

**Harris County Municipal
Utility District No. 370
Harris County, Texas**

**Independent Auditor's Report
and Financial Statements**

August 31, 2022



Harris County Municipal Utility District No. 370
August 31, 2022

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Independent Auditor's Report

Board of Directors
Harris County Municipal Utility District No. 370
Harris County, Texas

Opinions

We have audited the financial statements of the governmental activities and each major fund of Harris County Municipal Utility District No. 370 (the District), as of and for the year ended August 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of August 31, 2022, and the respective changes in financial position thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for 12 months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance

and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the basic financial statements. The other information comprises schedules required by the Texas Commission on Environmental Quality as listed in the table of contents. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

FORVIS,LLP

Houston, Texas
January 12, 2023

Harris County Municipal Utility District No. 370

Management's Discussion and Analysis

August 31, 2022

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements and 3) notes to financial statements. This report also contains supplementary information required by the Governmental Accounting Standards Board and other information required by the District's state oversight agency, the Texas Commission on Environmental Quality (the Commission).

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program, such as the provision of water, sanitary sewer and drainage services. Other activities, such as the provision of recreation facilities and solid waste collection, are minor activities and are not budgeted or accounted for as separate programs. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented on the left side of the statements, a column for adjustments is to the right of the fund financial statements and the government-wide financial statements are presented to the right side of the adjustments column. The following sections describe the measurement focus of the two types of statements and the significant differences in the information they provide.

Government-wide Financial Statements

The focus of government-wide financial statements is on the overall financial position and activities of the District. The District's government-wide financial statements include the statement of net position and statement of activities, which are prepared using accounting principles that are similar to commercial enterprises. The purpose of the statement of net position is to attempt to report all of the assets, liabilities, and deferred inflows and outflows of resources of the District. The District reports all of its assets when it acquires or begins to maintain the assets and reports all of its liabilities when they are incurred.

The difference between the District's assets, liabilities, and deferred inflows and outflows of resources is labeled as net position and this difference is similar to the total stockholders' equity presented by a commercial enterprise.

The purpose of the statement of activities is to present the revenues and expenses of the District. Again, the items presented on the statement of activities are measured in a manner similar to the approach used by a commercial enterprise in that revenues are recognized when earned or established criteria are satisfied and expenses are reported when incurred by the District. All changes in net position are reported when the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues are reported even when they may not be collected for several months or years after the end of the accounting period and expenses are recorded even though they may not have used cash during the current year.

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Management's Discussion and Analysis (Continued)
August 31, 2022

Although the statement of activities looks different from a commercial enterprise's statement of income, the financial statement is different only in format, not substance. Whereas the bottom line in a commercial enterprise is its net income, the District reports an amount described as change in net position, essentially the same thing.

Fund Financial Statements

Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the District rather than the District as a whole. Except for the general fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

Governmental Funds

Governmental-fund financial statements consist of a balance sheet and a statement of revenues, expenditures and changes in fund balances and are prepared on an accounting basis that is significantly different from that used to prepare the government-wide financial statements.

In general, these financial statements have a short-term emphasis and, for the most part, measure and account for cash and other assets that can easily be converted into cash. For example, amounts reported on the balance sheet include items such as cash and receivables collectible within a very short period of time, but do not include capital assets such as land and water, sewer and drainage systems. Fund liabilities include amounts that are to be paid within a very short period after the end of the fiscal year. The difference between a fund's assets, liabilities, and deferred inflows and outflows of resources is labeled the fund balance and generally indicates the amount that can be used to finance the next fiscal year's activities. Likewise, the operating statement for governmental funds reports only those revenues and expenditures that were collected in cash or paid with cash, respectively, during the current period or very shortly after the end of the fiscal year.

Because the focus of the government-wide and fund financial statements is different, there are significant differences between the totals presented in these financial statements. For this reason, there is an analysis in the notes to financial statements that describes the adjustments to fund balances to arrive at net position presented in the governmental activities column on the statement of net position. Also, there is an analysis in the notes to financial statements that reconciles the total change in fund balances for all governmental funds to the change in net position, as reported in the governmental activities column in the statement of activities.

Notes to Financial Statements

The notes to financial statements provide additional information that is essential to a full understanding of the data found in the government-wide and fund financial statements.

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Management's Discussion and Analysis (Continued)
August 31, 2022

Financial Analysis of the District as a Whole

The District's overall financial position and activities for the past two years are summarized as follows, based on the information included in the government-wide financial statements.

Summary of Net Position

	2022	2021
Current and other assets	\$ 7,888,358	\$ 8,354,366
Capital assets	22,127,986	16,114,654
Total assets	30,016,344	24,469,020
Deferred outflows of resources	70,690	207,554
Total assets and deferred outflows of resources	\$ 30,087,034	\$ 24,676,574
Long-term liabilities	\$ 14,803,475	\$ 10,182,701
Other liabilities	431,470	718,220
Total liabilities	15,234,945	10,900,921
Deferred inflows of resources	50,082	0
Net position:		
Net investment in capital assets	7,345,119	6,139,507
Restricted	2,783,899	2,939,939
Unrestricted	4,672,989	4,696,207
Total net position	\$ 14,802,007	\$ 13,775,653

The total net position of the District increased by \$1,026,354, or about 7 percent. The majority of the increase in net position is related to tax revenues intended to pay principal on the District's bonded indebtedness, which is shown as long-term liabilities in the government-wide financial statements. Although the District's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

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Management's Discussion and Analysis (Continued)
August 31, 2022

Summary of Changes in Net Position

	2022	2021
Revenues:		
Property taxes	\$ 2,236,234	\$ 2,144,154
Charges for services	1,963,079	1,743,623
Other revenues	243,441	95,713
Total revenues	4,442,754	3,983,490
Expenses:		
Services	2,615,388	2,328,215
Depreciation	532,657	414,829
Debt service	268,355	494,221
Total expenses	3,416,400	3,237,265
Change in net position	1,026,354	746,225
Net position, beginning of year	13,775,653	13,029,428
Net position, end of year	\$ 14,802,007	\$ 13,775,653

Financial Analysis of the District's Funds

The District's combined fund balances as of the end of the fiscal year ended August 31, 2022, were \$7,489,572, a decrease of \$180,830 from the prior year.

The general fund's fund balance decreased by \$22,339, primarily due to service operations and capital outlay expenditures in excess of property tax, service and tap connection and inspection fee revenues.

The debt service fund's fund balance decreased by \$158,491, primarily due to bond principal and interest requirements and contracted services expenditures exceeding property tax revenues.

General Fund Budgetary Highlights

There were several differences between the final budgetary amounts and actual amounts. The major differences between budget and actual were due to property tax and regional water fee revenues and purchased services expenditures being greater than anticipated and regional water fee and capital outlay expenditures being less

Harris County Municipal Utility District No. 370
Management's Discussion and Analysis (Continued)
August 31, 2022

than anticipated. In addition, tap connection and inspection fees revenues and the related tap connection expenditures were not included in the budget. The fund balance as of August 31, 2022, was expected to be \$4,298,281 and the actual end-of-year fund balance was \$4,670,613.

