

**LIBERTY DRAW METROPOLITAN DISTRICT NOS. 1-9
2025 COMBINED ANNUAL REPORT**

Pursuant to section 32-1-207(3)(c), C.R.S., Liberty Draw Metropolitan District Nos. 1-9 (the “Districts”), hereby submits the following combined annual report for the year ending December 31, 2025:

A. Boundary changes made.

During the report year, the Districts did not make changes to its boundaries.

B. Intergovernmental agreements entered into or terminated with other governmental entities.

During the report year, the Districts did not enter into or terminate any intergovernmental agreements with other governmental entities.

C. Access information to obtain a copy of rules and regulations adopted by the Board.

Please see the District website: <https://www.libertydrawsmds.com/>

D. A summary of litigation involving public improvements owned by the District.

During the report year, the Districts were not involved in litigation.

E. A narrative summary of the progress of the District in implementing its Service Plan for the report year.

Not applicable as the Districts were formed in December of 2022 and 2024 and are still in the early stages of development.

F. The status of the construction of public improvements by the District.

The Districts were formed in December of 2022 and 2024 and have completed the first phase of improvements and received initial acceptance from the District and the City. The improvements are still under warranty until final acceptance from the City. The Developer continues to construct improvements in accordance with approved development plans of the City.

G. A summary of the residential and commercial development in the District for the report year.

Not applicable as the Districts were formed in December of 2022 and 2024 and are still in the early stages of development.

H. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

The first phase of improvements for the water, sewer and streets are under initial acceptance with the City. Final dedication will not occur until the City provides that confirmation of final acceptance, which may occur in 2026.

I. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year.

Not applicable as the Districts were formed in December of 2022 and 2024 and are still in the early stages of development.

J. The final assessed valuation of the District as of December 31 of the reporting year.

MD No. 1:	\$20.00
MD No. 2:	\$5,080.00
MD No. 3:	\$2,450.00
MD No. 4:	\$2,201,400.00
MD No. 5:	\$2,430,370.00
MD No. 6:	\$813,610.00
MD No. 7:	\$372,120.00
MD No. 8:	\$114,000.00
MD No. 9:	\$114,000.00

K. A copy of the current year's budget.

The 2026 budgets for each District were filed with the Division of Local Government and is available using this link: <https://dola.colorado.gov/lgis/> The budgets are also available on the District website: <https://www.libertydrawsmds.com/>

L. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvement in the report year, as well as any Public Improvements proposed to be undertaken in five (5) years following the report year.

Please see the budgets for each District were filed with the Division of Local Government and is available using this link: <https://dola.colorado.gov/lgis/> The budgets are also available on the District website: <https://www.libertydrawsmds.com/>

M. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.

The 2025 Audit Reports, once finalized and filed will be available through the state auditor's online portal: <https://apps.leg.co.gov/osa/lg> and the District website: The budgets are also available on the District website: <https://www.libertydrawsmds.com/>

N. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

None.

O. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

None.

P. Certification of the Board that no action, event or condition has occurred in the report year, or certification that such event has occurred but that a amendment to the Service Plan allows such event has been approved by City Council.

The Boards of Directors of Liberty Draw Metropolitan District Nos. 1-9, hereby certifies that no action, event, or condition enumerated in the Service Plan occurred during the 2025 report year.

Q. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

The names, business address and telephone number of the Board members, management and general counsel for the District and the place and time for meetings are as follows:

Board of Directors:

Zachery Cesar, President

Tanya Smith, Vice President/Assistant Secretary/Assistant Treasurer

Jay Gardiner, Vice President/Assistant Secretary/Assistant Treasurer

Andrew Gerk, Secretary

Business Address:

c/o Centennial Consulting Group

2619 Canton Court, Suite A

Fort Collins, CO 80525

Telephone: (970) 484-0101

Districts' Manager:

Centennial Consulting Group

2619 Canton Court, Suite A

Fort Collins, CO 80525

Telephone: (970) 484-0101

General Counsel for the Districts:
Spencer Fane LLP
c/o David S. O'Leary, Esq.
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Telephone: (303) 839-3800

Place and Time for Meetings of the Districts:

The Board determines to hold special meetings as needed. Unless otherwise specified by the Board of Directors, the location of the meetings will be virtually or at the offices of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203, which was approved by a meeting location resolution and in accordance with Colorado law.

Dated: August 11, 2026

LIBERTY DRAW METROPOLITAN DISTRICT
NOS. 1-9

/s/ David S. O'Leary

By: David S. O'Leary

Its: District Attorney