALUATION	\$ 1,240,760	\$ 2,196,870	\$ 2,196,870	\$ 2,196,870	\$ 3,186,860
MILL LEVY	8.000	8.000	8.000	8.000	5.804
Not to Exceed 5.25% limit					5.24%

# Agenda Item 4) Unaudited Financial Statements

BARNES CENTER METROPOLITAN DISTRICT 2026 BUDGET BCMD - BOND FUND					
	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
<b>DEBT FUND BEGINNING BALANCE</b>	<b>\$ 184</b>	<b>\$ 463</b>	<b>\$ 463</b>	<b>\$ -</b>	<b>\$ 2,962</b>
REVENUES					
PROPERTY TAXES	\$ 37,325	\$ 65,906	\$ 65,906	\$ 65,906	\$ 121,764
SPECIFIC OWNERSHIP TAXES	\$ 3,323	\$ 4,482	\$ 4,613	\$ 4,613	\$ 8,523
DELINQUENT TAX AND INTEREST					
TOTAL REVENUES	\$ 40,832	\$ 70,851	\$ 70,982	\$ 70,520	\$ 133,249
EXPENDITURES					
PRINCIPAL AND INTEREST PAYMENTS	\$ 39,809	\$ 62,566	\$ 67,031	\$ 67,031	\$ 128,922
CO TREASURER'S FEE	\$ 560	\$ 989	\$ 989	\$ 989	\$ 1,826
CONTINGENCY				\$ 2,500	\$ 2,500.00
TOTAL EXPENDITURES	\$ 40,369	\$ 63,555	\$ 68,020	\$ 70,520	\$ 133,249
<b>ENDING FUND BALANCE</b>	<b>\$ 463</b>	<b>\$ 7,296</b>	<b>\$ 2,962</b>	<b>\$ -</b>	<b>\$ -</b>
ASSESSED VALUATION	1,240,760	2,196,870	2,196,870	2,196,870	3,186,860
MILL LEVY	30.000	30.000	30.000	30.000	38.208
Not to Exceed 5.25%					84.75%

# Agenda Item 4) Unaudited Financial Statements

# Questions?