Capital Assets and Related Debt

Capital Assets

Capital assets held by the District at the end of the current and previous fiscal years are summarized below:

Capital Assets (Net of Accumulated Depreciation)

	2022	2021
Land and improvements	\$ 7,685,971	\$ 6,381,548
Water facilities	2,551,010	2,632,445
Wastewater facilities	4,281,514	3,442,792
Drainage facilities	7,609,491	3,657,869
Total capital assets	\$ 22,127,986	\$ 16,114,654

During the current year, additions to capital assets were as follows:

Refurbishment of water plant No. 1	\$ 18,070
Lift station milltronics replacement	10,279
Detention basin and water, sewer and drainage facilities to serve West Little York Commerce Park	6,517,640
	\$ 6,545,989

Debt

The changes in the debt position of the District during the fiscal year ended August 31, 2022, are summarized as follows:

Long-term debt payable, beginning of year	\$ 10,182,701
Increases in long-term debt	9,258,655
Decreases in long-term debt	(4,637,881)
Long-term debt payable, end of year	\$ 14,803,475

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Management's Discussion and Analysis (Continued)
August 31, 2022

At August 31, 2022, the District had \$13,715,000 of unlimited tax bonds authorized, but unissued, for the purposes of acquiring, constructing and improving the water, sanitary sewer and drainage systems within the District.

During the fiscal year ended August 31, 2022, the District issued \$2,470,000 in unlimited tax refunding bonds, Series 2021, to refund \$2,580,000 of its outstanding Series 2013 refunding bonds. The District refunded the bonds to reduce total debt service payments over future years by \$193,744 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new) of \$180,674.

Developers of the District have constructed water, sewer and drainage facilities on behalf of the District under the terms of contracts with the District. The District has agreed to purchase these facilities from proceeds of future bonds issues subject to approval of the Commission. At August 31, 2022, a liability for developer-constructed capital assets of \$6,517,640 was recorded in the government-wide financial statements.

The District's bonds carry an underlying rating of "A+" from Standard & Poor's. The Series 2020 refunding and 2021 refunding bonds carry a "AA" rating from Standard & Poor's by virtue of bond insurance issued by Assured Guaranty Municipal Corp.

Other Relevant Factors

Relationship to the City of Houston

Under existing Texas law, since the District lies wholly within the extraterritorial jurisdiction of the City of Houston (the City), the District must conform to the City ordinance consenting to the creation of the District. In addition, the District may be annexed by the City without the District's consent if the City complies with the procedures and requirements of Chapter 43, Texas Local Government Code, as amended. If the District is annexed, the City must assume the District's assets and obligations (including the bonded indebtedness) and abolish the District within 90 days.

Subsequent Event

On October 13, 2022, the District issued its Series 2022 unlimited tax bonds in the amount of \$7,000,000 at a net effective interest rate of approximately 3.79 percent. The bonds were sold to repay developers for construction projects within the District.

Harris County Municipal Utility District No. 370
Statement of Net Position and Governmental Funds Balance Sheet
August 31, 2022

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Net Position
Assets					
Cash	\$ 408,070	\$ 44,535	\$ 452,605	\$ -	\$ 452,605
Certificates of deposit	2,400,000	480,000	2,880,000	-	2,880,000
Short-term investments	2,044,253	2,296,933	4,341,186	-	4,341,186
Receivables:					
Property taxes	2,376	14,382	16,758	-	16,758
Service accounts	183,034	-	183,034	-	183,034
Accrued penalty and interest	-	-	-	9,583	9,583
Accrued interest	3,961	1,231	5,192	-	5,192
Interfund receivable	3,735	-	3,735	(3,735)	-
Capital assets (net of accumulated depreciation):					
Land and improvements	-	-	-	7,685,971	7,685,971
Infrastructure	-	-	-	14,442,015	14,442,015
Total assets	5,045,429	2,837,081	7,882,510	22,133,834	30,016,344
Deferred Outflows of Resources					
Deferred amount on debt refundings	0	0	0	70,690	70,690
Total assets and deferred outflows of resources	\$ 5,045,429	\$ 2,837,081	\$ 7,882,510	\$ 22,204,524	\$ 30,087,034

Harris County Municipal Utility District No. 370
Statement of Net Position and Governmental Funds Balance Sheet (Continued)
August 31, 2022

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Net Position
Liabilities					
Accounts payable	\$ 252,501	\$ 5	\$ 252,506	\$ -	\$ 252,506
Accrued interest payable	-	-	-	59,025	59,025
Customer deposits	114,930	-	114,930	-	114,930
Due to others	5,009	-	5,009	-	5,009
Interfund payable	-	3,735	3,735	(3,735)	-
Long-term liabilities:					
Due within one year	-	-	-	1,760,000	1,760,000
Due after one year	-	-	-	13,043,475	13,043,475
Total liabilities	<u>372,440</u>	<u>3,740</u>	<u>376,180</u>	<u>14,858,765</u>	<u>15,234,945</u>
Deferred Inflows of Resources					
Deferred property tax revenues	2,376	14,382	16,758	(16,758)	-
Deferred amount on debt refundings	-	-	-	50,082	50,082
Total deferred inflows of resources	<u>2,376</u>	<u>14,382</u>	<u>16,758</u>	<u>33,324</u>	<u>50,082</u>
Fund Balances/Net Position					
Fund balances:					
Restricted, unlimited tax bonds	-	2,818,959	2,818,959	(2,818,959)	-
Assigned, future expenditures	36,750	-	36,750	(36,750)	-
Unassigned	4,633,863	-	4,633,863	(4,633,863)	-
Total fund balances	<u>4,670,613</u>	<u>2,818,959</u>	<u>7,489,572</u>	<u>(7,489,572)</u>	<u>0</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 5,045,429</u>	<u>\$ 2,837,081</u>	<u>\$ 7,882,510</u>		
Net position:					
Net investment in capital assets				7,345,119	7,345,119
Restricted for debt service				2,783,899	2,783,899
Unrestricted				4,672,989	4,672,989
Total net position				<u>\$ 14,802,007</u>	<u>\$ 14,802,007</u>

Harris County Municipal Utility District No. 370
Statement of Activities and Governmental Funds Revenues,
Expenditures and Changes in Fund Balances
Year Ended August 31, 2022

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Activities
Revenues					
Property taxes	\$ 395,280	\$ 1,851,990	\$ 2,247,270	\$ (11,036)	\$ 2,236,234
Water service	443,367	-	443,367	-	443,367
Sewer service	608,923	-	608,923	-	608,923
Regional water fee	910,789	-	910,789	-	910,789
Penalty and interest	29,300	21,733	51,033	(2,426)	48,607
Tap connection and inspection fees	159,117	-	159,117	-	159,117
Investment income	19,571	16,132	35,703	-	35,703
Other income	-	14	14	-	14
	<u>2,566,347</u>	<u>1,889,869</u>	<u>4,456,216</u>	<u>(13,462)</u>	<u>4,442,754</u>
Expenditures/Expenses					
Service operations:					
Purchased services	746,478	-	746,478	-	746,478
Regional water fee	263,492	-	263,492	-	263,492
Professional fees	133,170	6,911	140,081	2,327	142,408
Contracted services	500,702	42,203	542,905	-	542,905
Utilities	55,094	-	55,094	-	55,094
Repairs and maintenance	604,271	-	604,271	20,479	624,750
Other expenditures	149,887	7,137	157,024	-	157,024
Tap connections	83,237	-	83,237	-	83,237
Capital outlay	51,155	-	51,155	(51,155)	-
Depreciation	-	-	-	532,657	532,657
Debt service:					
Principal retirement	-	1,750,000	1,750,000	(1,750,000)	-
Interest and fees	-	238,200	238,200	(85,883)	152,317
Debt issuance costs	1,200	114,838	116,038	-	116,038
Debt defeasance	-	12,000	12,000	(12,000)	-
	<u>2,588,686</u>	<u>2,171,289</u>	<u>4,759,975</u>	<u>(1,343,575)</u>	<u>3,416,400</u>
Deficiency of Revenues Over Expenditures	<u>(22,339)</u>	<u>(281,420)</u>	<u>(303,759)</u>	<u>1,330,113</u>	

