

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT

VOTER INFORMATION DOCUMENT FOR BOND ELECTION

Westwood Shores Municipal Utility District (the “District”) will be holding bond election on November 7, 2023, for voting upon the following:

**WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
BALLOT LANGUAGE**

OFFICIAL BALLOT

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT
PROPOSITION A

() FOR

THE ISSUANCE OF BONDS IN THE MAXIMUM AMOUNT OF \$15,000,000 FOR WATER, WASTEWATER, DRAINAGE, AND REUSE FACILITIES, THE EQUIVALENT \$15,000,000 FOR REFUNDING ANY OUTSTANDING BONDS, AND THE LEVY OF AD VALOREM TAXES WITHOUT LIMIT AS TO THE RATE OR AMOUNT, IN PAYMENT OF PRINCIPAL AND INTEREST ON SAID BONDS

() AGAINST

EL DISTRITO DE SERVICIOS PÚBLICOS MUNICIPALES DE
WESTWOOD SHORES
PROPOSICIÓN A

() A FAVOR

LA EMISIÓN DE BONOS POR LA CANTIDAD MÁXIMA DE \$15,000,000 PARA INSTALACIONES DE AGUA, AGUAS RESIDUALES, DRENAJE Y REUTILIZACIÓN, EL EQUIVALENTE A \$15,000,000 PARA REEMBOLSAR CUALQUIERA DE LOS BONOS PENDIENTES, Y LA IMPOSICIÓN DE IMPUESTOS AD VALOREM SIN LÍMITE EN CUANTO A TASA O CANTIDAD PARA PAGAR CAPITAL E INTERÉS DE DICHOS BONOS

() EN CONTRA

WESTWOOD SHORES MUNICIPAL UTILITY DISTRICT

ESTIMATED DEBT SERVICE REQUIREMENTS FOR PROPOSED BONDS SECURED BY AD VALOREM TAXES	
	Proposition A
Principal for Proposed Bonds to be authorized	\$15,000,000
Estimated Interest for Proposed Bonds to be authorized ¹	\$8,502,041
Estimated Combined Principal and Interest Requirements for the Proposed Bonds ¹	\$23,502,041

¹Assumes an interest rate of 4.39% on the Proposed Bonds and issuance in accordance with the amortization schedule shown below. The estimated interest and amortization schedule are based upon current assumptions and projections of interest rates, property development, assessed valuations and tax collection rates. To the extent that such assumptions and projects are not realized, the actual interest on the bonds may vary substantially from the estimated interest presented herein. The estimated interest provided herein shall not be considered part of the bond propositions to be submitted to the voters and shall not be considered as a limitation on the District's authority to levy, assess and collect an unlimited tax as to rate or amount pursuant to the Texas Constitution and laws.

OUTSTANDING BONDS SECURED BY AD VALOREM TAXES AS OF AUGUST 21, 2023	
Principal of Outstanding Bonds	\$ 4,470,000
(+) Estimated Remaining Interest on Outstanding Bonds ²	\$ 547,924
(=) Estimated Combined Principal and Interest Requirements ²	\$ 5,017,924

²Assumes the principal of and interest on the Outstanding Bonds are paid on time in accordance with the maturity schedules set forth in the Official Statement for each series of the bonds, and that no such bonds are refunded, defeased, or otherwise called for redemption prior to their scheduled maturities.

ESTIMATED MAXIMUM ANNUAL INCREASE IN TAXES	
	Proposition A
Estimated Maximum Annual Increase in Taxes on Residential Homestead with Appraised Value of \$100,000	\$413

SUMMARY OF MAJOR ASSUMPTIONS

For the purposes of providing the information described in this document, the District utilized the following assumptions which are for illustrative purposes only and subject to change: 1. To illustrate the possible maximum tax rate impact as required by Section 1251.052(b)(3), Texas Government Code, the District has assumed the bonds authorized shall be issued in three separate issues of \$5,000,000 each at a rate of 4.39% and assumed amortization of principal over 20 years. However, the District intends to issue the bonds authorized in one or more series, over a period of years and with a schedule to be determined by the District's Board of Directors based upon several factors, including, but not limited to, the then current needs of the District, prevailing market conditions, and assessed valuations of property in the District. If the bonds are authorized, taxes sufficient to pay the annual principal of and interest on the bonds may be imposed, without limit as to rate or amount.

Assumed the District's taxable assessed valuation ("AV") of \$162,274,486 as of January 1, 2023, and assumed growth in the District's AV of 5% for 6 years.

Interest rates are estimated based on current bond market conditions. The interest on the proposed debt obligations were calculated at a rate of 4.39%.

The estimates contained in this document are:

1. Based on certain assumptions (including the major assumptions listed above and assumptions concerning prevailing market and economic conditions at the time(s) of issuance of the bonds) and derived from projections obtained from the District's financial advisor;
2. Subject to change to the extent that facts, circumstances and conditions prevailing at the time that the bonds are issued differ from such assumptions and projections;
3. Provided solely in satisfaction of the requirements of Section 1251.052, Texas Government Code, and for no other purpose, without any assurance that such projections will be realized; and
4. Are not intended to (and expressly do not) give rise to a contract with voters or limit the authority of the District to issue bonds in accordance with the Propositions submitted by the District's Order Calling Bond Election.

Amortization Schedule:

Year	Outstanding Bonds	Proposed Bonds
2024	\$472,107	
2025	466,468	\$219,500
2026	468,823	380,726
2027	470,607	600,226
2028	476,860	761,451
2029	472,683	980,951
2030	478,047	1,142,177
2031	172,243	1,142,177

2032	170,430	1,142,177
2033	168,438	1,142,177
2034	166,310	1,142,177
2035	169,054	1,142,177
2036	166,692	1,142,177
2037	164,275	1,142,177
2038	166,764	1,142,177
2039	164,143	1,142,177
2040	166,406	1,142,177
2041		1,142,177
2042		1,142,177
2043		1,142,177
2044		1,142,177
2045		1,142,177
2046		761,451
2047		761,451
2048		380,726
2049		380,726

Interest Rate on Proposed Bonds 4.39%
Annual Tax Collection Rate 92.00%

Changes in Future Appraised Value:

Tax Year	Tax Collection Year	Growth Rate	Net Taxable Value
2023	2024		\$162,274,486
2024	2025	5.00%	170,388,210
2025	2026	5.00%	178,907,621

2026	2027	5.00%	187,853,002
2027	2028	5.00%	197,245,652
2028	2029	5.00%	207,107,935
2029	2030	5.00%	217,463,331
2030	2031		217,463,331
2031	2032		217,463,331
2032	2033		217,463,331
2033	2034		217,463,331
2034	2035		217,463,331
2035	2036		217,463,331
2036	2037		217,463,331
2037	2038		217,463,331
2038	2039		217,463,331
2039	2040		217,463,331
2040	2041		217,463,331
2041	2042		217,463,331
2042	2043		217,463,331
2043	2044		217,463,331
2044	2045		217,463,331
2045	2046		217,463,331
2046	2047		217,463,331
2047	2048		217,463,331
2048	2049		217,463,331

BY ORDER OF THE BOARD OF DIRECTORS.

/s/ Joan Gallagher

President, Board of Directors