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City of Woodcreek, Texas

Overview of Current Market Conditions

And

Funding Capacity of Tax Notes and General Obligation Bonds

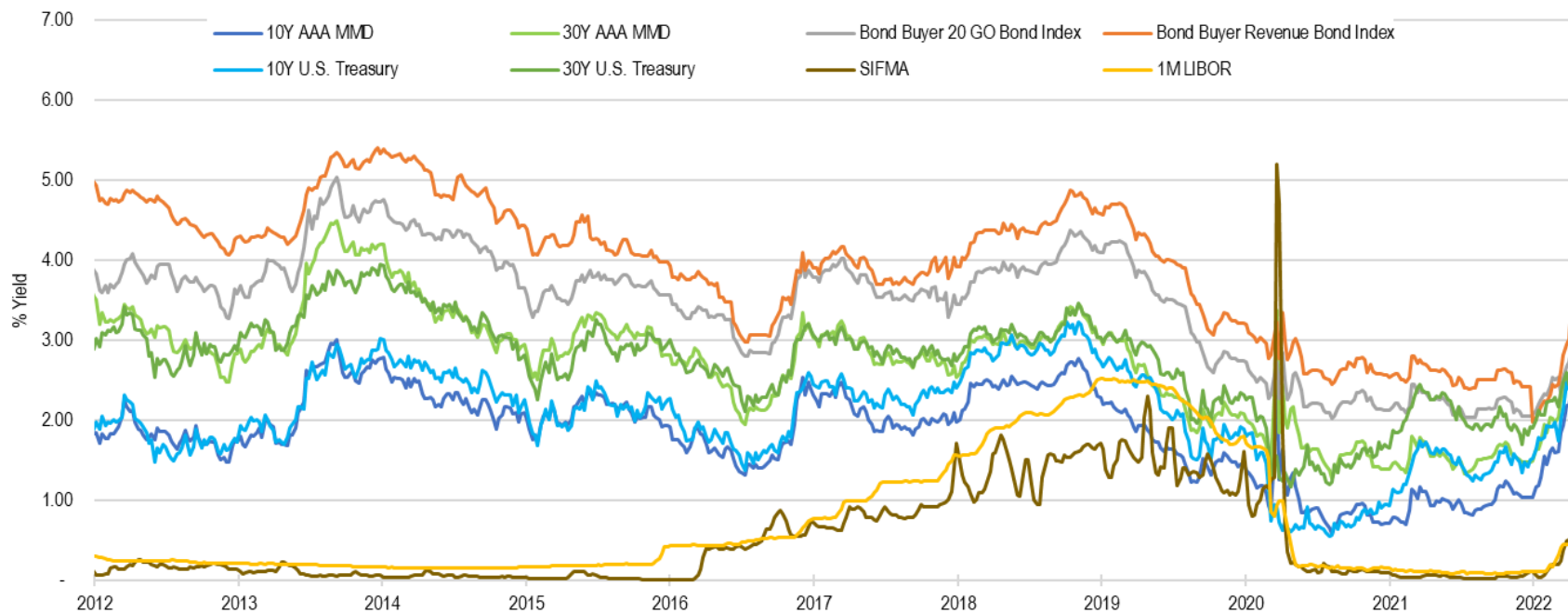
May 11, 2022

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Municipal Market Update dated May 6, 2022