Harris County Municipal Utility District No. 370
Statement of Activities and Governmental Funds Revenues,
Expenditures and Changes in Fund Balances (Continued)
Year Ended August 31, 2022

	General Fund	Debt Service Fund	Total	Adjustments	Statement of Activities
Other Financing Sources (Uses)					
General obligation bonds issued	\$ -	\$ 2,470,000	\$ 2,470,000	\$ (2,470,000)	
Premium on debt issued	-	271,015	271,015	(271,015)	
Deposit with escrow agent	-	(2,618,086)	(2,618,086)	2,618,086	
Total other financing sources	<u>0</u>	<u>122,929</u>	<u>122,929</u>	<u>(122,929)</u>	
Deficiency of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	(22,339)	(158,491)	(180,830)	180,830	
Change in Net Position				1,026,354	\$ 1,026,354
Fund Balances/Net Position					
Beginning of year	<u>4,692,952</u>	<u>2,977,450</u>	<u>7,670,402</u>	-	<u>13,775,653</u>
End of year	<u>\$ 4,670,613</u>	<u>\$ 2,818,959</u>	<u>\$ 7,489,572</u>	<u>\$ 0</u>	<u>\$ 14,802,007</u>

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Note 1: Nature of Operations and Summary of Significant Accounting Policies

Harris County Municipal Utility District No. 370 (the District) was created by an order of the Texas Natural Resource Conservation Commission, now known as the Texas Commission on Environmental Quality (the Commission), effective August 30, 1999, in accordance with the Texas Water Code, Chapter 54. The District operates in accordance with Chapters 49 and 54 of the Texas Water Code and is subject to the continuing supervision of the Commission. The principal functions of the District are to finance, construct, own and operate waterworks, wastewater and drainage facilities and to provide such facilities and services to the customers of the District. The District also provides solid waste disposal service.

The District is governed by a Board of Directors (the Board) consisting of five individuals who are residents or owners of property within the District and are elected by voters within the District. The Board sets the policies of the District. The accounting and reporting policies of the District conform to accounting principles generally accepted in the United States of America for state and local governments, as defined by the Governmental Accounting Standards Board. The following is a summary of the significant accounting and reporting policies of the District:

Reporting Entity

The accompanying government-wide financial statements present the financial statements of the District. There are no component units that are legally separate entities for which the District is considered to be financially accountable. Accountability is defined as the District's substantive appointment of the voting majority of the component unit's governing board. Furthermore, to be financially accountable, the District must be able to impose its will upon the component unit or there must be a possibility that the component unit may provide specific financial benefits to, or impose specific financial burdens on, the District.

Government-wide and Fund Financial Statements

In accordance with required reporting standards, the District reports its financial activities as a special-purpose government. Special-purpose governments are governmental entities which engage in a single governmental program, such as the provision of water, wastewater, drainage and other related services. The financial statements of special-purpose governments combine two types of financial statements into one statement. These two types of financial statements are the government-wide financial statements and the fund financial statements. The fund financial statements are presented with a column for adjustments to convert to the government-wide financial statements.

The government-wide financial statements report information on all of the activities of the District. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Governmental activities generally are financed through taxes, charges for services and intergovernmental revenues. The statement of activities reflects the revenues and expenses of the District.

Harris County Municipal Utility District No. 370

Notes to Financial Statements

August 31, 2022

The fund financial statements provide information about the District's governmental funds. Separate statements for each governmental fund are presented. The emphasis of fund financial statements is directed to specific activities of the District.

The District presents the following major governmental funds:

General Fund – The general fund is the primary operating fund of the District which accounts for all financial resources not accounted for in another fund. Revenues are derived primarily from property taxes, charges for services and interest income.

Debt Service Fund – The debt service fund is used to account for financial resources that are restricted, committed or assigned to expenditures for principal and interest related costs, as well as the financial resources being accumulated for future debt service.

Fund Balances – Governmental Funds

The fund balances for the District's governmental funds can be displayed in up to five components:

Nonspendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the general fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund.

Unassigned – The residual classification for the general fund and includes all amounts not contained in the other classifications.

The District considers restricted amounts to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available. The District applies committed amounts first, followed by assigned amounts, and then unassigned amounts when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Measurement Focus and Basis of Accounting

Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of the timing of related cash flows.

Nonexchange transactions, in which the District receives (or gives) value without directly giving (or receiving) equal value in exchange, include property taxes and donations. Recognition standards are based on the characteristics and classes of nonexchange transactions. Revenues from property taxes are recognized in the period for which the taxes are levied. Intergovernmental revenues are recognized as revenues, net of estimated refunds and uncollectible amounts, in the accounting period when an enforceable legal claim to the assets arises and the use of resources is required or is first permitted. Donations are recognized as revenues, net of estimated uncollectible amounts, as soon as all eligibility requirements imposed by the provider have been met. Amounts received before all eligibility requirements have been met are reported as liabilities.

Fund Financial Statements

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and liabilities are generally included on the balance sheet. The statement of governmental funds revenues, expenditures and changes in fund balances presents increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in spendable resources. General capital asset acquisitions are reported as expenditures and proceeds of long-term debt are reported as other financing sources. Under the modified accrual basis of accounting, revenues are recognized when both measurable and available. The District considers revenues reported in the governmental funds to be available if they are collectible within 60 days after year-end. Principal revenue sources considered susceptible to accrual include taxes, charges for services and investment income. Other revenues are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, which are recognized as expenditures when payment is due.

Deferred Outflows and Inflows of Resources

A deferred outflow of resources is a consumption of net position that is applicable to a future reporting period and a deferred inflow of resources is an acquisition of net position that is applicable to a future reporting period.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Interfund Transactions

Transfers from one fund to another fund are reported as interfund receivables and payables if there is intent to repay the amount and if there is the ability to repay the advance on a timely basis. Transfers represent legally authorized transfers from the fund receiving resources to the fund through which the resources are to be expended.

Pension Costs

The District does not participate in a pension plan and, therefore, has no pension costs.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities, and deferred inflows and outflows of resources and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

Investments and Investment Income

Investments in certificates of deposit, mutual funds, U.S. Government and agency securities, and certain pooled funds, which have a remaining maturity of one year or less at the date of purchase, are recorded at amortized cost. All other investments are carried at fair value. Fair value is determined using quoted market values.

Investment income includes dividends and interest income and the net change for the year in the fair value of investments carried at fair value. Investment income is credited to the fund in which the investment is recorded.

Property Taxes

An appraisal district annually prepares appraisal records listing all property within the District and the appraised value of each parcel or item as of January 1. Additionally, on January 1, a tax lien attaches to property to secure the payment of all taxes, penalty and interest ultimately imposed for the year on the property. After the District receives its certified appraisal roll from the appraisal district, the rate of taxation is set by the Board of the District based upon the aggregate appraisal value. Taxes are due and payable October 1 or when billed, whichever is later, and become delinquent after January 31 of the following year.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

In the governmental funds, property taxes are initially recorded as receivables and deferred inflows of resources at the time the tax levy is billed. Revenues recognized during the fiscal year ended August 31, 2022, include collections during the current period or within 60 days of year-end related to the 2021 and prior years' tax levies.

