

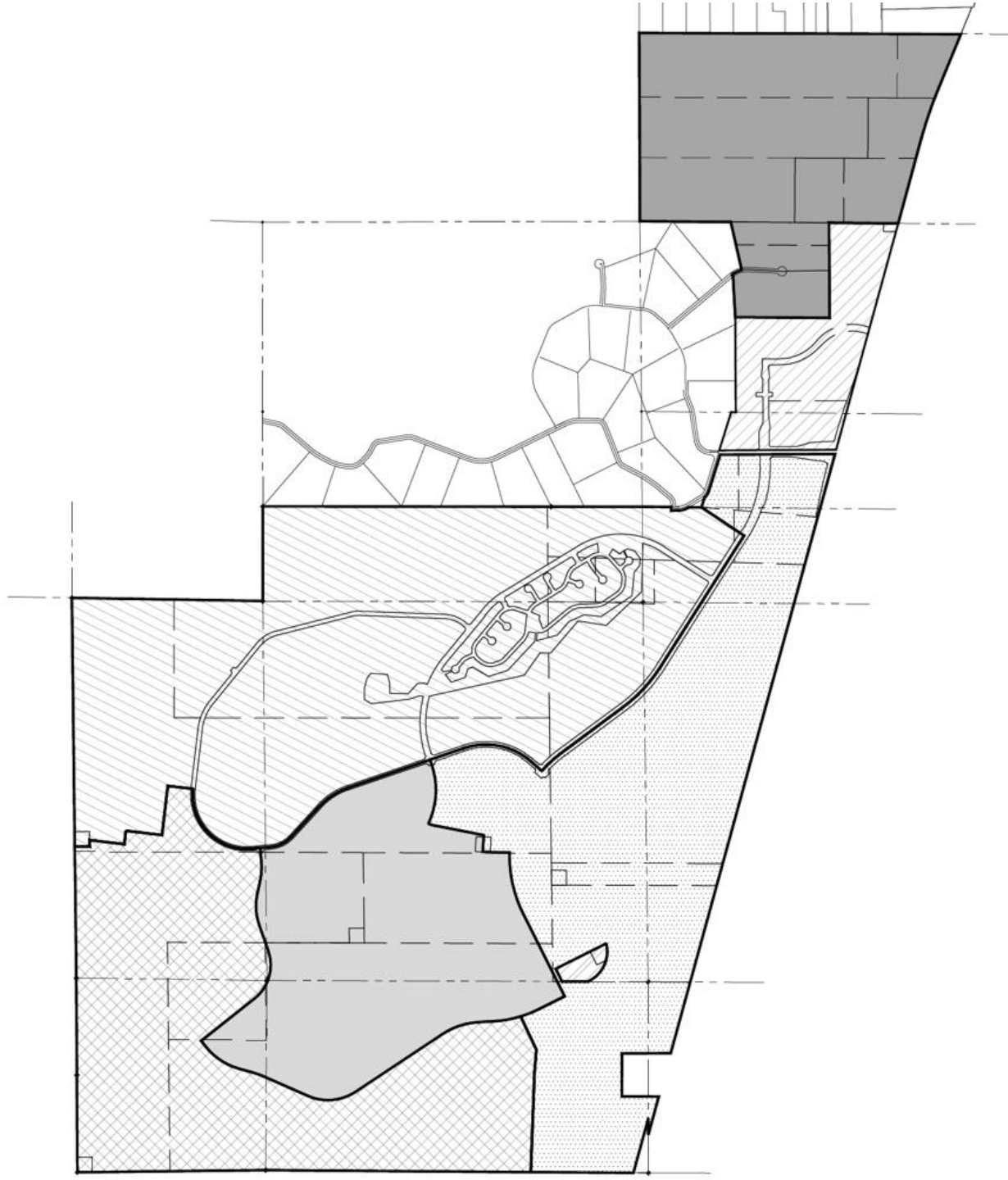
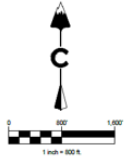
Dawson Trails Metropolitan District No. 1 - Review of Proposed Bond Issuance

April 7, 2026










Castle Rock Municipal Code Section 11.02.110

- Metro districts must submit proposed financings of district debt to the Town for review and comment
- Submittals shall include information and documents related to the proposed financing (e.g., interest rate, financing costs, mill levy amount)
- Districts must certify that the proposed financing is in compliance with the district service plan



LEGEND

-  WESTFIELD METROPOLITAN DISTRICT #1
-  WESTFIELD METROPOLITAN DISTRICT #2
-  DAWSON RIDGE METROPOLITAN DISTRICT #1
-  DAWSON RIDGE METROPOLITAN DISTRICT #2
-  DAWSON RIDGE METROPOLITAN DISTRICT #3
-  DAWSON RIDGE METROPOLITAN DISTRICT #4
-  DAWSON RIDGE METROPOLITAN DISTRICT #5

District's Proposal

- Dawson Trails Metropolitan District No. 1 plans to issue Special Revenue Capital Appreciation Turbo Refunding and Improvement Limited Tax General Obligation Bonds
- A “turbo” bond is a type of municipal bond designed to accelerate the repayment of principal to investors when excess cash becomes available
- These bonds will have two maturity dates: an expected earlier maturity, when the bond converts from a capital appreciation turbo bond to cash flow bonds, and a scheduled long-term maturity when the cash flow bonds are discharged

District's Proposal

- The approximate principal amount of the Bonds is \$280,215,979
- The estimated interest rate of the Bonds is 7.00% (anticipated to yield 7.25%)
- The initial maturity date is in 7 years (December 1, 2033), with a final discharge date of December 2, 2074.

District's Purpose

- The Bonds will be used for the following purposes:
 - Refunding and defeasing the District's outstanding 2024 Bonds and 2025B Bonds, and
 - Funding additional public improvements necessary to serve the Dawson Trails Project (\$30,000,000 in new money)

Service Plan Limits

- The District's Debt Limit is \$1,062,390,000; with the proposed issuance there will be \$832,174,021 of Debt Limit remaining
- The maximum interest rate for District bonds is 18% and the maximum maturity is 50 years; the proposed issuance is within these limits
- The District's debt mill levy is 64.044 mills, subject to future assessed valuation adjustments; the District will not be exceeding this limit

Findings and Recommendation

- The District has certified that the proposed bond issuance is authorized by and in compliance with the District Service Plan
- Town Staff finds that the proposed bond issuance complies with the District Service Plan
- Town Staff recommends that the District be allowed to move forward with the bond issuance as proposed