Benchmark Interest Rates – 1/1/12 to 5/6/22



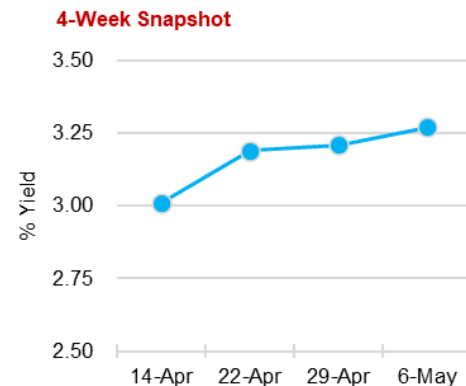
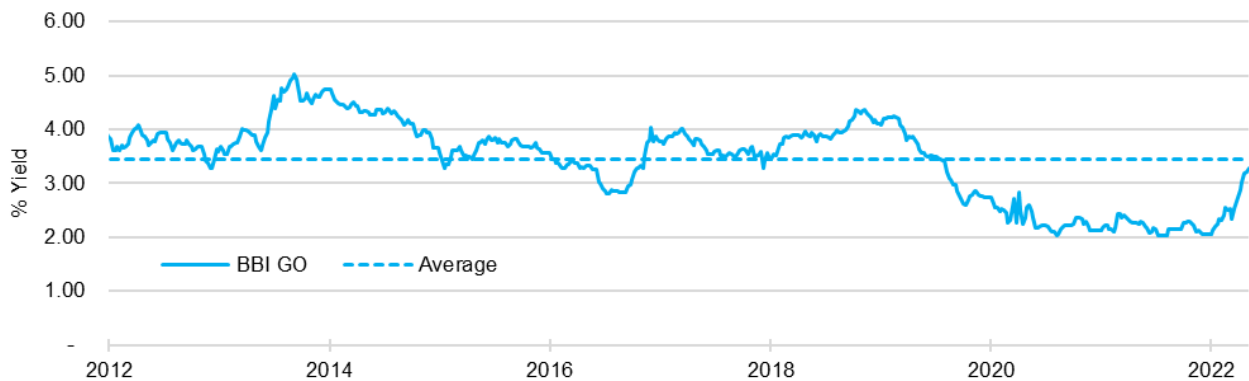
Rates Analysis – 1/1/12 to 5/6/22

	10Y AAA MMD	30Y AAA MMD	Bond Buyer 20 GO Bond Index	Bond Buyer Revenue Bond Index	10Y U.S. Treasury	30Y U.S. Treasury	SIFMA	1M LIBOR
Current	2.85	3.17	3.27	3.55	3.12	3.23	0.60	0.84
Maximum	3.01	4.49	5.03	5.40	3.23	3.94	5.20	2.52
Minimum	0.58	1.27	2.02	1.97	0.55	1.17	0.01	0.07
Average	1.84	2.69	3.44	3.91	2.04	2.72	0.50	0.71
% Time Lower	99.1%	79.1%	30.4%	30.9%	98.9%	84.8%	65.9%	70.2%

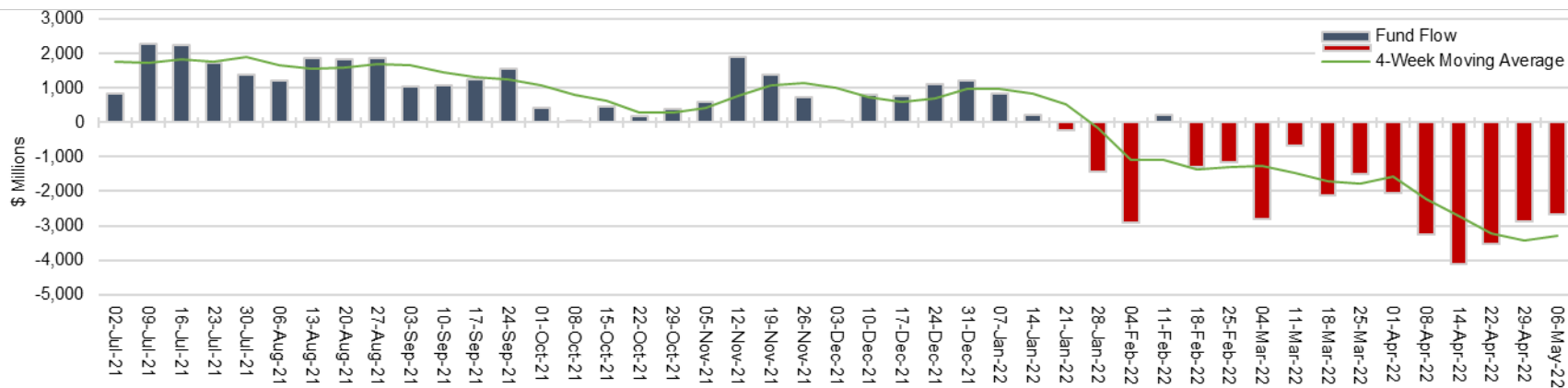
Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