In the government-wide statement of net position, property taxes are considered earned in the budget year for which they are levied. For the District's fiscal year ended August 31, 2022, the 2021 tax levy is considered earned during the current fiscal year. In addition to property taxes levied, any delinquent taxes are recorded net of amounts considered uncollectible.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an individual cost of \$5,000 or more and an estimated useful life of two years or more. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated acquisition value at the date of donation.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the asset lives are not capitalized.

Capital assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Water production and distribution facilities	10-45
Wastewater collection and treatment facilities	10-45
Drainage facilities	10-45

Deferred Amount on Debt Refundings

In the government-wide financial statements, the difference between the reacquisition price and the net carrying amount of the old debt in a debt refunding is deferred and amortized to interest expense using the effective interest rate method over the remaining life of the old debt or the life of the new debt, whichever is shorter. Such amounts are classified as deferred outflows or inflows of resources.

Debt Issuance Costs

Debt issuance costs, other than prepaid insurance, do not meet the definition of an asset or deferred outflows of resources since the costs are not applicable to a future period and, therefore, are recognized as an expense/expenditure in the period incurred.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities. Premiums and discounts on bonds are recognized as a component of long-term liabilities and amortized over the life of the related debt using the effective interest rate method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize premiums and discounts on bonds during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net Position/Fund Balances

Fund balances and net position are reported as restricted when constraints placed on them are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or are imposed by law through constitutional provisions or enabling legislation.

When both restricted and unrestricted resources are available for use, generally, it is the District's policy to use restricted resources first.

Reconciliation of Government-wide and Fund Financial Statements

Amounts reported for net position of governmental activities in the statement of net position and fund balances in the governmental funds balance sheet are different because:

Capital assets used in governmental activities are not financial resources and are not reported in the funds.	\$ 22,127,986
Property tax revenue recognition and the related reduction of deferred inflows of resources are subject to availability of funds in the fund financial statements.	16,758
Penalty and interest on delinquent taxes is not receivable in the current period and is not reported in the funds.	9,583
Deferred amount on debt refundings for governmental activities are not financial resources and are not reported in the funds.	20,608
Accrued interest on long-term liabilities is not payable with current financial resources and is not reported in the funds.	(59,025)

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Long-term debt obligations are not due and payable in the current period and are not reported in the funds. \$ (14,803,475)

Adjustment to fund balances to arrive at net position. \$ 7,312,435

Amounts reported for change in net position of governmental activities in the statement of activities are different from change in fund balances in the governmental funds statement of revenues, expenditures and changes in fund balances because:

Change in fund balances. \$ (180,830)

Governmental funds report capital outlays as expenditures. However, for government-wide financial statements, the cost of capitalized assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense and noncapitalized costs exceeded capital outlay expenditures in the current year. (504,308)

Governmental funds report the effect of premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. (271,015)

Governmental funds report proceeds from the sale of bonds because they provide current financial resources to government funds. Principal payments on debt are recorded as expenditures. None of these transactions, however, have any effect on net position. 1,910,086

Revenues collected in the current year, which have previously been reported in the statement of activities, are reported as revenues in the governmental funds. (13,462)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. 85,883

Change in net position of governmental activities. \$ 1,026,354

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Note 2: Deposits, Investments and Investment Income

Deposits

Custodial credit risk is the risk that, in the event of a bank failure, a government's deposits may not be returned to it. The District's deposit policy for custodial credit risk requires compliance with the provisions of state law.

State law requires collateralization of all deposits with federal depository insurance; a surety bond; bonds and other obligations of the U.S. Treasury, U.S. agencies or instrumentalities of the State of Texas; or certain collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States.

At August 31, 2022, none of the District's bank balances were exposed to custodial credit risk.

Investments

The District may legally invest in obligations of the United States or its agencies and instrumentalities, direct obligations of Texas or its agencies or instrumentalities, collateralized mortgage obligations directly issued by a federal agency or instrumentality of the United States, the underlying security for which is guaranteed by an agency or instrumentality of the United States, other obligations guaranteed as to principal and interest by the State of Texas or the United States or their agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States, obligations of states, agencies and counties and other political subdivisions with an investment rating not less than "A," insured or collateralized certificates of deposit, and certain bankers' acceptances, repurchase agreements, mutual funds, commercial paper, guaranteed investment contracts and investment pools.

The District's investment policy may be more restrictive than the Public Funds Investment Act.

The District invests in Texas CLASS, an external investment pool that is not registered with the Securities and Exchange Commission. A Board of Trustees, elected by the participants, has oversight of Texas CLASS. The District's investments may be redeemed at any time. Texas CLASS attempts to minimize its exposure to market and credit risk through the use of various strategies and credit monitoring techniques and limits its investments in any issuer to the top two ratings issued by nationally recognized statistical rating organizations.

At August 31, 2022, the District had the following investments and maturities.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Type	Maturities in Years				
	Fair Value	Less Than 1	1-5	6-10	More Than 10
Texas CLASS	\$ 4,341,186	\$ 4,341,186	\$ 0	\$ 0	\$ 0

Interest Rate Risk. As a means of limiting its exposure to fair value losses arising from using interest rates, the District's investment policy does not allow investments in certain mortgage-backed securities, collateralized mortgage obligations with a final maturity date in excess of 10 years and interest rate indexed collateralized mortgage obligations. The external investment pool is presented as an investment with a maturity of less than one year because it is redeemable in full immediately.

Credit Risk. Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. At August 31, 2022, the District's investments in Texas CLASS were rated "AAAm" by Standard & Poor's.

Summary of Carrying Values

The carrying values of deposits and investments shown previously are included in the balance sheet at August 31, 2022, as follows:

Carrying value:	
Deposits	\$ 3,332,605
Investments	4,341,186
Total	\$ 7,673,791

Included in the following statement of net position captions:

Cash	\$ 452,605
Certificates of deposit	2,880,000
Short-term investments	4,341,186
Total	\$ 7,673,791

Investment Income

Investment income of \$35,703 for the year ended August 31, 2022, consisted of interest income.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Fair Value Measurements

The District has the following recurring fair value measurements as of August 31, 2022:

- Pooled investments of \$4,341,186 are valued at fair value per share of the pool's underlying portfolio.

Note 3: Capital Assets

A summary of changes in capital assets for the year ended August 31, 2022, is presented as follows:

Governmental Activities	Balances, Beginning of Year	Additions	Balances, End of Year
Capital assets, non-depreciable:			
Land and improvements	\$ 6,381,548	\$ 1,304,423	\$ 7,685,971
Capital assets, depreciable:			
Water production and distribution facilities	5,453,858	45,397	5,499,255
Wastewater collection and treatment facilities	6,467,508	1,004,297	7,471,805
Drainage facilities	6,568,175	4,191,872	10,760,047
Total capital assets, depreciable	18,489,541	5,241,566	23,731,107
Less accumulated depreciation:			
Water production and distribution facilities	(2,821,413)	(126,832)	(2,948,245)
Wastewater collection and treatment facilities	(3,024,716)	(165,575)	(3,190,291)
Drainage facilities	(2,910,306)	(240,250)	(3,150,556)
Total accumulated depreciation	(8,756,435)	(532,657)	(9,289,092)
Total governmental activities, net	\$ 16,114,654	\$ 6,013,332	\$ 22,127,986

