

BARNES CENTER METROPOLITAN DISTRICT

ANNUAL TOWN HALL MEETING

December 3, 2025, at 3:00 pm

- HELD VIRTUALLY
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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) | |

Agenda Item 4) Unaudited Financial Statements

| BARNES CENTER METROPOLITAN DISTRICT 2026 BUDGET BCMD - GENERAL FUND | | | | | | |
|---|------------------|------------------|-------------------|------------------|------------------|--|
| | 2024 ACTUAL | 2025 ACTUAL | 2025 PROJECTED | 2025 BUDGET | 2026 BUDGET | |
| GENERAL FUND BEGINNING BALANCE | \$ 4,063 | \$ 7,360 | \$ 7,360 | \$ 5,775 | \$ 13,642 | |
| REVENUES | | | | | | |
| 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 | | | | | | |
| TOTAL REVENUES | \$ 14,910 | \$ 26,130 | \$ 26,165 | \$ 24,580 | \$ 33,433 | |
| EXPENDITURES | | | | | | |
| 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 | \$ 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 | |
| TOTAL EXPENDITURES | \$ 7,550 | \$ 8,349 | \$ 12,523 | \$ 14,714 | \$ 23,427 | |
| ENDING FUND BALANCE | \$ 7,360 | \$ 17,781 | \$ 13,642 | \$ 9,887 | \$ 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 | |
| DEBT FUND BEGINNING BALANCE | \$ 184 | \$ 463 | \$ 463 | \$ - | \$ 2,962 | |
| 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 | |
| ENDING FUND BALANCE | \$ 463 | \$ 7,296 | \$ 2,962 | \$ - | \$ - | |
| 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% | |

Questions?