Municipal Market Update dated May 6, 2022

Benchmark Interest Rates – 1/1/12 to 5/6/22



Lipper Municipal Bond Fund Flows



Source: Refinitiv Municipal Market Data, U.S. Treasury and Bloomberg

Impact of Growth / Increased Valuation on Ad Valorem Tax Rates

Year	Taxable Assessed Value	Annual Growth	
		\$	%
2022 ⁽¹⁾	\$309,582,377	\$46,646,914	18%
2021	\$262,935,463	\$14,153,125	6%
2020	\$248,782,338	\$16,384,045	7%
2019	\$232,398,293	\$21,574,095	10%
2018	\$210,824,198	\$30,741,648	17%
2017	\$180,082,550	\$2,101,801	1%

Notes:

1) 2022 CERTIFIED PRELIMINARY ESTIMATE per Hays County Appraisal District dated April 20, 2022

Year	Ad Valorem Tax Rates					
	M&O Rate		I&S Rate		Total Rate	
	Rate	Change	Rate	Change	Rate	Change
2022						
2021	\$0.1291	-5%	\$0.0780	-10%	\$0.2071	-7%
2020	\$0.1361	4%	\$0.0870	-6%	\$0.2231	0%
2019	\$0.1306	0%	\$0.0929	1%	\$0.2235	0%
2018	\$0.1311	-4%	\$0.0924	6%	\$0.2235	0%
2017	\$0.1362	4%	\$0.0873	NA	\$0.2235	71%
2016	\$0.1305	NA	\$0.0000	NA	\$0.1305	NA

Overview – Tax Notes and General Obligation Bonds

Tax Notes

General Obligation Bonds

Authorization Process	Council Approval of Issuance Ordinance	1) Election 2) Council Approval of Issuance Ordinance
Maximum Amortization	7 Years	40 Years
Credit Pledge	Levy of I&S Ad Valorem Tax	Levy of I&S Ad Valorem Tax
Budget Repayment Options	Any Available Funds	Any Available Funds
Purpose of Project Fund	Anything a City is authorized to issue debt for	Anything a City is authorized to issue debt for
Phasing of Debt Issuance	No - Each Issuance is Independent	Yes - Large Projects can be funded in Phases
Earliest Issuance Date	June, 2022	1) Election November, 2022 and Issuance December, 2022 2) Election May, 2023 and Issuance June, 2023

Debt Capacity - Tax Notes and General Obligation Bonds

Tax Notes

General Obligation Bonds

2023 Taxable Assessed Value

Preliminary Certified Taxable Assessed Value for Tax Year 2022 = \$309,582,377

Repayment Term

7 Years

20 Years

Assumed Interest Rate⁽¹⁾

2.75% (Tax Note)⁽¹⁾
3.00% (Refunding Bond)⁽¹⁾

4.48%⁽²⁾⁽³⁾

	7 Years		20 Years	
Current I&S Debt Service Tax Rate	\$0.07800	\$0.07800	\$0.07800	\$0.07800
Plus: Tax Rate Impact ⁽⁴⁾	\$0.00000	\$0.03000	\$0.00000	\$0.03000
<u>Projected I&S Total Debt Service Tax Rate</u>	<u>\$0.07800</u>	<u>\$0.10800</u>	<u>\$0.07800</u>	<u>\$0.10800</u>
Project Fund	\$1,357,000	\$1,937,000	\$2,602,338	\$3,811,974
Tax Notes, 2017 Payoff	\$437,494	\$437,494	\$440,056	\$440,056
<u>Estimated Cost of Issuance</u>	<u>\$100,506</u>	<u>\$106,506</u>	<u>\$132,606</u>	<u>\$157,970</u>
<u>Par Amount</u>	<u>\$1,895,000</u>	<u>\$2,481,000</u>	<u>\$3,175,000</u>	<u>\$4,410,000</u>
Average Annual Payment	\$238,721	\$330,638	\$236,740	\$328,310
Total Principal & Interest	\$2,148,487	\$2,792,478	\$4,734,800	\$6,566,198