Note 4: Long-term Liabilities

Changes in long-term liabilities for the year ended August 31, 2022, were as follows.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Governmental Activities	Balances, Beginning of Year	Increases	Decreases	Balances, End of Year	Amounts Due in One Year
Bonds payable:					
General obligation bonds	\$ 9,575,000	\$ 2,470,000	\$ 4,330,000	\$ 7,715,000	\$ 1,760,000
Add premiums on bonds	607,701	271,015	307,881	570,835	-
	10,182,701	2,741,015	4,637,881	8,285,835	1,760,000
Due to developers	-	6,517,640	-	6,517,640	-
Total governmental activities long-term liabilities	<u>\$ 10,182,701</u>	<u>\$ 9,258,655</u>	<u>\$ 4,637,881</u>	<u>\$ 14,803,475</u>	<u>\$ 1,760,000</u>

General Obligation Bonds

	Refunding Series 2020	Refunding Series 2021
Amounts outstanding, August 31, 2022	\$5,245,000	\$2,470,000
Interest rates	3.00%	3.00% to 4.00%
Maturity dates, serially beginning/ending	December 1, 2022/2026	December 1, 2022/2028
Interest payment dates	December 1/June 1	December 1/June 1
Callable dates*	N/A	N/A

*Or any date thereafter; callable at par plus accrued interest to the date of redemption.

Annual Debt Service Requirements

The schedule that follows shows the annual debt service requirements to pay principal and interest on general obligation bonds outstanding at August 31, 2022.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Year	Principal	Interest	Total
2023	\$ 1,760,000	\$ 209,700	\$ 1,969,700
2024	1,615,000	159,075	1,774,075
2025	1,395,000	113,925	1,508,925
2026	1,385,000	72,225	1,457,225
2027	665,000	39,150	704,150
2028-2029	<u>895,000</u>	<u>26,775</u>	<u>921,775</u>
Total	<u>\$ 7,715,000</u>	<u>\$ 620,850</u>	<u>\$ 8,335,850</u>

The bonds are payable from the proceeds of an ad valorem tax levied upon all property within the District subject to taxation, without limitation as to rate or amount.

Bonds voted	\$ 45,000,000
Bonds sold	31,285,000
Refunding bonds voted	45,000,000
Refunding bond authorization used	1,897,512

Due to Developers

Developers of the District have constructed underground utilities on behalf of the District. The District's engineer estimates reimbursable costs for completed projects are \$6,517,640. The District has agreed to reimburse these amounts plus interest to the extent approved by the Commission from the proceeds of future bond sales. These amounts have been recorded in the financial statements as long-term liabilities.

Note 5: Significant Bond Order and Commission Requirements

The Bond Orders require that the District levy and collect an ad valorem debt service tax sufficient to pay interest and principal on bonds when due. During the year ended August 31, 2022, the District levied an ad valorem debt service tax at the rate of \$0.2800 per \$100 of assessed valuation, which resulted in a tax levy of \$1,838,397 on the taxable valuation of \$656,570,159 for the 2021 tax year. The interest and principal requirements to be paid from the tax revenues and available resources are \$1,996,100, of which \$118,050 has been paid and \$1,878,050 is due December 1, 2022.

Harris County Municipal Utility District No. 370
Notes to Financial Statements
August 31, 2022

Note 6: Maintenance Taxes

At an election held November 2, 1999, voters authorized a maintenance tax not to exceed \$1.50 per \$100 of assessed valuation on all property within the District subject to taxation. During the year ended August 31, 2022, the District levied an ad valorem maintenance tax at the rate of \$0.0600 per \$100 of assessed valuation, which resulted in a tax levy of \$393,942 on the taxable valuation of \$656,570,159 for the 2021 tax year. The maintenance tax is being used by the general fund to pay expenditures of operating the District.

Note 7: Waste Disposal Agreement

On April 3, 2000, the District and AquaSource, L.P., now known as Aqua Texas, Inc., entered into an agreement for the construction and operation of joint wastewater treatment facilities. Under the terms of the agreement, the parties shared construction costs on capacity acquired. The District has acquired 475,000 gallons per day of capacity in the facilities. During the current year, the District incurred operating costs of \$79,645 related to the agreement.

Note 8: Regional Water Authority

The District is within the boundaries of the West Harris County Regional Water Authority (the Authority). The Authority was created by the Texas Legislature to provide a regional entity to acquire surface water and build the necessary facilities to convert from groundwater to surface water in order to meet conversion requirements mandated by the Harris-Galveston Subsidence District, which regulates groundwater withdrawal. As of August 31, 2022, the Authority was billing the District \$3.70 per 1,000 gallons of water pumped from its wells and \$4.10 per 1,000 gallons for purchased surface water. These amounts are subject to future increases.

Note 9: Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the District carries commercial insurance. The District has not significantly reduced insurance coverage or had settlements which exceeded coverage amounts in the past three fiscal years.

Note 10: Refunding Bonds

During the fiscal year ended August 31, 2022, the District issued \$2,470,000 in unlimited tax refunding bonds, Series 2021, to refund \$2,580,000 of its outstanding Series 2013 refunding bonds. The District refunded the bonds to reduce total debt service payments over future years by \$193,744 and to obtain an economic gain (difference between the present values of the debt service payments on the old and new) of \$180,674.

Harris County Municipal Utility District No. 370

Notes to Financial Statements

August 31, 2022

Note 11: Subsequent Event

On October 13, 2022, the District issued its Series 2022 unlimited tax bonds in the amount of \$7,000,000 at a net effective interest rate of approximately 3.79 percent. The bonds were sold to repay developers for construction projects within the District.

Required Supplementary Information

Harris County Municipal Utility District No. 370
Budgetary Comparison Schedule – General Fund
Year Ended August 31, 2022

	Original Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 260,000	\$ 395,280	\$ 135,280
Water service	406,900	443,367	36,467
Sewer service	603,100	608,923	5,823
Regional water fee	838,500	910,789	72,289
Penalty and interest	40,700	29,300	(11,400)
Tap connection and inspection fees	-	159,117	159,117
Investment income	9,700	19,571	9,871
Total revenues	<u>2,158,900</u>	<u>2,566,347</u>	<u>407,447</u>
Expenditures			
Service operations:			
Purchased services	96,900	746,478	(649,578)
Regional water fee	838,500	263,492	575,008
Professional fees	133,300	133,170	130
Contracted services	504,484	500,702	3,782
Utilities	40,900	55,094	(14,194)
Repairs and maintenance	649,100	604,271	44,829
Other expenditures	99,910	149,887	(49,977)
Tap connections	-	83,237	(83,237)
Capital outlay	190,477	51,155	139,322
Debt service, debt issuance costs	-	1,200	(1,200)
Total expenditures	<u>2,553,571</u>	<u>2,588,686</u>	<u>(35,115)</u>
Deficiency of Revenues Over Expenditures	(394,671)	(22,339)	372,332
Fund Balance, Beginning of Year	<u>4,692,952</u>	<u>4,692,952</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ 4,298,281</u>	<u>\$ 4,670,613</u>	<u>\$ 372,332</u>

Harris County Municipal Utility District No. 370
Notes to Required Supplementary Information
August 31, 2022

Budgets and Budgetary Accounting

An annual operating budget is prepared for the general fund by the District's consultants. The budget reflects resources expected to be received during the year and expenditures expected to be incurred. The Board of Directors is required to adopt the budget prior to the start of its fiscal year. The budget is not a spending limitation (a legally restricted appropriation). The original budget of the general fund was not amended during fiscal 2022.

