

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2018



District Management Services, LLC
2005 Pan Am Circle ~ Suite 120 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

The Heights Community Development District

Balance Sheet

As of 7/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Capital Projects Fund Series 2017	General Fixed Assets Account Group	Total
Assets					
Cash In Bank					
Cash - Valley National	440	0	0	0	440
Other	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Cash In Bank	440	0	0	0	440
Investments--Current					
Investments - Interest 2017 (1001)	0	0	0	0	0
Investments - Reserve 2017 (1003)	0	703,600	0	0	703,600
Investments - Construction 2017 (1005)	0	0	2,725,735	0	2,725,735
Investments - Capitalized Interest 2017 (1007)	0	1,594,223	0	0	1,594,223
Total Investments--Current	<u>0</u>	<u>2,297,823</u>	<u>2,725,735</u>	<u>0</u>	<u>5,023,559</u>
Accounts Receivable					
Accounts Receivable--Other	<u>7,623</u>	<u>329,049</u>	<u>0</u>	<u>0</u>	<u>336,672</u>
Total Accounts Receivable	7,623	329,049	0	0	336,672
Prepaid Items					
Prepaid Items - Misc	0	0	0	0	0
Prepaid Insurance--Professional Liability	<u>729</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>729</u>
Total Prepaid Items	729	0	0	0	729
Due From Other Funds					
Due From Capital Projects Fund	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Due From Other Funds	0	0	0	0	0
Improvements Other Than Buildings--Net					
Cost of Issuance	<u>0</u>	<u>0</u>	<u>0</u>	<u>70,724</u>	<u>70,724</u>
Total Improvements Other Than Buildings--Net	0	0	0	70,724	70,724
Equipment & Furniture--Net					
Furniture, Fixtures & Equipment	<u>0</u>	<u>0</u>	<u>0</u>	<u>6,056</u>	<u>6,056</u>
Total Equipment & Furniture--Net	0	0	0	6,056	6,056
Construction Work In Progress					
Construction Work In Progress	0	0	0	15,328,931	15,328,931
CIP- Redevelopment 2	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Construction Work In Progress	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,328,931</u>	<u>15,328,931</u>
Total Assets	<u>8,792</u>	<u>2,626,872</u>	<u>2,725,735</u>	<u>15,405,711</u>	<u>20,767,110</u>

The Heights Community Development District

Balance Sheet

As of 7/31/2018

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Capital Projects Fund Series 2017	General Fixed Assets Account Group	Total
Liabilities					
Accounts Payable					
Accounts Payable	31,466	0	0	0	31,466
Accounts Payable - Other	<u>2,046</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>2,046</u>
Total Accounts Payable	33,512	0	0	0	33,512
Accrued Expenses Payable					
Accrued Expenses Payable	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Accrued Expenses Payable	0	0	0	0	0
Other Current Liabilities					
Deferred Revenue	<u>67,030</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>67,030</u>
Total Other Current Liabilities	67,030	0	0	0	67,030
Due To Other Funds					
Due To General Fund	0	0	0	0	0
Due to Meritus	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Due To Other Funds	0	0	0	0	0
Total Liabilities	<u>100,542</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>100,542</u>
Fund Equity & Other Credits Contributed Capital					
Investment In General Fixed Assets					
Investment In General Fixed Assets	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,405,711</u>	<u>15,405,711</u>
Total Investment In General Fixed Assets	0	0	0	15,405,711	15,405,711
Fund Balance--All Other Reserves					
Fund Balance--All Other Reserves	<u>(102,180)</u>	<u>3,482,092</u>	<u>15,500,523</u>	<u>0</u>	<u>18,880,436</u>
Total Fund Balance--All Other Reserves	(102,180)	3,482,092	15,500,523	0	18,880,436
Fund Balance--Unreserved					
Fund Balance--Unreserved	12,437	0	0	0	12,437
Other	<u>(2,008)</u>	<u>(855,220)</u>	<u>(12,774,788)</u>	<u>0</u>	<u>(13,632,016)</u>
Total Fund Balance--Unreserved	10,429	(855,220)	(12,774,788)	0	(13,619,578)
Total Fund Equity & Other Credits Contributed Capital	<u>(91,750)</u>	<u>2,626,872</u>	<u>2,725,735</u>	<u>15,405,711</u>	<u>20,666,569</u>
Total Liabilities & Fund Equity	<u>8,792</u>	<u>2,626,872</u>	<u>2,725,735</u>	<u>15,405,711</u>	<u>20,767,110</u>