Questions and Discussion

Appendix A

Detailed Scenario Debt Service Schedules

Tax Note – No I&S Debt Service Tax Rate Increase

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 ⁽²⁾	Tax Note Series 2022 ⁽²⁾	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate ⁽³⁾
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	220,988	-	238,442	0.0778
2024	0.00%	309,582,377	219,820	219,820	17,445	221,048	-	238,493	0.0778
2025	0.00%	309,582,377	-	-	17,355	220,754	-	238,109	0.0777
2026	0.00%	309,582,377	-	-	17,265	221,309	-	238,574	0.0778
2027	0.00%	309,582,377	-	-	17,175	221,699	-	238,874	0.0779
2028	0.00%	309,582,377	-	-	17,085	221,924	-	239,009	0.0780
2029	0.00%	309,582,377	-	-	17,980	220,998	-	238,978	0.0780
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 1,548,718	\$ -	\$ 2,364,683	

Assumptions:

- Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- Refunding Assumes 3.00% interest rate for purposes of illustration only.
Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**
- Actual Tax Rate Fiscal Year 2022. Calculated thereafter.
Assumes 99% collections.

USES OF FUNDS

Project Fund Deposit	\$ 1,357,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	100,506
Total Par Amount	\$ 1,895,000

Tax Note – 3 Cent I&S Debt Service Tax Rate Increase

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>	<u>J</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding Bonds Series 2022 ⁽²⁾	Tax Note Series 2022 ⁽²⁾	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate ⁽³⁾
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	17,454	312,955	-	330,409	0.1078
2024	0.00%	309,582,377	219,820	219,820	17,445	312,959	-	330,404	0.1078
2025	0.00%	309,582,377	-	-	17,355	313,451	-	330,806	0.1079
2026	0.00%	309,582,377	-	-	17,265	313,724	-	330,989	0.1080
2027	0.00%	309,582,377	-	-	17,175	313,776	-	330,951	0.1080
2028	0.00%	309,582,377	-	-	17,085	313,609	-	330,694	0.1079
2029	0.00%	309,582,377	-	-	17,980	312,235	-	330,215	0.1077
2030	0.00%	309,582,377	-	-	239,485	-	-	239,485	0.0781
2031	0.00%	309,582,377	-	-	238,525	-	-	238,525	0.0778
			\$ 660,808	\$ 444,613	\$ 599,769	\$ 2,192,709	\$ -	\$ 3,008,673	

Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Refunding Assumes 3.00% interest rate for purposes of illustration only.
Tax Note Assumes 2.75% interest rate. **Subject to Change at anytime.**
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.
Assumes 99% collections.

USES OF FUNDS

Project Fund Deposit	\$ 1,937,000
Tax Notes, 2017 Payoff	437,494
Budgeted Financing Costs	106,506
Total Par Amount	\$ 2,481,000

General Obligation Bond – No I&S Debt Service Tax Rate Increase

A	B	C	D	E	F	G	H	I
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 ⁽²⁾	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate ⁽³⁾
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	236,349	-	236,349	0.0771
2024	0.00%	309,582,377	219,820	219,820	234,684	-	234,684	0.0766
2025	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2026	0.00%	309,582,377	-	-	236,976	-	236,976	0.0773
2027	0.00%	309,582,377	-	-	237,628	-	237,628	0.0775
2028	0.00%	309,582,377	-	-	242,810	-	242,810	0.0792
2029	0.00%	309,582,377	-	-	237,675	-	237,675	0.0775
2030	0.00%	309,582,377	-	-	237,239	-	237,239	0.0774
2031	0.00%	309,582,377	-	-	236,395	-	236,395	0.0771
2032	0.00%	309,582,377	-	-	235,194	-	235,194	0.0767
2033	0.00%	309,582,377	-	-	238,519	-	238,519	0.0778
2034	0.00%	309,582,377	-	-	236,550	-	236,550	0.0772
2035	0.00%	309,582,377	-	-	234,400	-	234,400	0.0765
2036	0.00%	309,582,377	-	-	236,789	-	236,789	0.0773
2037	0.00%	309,582,377	-	-	238,599	-	238,599	0.0778
2038	0.00%	309,582,377	-	-	235,020	-	235,020	0.0767
2039	0.00%	309,582,377	-	-	236,000	-	236,000	0.0770
2040	0.00%	309,582,377	-	-	236,363	-	236,363	0.0771
2041	0.00%	309,582,377	-	-	236,150	-	236,150	0.0771
2042	0.00%	309,582,377	-	-	235,463	-	235,463	0.0768
			\$ 660,808	\$ 444,613	\$ 4,734,800	\$ -	\$ 4,950,995	

Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.
Assumes 99% collections.

USES OF FUNDS

Project Fund Deposit	\$ 2,602,338
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	132,606
Total Par Amount	\$ 3,175,000

General Obligation Bond – 3 Cent I&S Debt Service Tax Rate Increase

<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>	<u>E</u>	<u>F</u>	<u>G</u>	<u>H</u>	<u>I</u>
Fiscal Year Ending 30-Sep	Tax Base Growth Factor	Taxable Assessed Valuation ⁽¹⁾	I&S Tax Supported D/S	Less: Refinanced Tax Note Series 2017 D/S	GO Refunding & Improvement Bonds, Series 2023 ⁽²⁾	Less: Debt Service Funds on Hand	NET Projected I&S Tax Supported D/S	Projected Debt Service Tax Rate ⁽³⁾
2022		\$ 262,935,463	\$ 216,195	\$ -	\$ -	\$ -	\$ 216,195	\$ 0.0780
2023	17.74%	309,582,377	224,793	224,793	330,807	-	330,807	0.1079
2024	0.00%	309,582,377	219,820	219,820	329,630	-	329,630	0.1076
2025	0.00%	309,582,377	-	-	329,405	-	329,405	0.1075
2026	0.00%	309,582,377	-	-	328,773	-	328,773	0.1073
2027	0.00%	309,582,377	-	-	327,759	-	327,759	0.1069
2028	0.00%	309,582,377	-	-	326,308	-	326,308	0.1065
2029	0.00%	309,582,377	-	-	329,395	-	329,395	0.1075
2030	0.00%	309,582,377	-	-	326,909	-	326,909	0.1067
2031	0.00%	309,582,377	-	-	328,834	-	328,834	0.1073
2032	0.00%	309,582,377	-	-	330,129	-	330,129	0.1077
2033	0.00%	309,582,377	-	-	325,895	-	325,895	0.1063
2034	0.00%	309,582,377	-	-	326,383	-	326,383	0.1065
2035	0.00%	309,582,377	-	-	326,483	-	326,483	0.1065
2036	0.00%	309,582,377	-	-	330,849	-	330,849	0.1079
2037	0.00%	309,582,377	-	-	329,474	-	329,474	0.1075
2038	0.00%	309,582,377	-	-	327,578	-	327,578	0.1069
2039	0.00%	309,582,377	-	-	329,973	-	329,973	0.1077
2040	0.00%	309,582,377	-	-	326,575	-	326,575	0.1066
2041	0.00%	309,582,377	-	-	327,444	-	327,444	0.1068
2042	0.00%	309,582,377	-	-	327,600	-	327,600	0.1069
			\$ 660,808	\$ 444,613	\$ 6,566,198	\$ -	\$ 6,782,393	

Assumptions:

- (1) Source: Hays County Appraisal District. Actual for Fiscal Year 2021 & 2022.
- (2) Assumes investment grade interest rates as of 5/10/2022 + 0.75%.
True Interest Cost calculated at 4.48%. Subject to Change.
- (3) Actual Tax Rate Fiscal Year 2022. Calculated thereafter.
Assumes 99% collections.

USES OF FUNDS

Project Fund Deposit	\$ 3,811,974
Tax Notes, 2017 Payoff	440,056
Budgeted Financing Costs	157,970
Total Par Amount	\$ 4,410,000