The District prepares its annual operating budget on a basis consistent with accounting principles generally accepted in the United States of America. The Budgetary Comparison Schedule - General Fund presents the original and revised budget amounts, if revised, compared to the actual amounts of revenues and expenditures for the current year.

Other Information

Harris County Municipal Utility District No. 370
Other Schedules Included Within This Report
August 31, 2022

(Schedules included are checked or explanatory notes provided for omitted schedules.)

- [X] Notes Required by the Water District Accounting Manual
See "Notes to Financial Statements," Pages 14-27
- [X] Schedule of Services and Rates
- [X] Schedule of General Fund Expenditures
- [X] Schedule of Temporary Investments
- [X] Analysis of Taxes Levied and Receivable
- [X] Schedule of Long-term Debt Service Requirements by Years
- [X] Changes in Long-term Bonded Debt
- [X] Comparative Schedule of Revenues and Expenditures – General Fund and Debt Service Fund –
Five Years
- [X] Board Members, Key Personnel and Consultants

Harris County Municipal Utility District No. 370

Schedule of Services and Rates

Year Ended August 31, 2022

1. Services provided by the District:

<input checked="" type="checkbox"/> Retail Water	<input type="checkbox"/> Wholesale Water	<input checked="" type="checkbox"/> Drainage
<input checked="" type="checkbox"/> Retail Wastewater	<input type="checkbox"/> Wholesale Wastewater	<input type="checkbox"/> Irrigation
<input type="checkbox"/> Parks/Recreation	<input type="checkbox"/> Fire Protection	<input checked="" type="checkbox"/> Security
<input checked="" type="checkbox"/> Solid Waste/Garbage	<input type="checkbox"/> Flood Control	<input type="checkbox"/> Roads
<input checked="" type="checkbox"/> Participates in joint venture, regional system and/or wastewater service (other than emergency interconnect)		
<input type="checkbox"/> Other _____		

2. Retail service providers

a. Retail rates for a 5/8" meter (or equivalent):

	Minimum Charge	Minimum Usage	Flat Rate Y/N	Rate Per 1,000 Gallons Over Minimum	Usage Levels
Water:	\$ 17.50	10,000	N	\$ 1.00	10,001 to 15,000
				\$ 1.30	15,001 to 20,000
				\$ 1.70	20,001 to 30,000
				\$ 2.10	30,001 to No Limit
Wastewater:	\$ 34.07	1	Y		
Regional water fee:	\$ 4.10	1	N	\$ 4.10	1,001 to No Limit

Does the District employ winter averaging for wastewater usage?

Yes No

Total charges per 10,000 gallons usage (including fees):

Water \$ 58.50

Wastewater \$ 34.07

b. Water and wastewater retail connections:

<u>Meter Size</u>	<u>Total Connections</u>	<u>Active Connections</u>	<u>ESFC Factor</u>	<u>Active ESFC*</u>
Unmetered	-	-	x1.0	-
≤ 3/4"	759	755	x1.0	755
1"	782	777	x2.5	1,943
1 1/2"	5	5	x5.0	25
2"	-	-	x8.0	-
3"	-	-	x15.0	-
4"	-	-	x25.0	-
6"	-	-	x50.0	-
8"	1	1	x80.0	80
10"	-	-	x115.0	-
Total water	1,547	1,538		2,803
Total wastewater	1,487	1,479	x1.0	1,479

3. Total water consumption (in thousands) during the fiscal year:

Gallons pumped into the system:	250,147
Gallons billed to customers:	230,241
Water accountability ratio (gallons billed/gallons pumped):	92.04%

*"ESFC" means equivalent single-family connections

Harris County Municipal Utility District No. 370
Schedule of General Fund Expenditures
Year Ended August 31, 2022

Personnel (including benefits)		\$ -
Professional Fees		
Auditing	\$ 21,200	
Legal	80,093	
Engineering	31,877	
Financial advisor	-	133,170
Purchased Services for Resale		
Bulk water and wastewater service purchases		746,478
Regional Water Fee		263,492
Contracted Services		
Bookkeeping	36,574	
General manager	-	
Appraisal district	-	
Tax collector	-	
Security	88,800	
Other contracted services	72,735	198,109
Utilities		55,094
Repairs and Maintenance		604,271
Administrative Expenditures		
Directors' fees	7,650	
Office supplies	11,037	
Insurance	13,870	
Other administrative expenditures	117,330	149,887
Capital Outlay		
Capitalized assets	28,349	
Expenditures not capitalized	22,806	51,155
Tap Connection Expenditures		83,237
Solid Waste Disposal		302,593
Fire Fighting		-
Parks and Recreation		-
Other Expenditures		1,200
Total expenditures		\$ 2,588,686

Harris County Municipal Utility District No. 370
Schedule of Temporary Investments
August 31, 2022

	Interest Rate	Maturity Date	Face Amount	Accrued Interest Receivable
General Fund				
Certificates of Deposit				
No. 91300011965559	0.44%	10/14/22	\$ 240,000	\$ 929
No. 11793	0.50%	10/11/22	240,000	756
No. 440005906	0.10%	03/14/23	240,000	112
No. 4189507	0.25%	03/15/23	240,000	278
No. 2000000120	0.15%	10/10/22	240,000	192
No. 3216000529	0.20%	02/23/23	240,000	249
No. 30028310	0.30%	10/11/22	240,000	400
No. 2004782	0.25%	03/10/23	240,000	286
No. 9009004752	0.30%	11/12/22	240,000	577
No. 6550110874	0.12%	10/10/22	240,000	182
Texas CLASS	2.38%	Demand	2,044,253	-
			4,444,253	3,961
Debt Service Fund				
Certificates of Deposit				
No. 91300011968266	0.41%	11/18/22	240,000	771
No. 36000968	0.25%	11/24/22	240,000	460
Texas CLASS	2.38%	Demand	2,296,933	-
			2,776,933	1,231
Totals			\$ 7,221,186	\$ 5,192

Harris County Municipal Utility District No. 370
Analysis of Taxes Levied and Receivable
Year Ended August 31, 2022

	Maintenance Taxes	Debt Service Taxes
	<u> </u>	<u> </u>
Receivable, Beginning of Year	\$ 3,255	\$ 24,539
Additions and corrections to prior years' taxes	<u>459</u>	<u>3,436</u>
Adjusted receivable, beginning of year	<u>3,714</u>	<u>27,975</u>
 2021 Original Tax Levy	 372,168	 1,736,784
Additions and corrections	<u>21,774</u>	<u>101,613</u>
Adjusted tax levy	<u>393,942</u>	<u>1,838,397</u>
Total to be accounted for	397,656	1,866,372
Tax collections: Current year	(392,686)	(1,832,536)
Prior years	<u>(2,594)</u>	<u>(19,454)</u>
Receivable, end of year	<u>\$ 2,376</u>	<u>\$ 14,382</u>
 Receivable, by Years		
2021	\$ 1,256	\$ 5,861
2020	350	2,627
2019	111	834
2018	111	830
2017	111	829
2016	97	802
2015	97	857
2014	103	877
2013	<u>140</u>	<u>865</u>
Receivable, end of year	<u>\$ 2,376</u>	<u>\$ 14,382</u>

Harris County Municipal Utility District No. 370
Analysis of Taxes Levied and Receivable (Continued)
Year Ended August 31, 2022

	2021	2020	2019	2018
Property Valuations				
Land	\$ 148,715,460	\$ 123,616,184	\$ 120,503,041	\$ 120,661,331
Improvements	524,287,005	519,124,546	528,341,760	544,967,969
Personal property	4,950,158	5,027,949	4,744,941	4,747,509
Exemptions	<u>(21,382,464)</u>	<u>(17,777,583)</u>	<u>(16,521,671)</u>	<u>(15,996,080)</u>
Total property valuations	<u>\$ 656,570,159</u>	<u>\$ 629,991,096</u>	<u>\$ 637,068,071</u>	<u>\$ 654,380,729</u>
 Tax Rates per \$100 Valuation				
Debt service tax rates	\$ 0.2800	\$ 0.3000	\$ 0.3000	\$ 0.3000
Maintenance tax rates*	<u>0.0600</u>	<u>0.0400</u>	<u>0.0400</u>	<u>0.0400</u>
Total tax rates per \$100 valuation	<u>\$ 0.3400</u>	<u>\$ 0.3400</u>	<u>\$ 0.3400</u>	<u>\$ 0.3400</u>
 Tax Levy				
	<u>\$ 2,232,339</u>	<u>\$ 2,141,970</u>	<u>\$ 2,165,983</u>	<u>\$ 2,224,894</u>
 Percent of Taxes Collected to Taxes Levied**				
	<u>99%</u>	<u>99%</u>	<u>99%</u>	<u>99%</u>

*Maximum tax rate approved by voters: \$1.50 on November 2, 1999

**Calculated as taxes collected for a tax year divided by taxes levied for that tax year.

Harris County Municipal Utility District No. 370
Schedule of Long-term Debt Service Requirements by Years
August 31, 2022

Due During Fiscal Years Ending August 31	Refunding Series 2020		
	Principal Due December 1	Interest Due December 1, June 1	Total
2023	\$ 1,575,000	\$ 133,725	\$ 1,708,725
2024	1,435,000	88,575	1,523,575
2025	1,020,000	51,750	1,071,750
2026	1,015,000	21,225	1,036,225
2027	200,000	3,000	203,000
Totals	<u>\$ 5,245,000</u>	<u>\$ 298,275</u>	<u>\$ 5,543,275</u>

Harris County Municipal Utility District No. 370
Schedule of Long-term Debt Service Requirements by Years (Continued)
August 31, 2022

Due During Fiscal Years Ending August 31	Refunding Series 2021		
	Principal Due December 1	Interest Due December 1, June 1	Total
2023	\$ 185,000	\$ 75,975	\$ 260,975
2024	180,000	70,500	250,500
2025	375,000	62,175	437,175
2026	370,000	51,000	421,000
2027	465,000	36,150	501,150
2028	450,000	20,100	470,100
2029	445,000	6,675	451,675
Totals	<u>\$ 2,470,000</u>	<u>\$ 322,575</u>	<u>\$ 2,792,575</u>

Harris County Municipal Utility District No. 370
Schedule of Long-term Debt Service Requirements by Years (Continued)
August 31, 2022

Due During Fiscal Years Ending August 31	Annual Requirements For All Series		
	Total Principal Due	Total Interest Due	Total Principal and Interest Due
2023	\$ 1,760,000	\$ 209,700	\$ 1,969,700
2024	1,615,000	159,075	1,774,075
2025	1,395,000	113,925	1,508,925
2026	1,385,000	72,225	1,457,225
2027	665,000	39,150	704,150
2028	450,000	20,100	470,100
2029	445,000	6,675	451,675
Totals	\$ 7,715,000	\$ 620,850	\$ 8,335,850

Harris County Municipal Utility District No. 370
Changes in Long-term Bonded Debt
Year Ended August 31, 2022

	Bond Issues				Totals
	Refunding Series 2012	Refunding Series 2013	Refunding Series 2020	Refunding Series 2021	
Interest rates	2.25%	2.00% to 4.00%	3.00%	3.00% to 4.00%	
Dates interest payable	December 1/ June 1	December 1/ June 1	December 1/ June 1	December 1/ June 1	
Maturity dates			December 1, 2022/2026	December 1, 2022/2028	
Bonds outstanding, beginning of current year	\$ 565,000	\$ 2,780,000	\$ 6,230,000	\$ -	\$ 9,575,000
Bonds sold during current year	-	-	-	2,470,000	2,470,000
Bonds refunded during current year	-	2,580,000	-	-	2,580,000
Retirements, principal	565,000	200,000	985,000	-	1,750,000
Bonds outstanding, end of current year	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 5,245,000</u>	<u>\$ 2,470,000</u>	<u>\$ 7,715,000</u>
Interest paid during current year	<u>\$ 6,356</u>	<u>\$ 2,000</u>	<u>\$ 172,125</u>	<u>\$ 59,063</u>	<u>\$ 239,544</u>

Paying agent's name and address:

Series 2012 - Wells Fargo Bank, N.A., Dallas, Texas

Series 2013 - Wells Fargo Bank, N.A., Dallas, Texas

Series 2020 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Series 2021 - The Bank of New York Mellon Trust Company, N.A., Dallas, Texas

Bond authority:

	Tax Bonds	Other Bonds	Refunding Bonds
Amount authorized by voters	\$ 45,000,000	0	\$ 45,000,000
Amount issued	\$ 31,285,000	0	\$ 1,897,512
Remaining to be issued	\$ 13,715,000	0	\$ 43,102,488

Debt service fund cash and temporary investment balances as of August 31, 2022: \$ 2,821,468

Average annual debt service payment (principal and interest) for remaining term of all debt: \$ 1,190,836

Harris County Municipal Utility District No. 370
Comparative Schedule of Revenues and Expenditures – General Fund
Five Years Ended August 31,

	Amounts				
	2022	2021	2020	2019	2018
General Fund					
Revenues					
Property taxes	\$ 395,280	\$ 250,712	\$ 255,230	\$ 263,262	\$ 268,204
Water service	443,367	402,116	420,316	400,794	700,529
Sewer service	608,923	597,769	592,401	590,707	612,399
Regional water fee	910,789	743,738	752,494	637,952	528,533
Penalty and interest	29,300	39,891	21,579	37,994	34,826
Tap connection and inspection fees	159,117	-	-	-	-
Investment income	19,571	26,540	101,903	99,363	53,346
Total revenues	<u>2,566,347</u>	<u>2,060,766</u>	<u>2,143,923</u>	<u>2,030,072</u>	<u>2,197,837</u>
Expenditures					
Service operations:					
Purchased services	746,478	779,000	459,549	503,298	640,785
Regional water fee	263,492	103,610	380,124	232,384	177,717
Professional fees	133,170	127,364	117,121	121,001	135,641
Contracted services	500,702	488,942	472,371	501,255	503,448
Utilities	55,094	39,302	57,365	49,636	53,570
Repairs and maintenance	604,271	559,036	511,329	476,556	510,685
Other expenditures	149,887	77,672	74,654	83,358	77,619
Tap connections	83,237	-	-	-	-
Capital outlay	51,155	290,325	25,595	43,343	21,375
Debt service, debt issuance costs	1,200	-	-	-	-
Total expenditures	<u>2,588,686</u>	<u>2,465,251</u>	<u>2,098,108</u>	<u>2,010,831</u>	<u>2,120,840</u>
Excess (Deficiency) of Revenues Over Expenditures	(22,339)	(404,485)	45,815	19,241	76,997
Fund Balance, Beginning of Year	<u>4,692,952</u>	<u>5,097,437</u>	<u>5,051,622</u>	<u>5,032,381</u>	<u>4,955,384</u>
Fund Balance, End of Year	<u>\$ 4,670,613</u>	<u>\$ 4,692,952</u>	<u>\$ 5,097,437</u>	<u>\$ 5,051,622</u>	<u>\$ 5,032,381</u>
Total Active Retail Water Connections	<u>1,538</u>	<u>1,515</u>	<u>1,540</u>	<u>1,538</u>	<u>1,537</u>
Total Active Retail Wastewater Connections	<u>1,479</u>	<u>1,455</u>	<u>1,481</u>	<u>1,479</u>	<u>1,480</u>

Percent of Fund Total Revenues

2022	2021	2020	2019	2018
15.4 %	12.2 %	11.9 %	13.0 %	12.2 %
17.3	19.5	19.6	19.7	31.9
23.7	29.0	27.6	29.1	27.9
35.5	36.1	35.1	31.4	24.0
1.1	1.9	1.0	1.9	1.6
6.2	-	-	-	-
0.8	1.3	4.8	4.9	2.4
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
29.1	37.8	21.4	24.8	29.2
10.3	5.0	17.7	11.5	8.1
5.2	6.2	5.5	6.0	6.2
19.5	23.7	22.0	24.7	22.9
2.2	1.9	2.7	2.4	2.4
23.5	27.1	23.9	23.5	23.2
5.8	3.8	3.5	4.1	3.5
3.2	-	-	-	-
2.0	14.1	1.2	2.1	1.0
0.1	-	-	-	-
<u>100.9</u>	<u>119.6</u>	<u>97.9</u>	<u>99.1</u>	<u>96.5</u>
<u><u>(0.9) %</u></u>	<u><u>(19.6) %</u></u>	<u><u>2.1 %</u></u>	<u><u>0.9 %</u></u>	<u><u>3.5 %</u></u>

Harris County Municipal Utility District No. 370
Comparative Schedule of Revenues and Expenditures – Debt Service Fund
Five Years Ended August 31,

	Amounts				
	2022	2021	2020	2019	2018
Debt Service Fund					
Revenues					
Property taxes	\$ 1,851,990	\$ 1,880,309	\$ 1,914,225	\$ 1,974,024	\$ 2,011,935
Penalty and interest	21,733	13,791	10,999	21,264	10,418
Investment income	16,132	9,988	45,204	68,195	39,502
Other income	14	43	102	108	52
Total revenues	<u>1,889,869</u>	<u>1,904,131</u>	<u>1,970,530</u>	<u>2,063,591</u>	<u>2,061,907</u>
Expenditures					
Current:					
Professional fees	6,911	2,527	2,965	4,727	5,197
Contracted services	42,203	42,289	42,376	42,503	41,291
Other expenditures	7,137	8,733	7,289	7,201	5,590
Debt service:					
Principal retirement	1,750,000	1,720,000	1,690,000	1,660,000	1,645,000
Interest and fees	238,200	271,838	442,945	493,193	538,720
Debt issuance costs	114,838	220,729	6,830	-	-
Debt defeasance	12,000	55,000	-	-	-
Total expenditures	<u>2,171,289</u>	<u>2,321,116</u>	<u>2,192,405</u>	<u>2,207,624</u>	<u>2,235,798</u>
Deficiency of Revenues Over Expenditures	<u>(281,420)</u>	<u>(416,985)</u>	<u>(221,875)</u>	<u>(144,033)</u>	<u>(173,891)</u>
Other Financing Sources (Uses)					
General obligation bonds issued	2,470,000	6,230,000	-	-	-
Premium on debt issued	271,015	477,707	-	-	-
Payments with escrow agent	(2,618,086)	(6,478,499)	-	-	-
Total other financing sources	<u>122,929</u>	<u>229,208</u>	<u>0</u>	<u>0</u>	<u>0</u>
Deficiency of Revenues and Other Financing Sources Over Expenditures and Other Financing Uses	<u>(158,491)</u>	<u>(187,777)</u>	<u>(221,875)</u>	<u>(144,033)</u>	<u>(173,891)</u>
Fund Balance, Beginning of Year	<u>2,977,450</u>	<u>3,165,227</u>	<u>3,387,102</u>	<u>3,531,135</u>	<u>3,705,026</u>
Fund Balance, End of Year	<u>\$ 2,818,959</u>	<u>\$ 2,977,450</u>	<u>\$ 3,165,227</u>	<u>\$ 3,387,102</u>	<u>\$ 3,531,135</u>

Percent of Fund Total Revenues

2022	2021	2020	2019	2018
98.0 %	98.8 %	97.1 %	95.7 %	97.6 %
1.2	0.7	0.6	1.0	0.5
0.8	0.5	2.3	3.3	1.9
0.0	0.0	0.0	0.0	0.0
<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
0.4	0.1	0.2	0.2	0.2
2.2	2.2	2.2	2.1	2.0
0.4	0.5	0.4	0.4	0.3
92.6	90.3	85.6	80.4	79.8
12.6	14.3	22.5	23.9	26.1
6.1	11.6	0.3	-	-
0.6	2.9	-	-	-
<u>114.9</u>	<u>121.9</u>	<u>111.2</u>	<u>107.0</u>	<u>108.4</u>
<u><u>(14.9) %</u></u>	<u><u>(21.9) %</u></u>	<u><u>(11.2) %</u></u>	<u><u>(7.0) %</u></u>	<u><u>(8.4) %</u></u>

Harris County Municipal Utility District No. 370
Board Members, Key Personnel and Consultants
Year Ended August 31, 2022

Complete District mailing address:	Harris County Municipal Utility District No. 370 c/o Schwartz, Page & Harding, L.L.P. 1300 Post Oak Boulevard, Suite 2400 Houston, Texas 77056	
District business telephone number:	713.623.4531	
Submission date of the most recent District Registration Form (TWC Sections 36.054 and 49.054):		July 22, 2020
Limit on fees of office that a director may receive during a fiscal year:		\$ 7,200

Board Members	Term of Office Elected & Expires	Fees*	Expense Reimbursements	Title at Year-end
Steven Reyenga	Elected 05/22- 05/26	\$ 1,800	\$ 241	President
Harold Cobb	Elected 05/22- 05/26	1,800	155	Vice President
Mike Ecklund	Elected 05/20- 05/24	2,100	1,826	Secretary
Linda Myers	Elected 05/20- 05/24	1,500	365	Assistant Secretary
Chuck Werninger	Appointed 03/22- 05/24	0	0	Assistant Secretary
Emily Pruiett	Appointed 05/18- 01/22	450	57	Resigned

*Fees are the amounts actually paid to a director during the District's fiscal year.

Harris County Municipal Utility District No. 370
Board Members, Key Personnel and Consultants (Continued)
Year Ended August 31, 2022

Consultants	Date Hired	Fees and Expense Reimbursements	Title
B&A Municipal Tax Service, LLC	10/01/11	\$ 38,982	Tax Assessor/ Collector
Benchmark Engineering Corporation	01/10/00	77,637	Engineer
FORVIS, LLP	08/14/00	23,700	Auditor
Harris County Appraisal District	Legislative Action	16,053	Appraiser
Masterson Advisors LLC	05/14/18	27,484	Financial Advisor
Municipal Accounts & Consulting, L.P.	04/14/03	43,959	Bookkeeper
Schwartz, Page & Harding, L.L.P.	09/08/99	95,630 30,268	General Counsel Bond Counsel
TNG Utility Corp.	06/01/12	484,391	Operator
Ted A. Cox, P.C.	04/14/03	6,911	Delinquent Tax Attorney
Investment Officers			
Mark. M. Burton and Ghia Lewis	07/12/04	N/A	Bookkeepers