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

001 - General Fund

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments-Service Charges				
Operations & Maintenance Assmts - Off-Roll	48,552.00	0.00	(48,552.00)	(100.00)%
Interest Earnings				
Interest Earnings	0.00	1.45	1.45	0.00%
Contributions & Donations From Private Sources				
Developer Contributions	0.00	56,443.46	56,443.46	0.00%
Total Revenues	<u>48,552.00</u>	<u>56,444.91</u>	<u>7,892.91</u>	<u>16.26%</u>
Expenditures				
Legislative				
Supervisor Fees	4,000.00	0.00	4,000.00	100.00%
Financial & Administrative				
District Management & Accounting Services	32,000.00	10,000.00	22,000.00	68.75%
District Engineer	3,000.00	5,525.00	(2,525.00)	(84.17)%
Auditing Services	0.00	1,000.00	(1,000.00)	0.00%
Postage, Phone, Faxes, Copies	0.00	50.06	(50.06)	0.00%
Public Officials Insurance	1,577.00	1,093.20	483.80	30.68%
Legal Advertising	1,000.00	4,809.78	(3,809.78)	(380.98)%
Bank Fees	300.00	138.00	162.00	54.00%
Dues, Licenses & Fees	175.00	225.00	(50.00)	(28.57)%
Office Supplies	0.00	99.61	(99.61)	0.00%
Legal Counsel				
District Counsel	4,000.00	14,509.95	(10,509.95)	(262.75)%
Other Physical Environment				
Decorative Light Maintenance	0.00	8,528.17	(8,528.17)	0.00%
Property & Casualty Insurance	2,500.00	0.00	2,500.00	100.00%
Landscape Maintenance	0.00	10,624.00	(10,624.00)	0.00%
Miscellaneous Landscape	0.00	1,850.00	(1,850.00)	0.00%
Total Expenditures	<u>48,552.00</u>	<u>58,452.77</u>	<u>(9,900.77)</u>	<u>(20.39)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(2,007.86)</u>	<u>(2,007.86)</u>	<u>0.00%</u>
Fund Balance, Beginning of Period	<u>0.00</u>	<u>(89,742.17)</u>	<u>(89,742.17)</u>	<u>0.00%</u>
Fund Balance, End of Period	<u><u>0.00</u></u>	<u><u>(91,750.03)</u></u>	<u><u>(91,750.03)</u></u>	<u><u>0.00%</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

200 - Debt Service Fund Series 2017

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	23,264.62	23,264.62	0.00%
Total Revenues	0.00	23,264.62	23,264.62	0.00%
Expenditures				
Debt Service Payments				
Interest Payments	0.00	878,484.45	(878,484.45)	0.00%
Total Expenditures	0.00	878,484.45	(878,484.45)	0.00%
Excess of Revenues Over (Under) Expenditures	0.00	(855,219.83)	(855,219.83)	0.00%
Fund Balance, Beginning of Period				
	0.00	3,482,092.20	3,482,092.20	0.00%
Fund Balance, End of Period	0.00	2,626,872.37	2,626,872.37	0.00%

The Heights Community Development District

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

300 - Capital Projects Fund Series 2017

From 10/1/2017 Through 7/31/2018

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0.00	57,017.65	57,017.65	0.00%
Total Revenues	0.00	57,017.65	57,017.65	0.00%
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0.00	12,831,805.55	(12,831,805.55)	0.00%
Total Expenditures	0.00	12,831,805.55	(12,831,805.55)	0.00%
Excess of Revenues Over (Under) Expenditures	0.00	(12,774,787.90)	(12,774,787.90)	0.00%
Fund Balance, Beginning of Period	0.00	15,500,523.18	15,500,523.18	0.00%
Fund Balance, End of Period	0.00	2,725,735.28	2,725,735.28	0.00%

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Bank Balance	440.18
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	440.18
Balance Per Books	<u>440.18</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**The Heights Community Development District
Reconcile Cash Accounts**

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1265	12/6/2017	System Generated Check/Voucher	0.00	Meritus Districts
1282	6/22/2018	System Generated Check/Voucher	1,822.00	Egis Insurance Advisors, LLC
1283	7/1/2018	System Generated Check/Voucher	300.00	Landmark Engineering & Surveying Corporation
1284	7/1/2018	System Generated Check/Voucher	1,004.70	Meritus Districts
1285	7/1/2018	System Generated Check/Voucher	2,255.00	Molloy & James
1286	7/1/2018	System Generated Check/Voucher	1,400.00	Payne's Environmental Services, LLC
1287	7/1/2018	System Generated Check/Voucher	420.00	Times Publishing Company
1288	7/13/2018	System Generated Check/Voucher	300.00	Landmark Engineering & Surveying Corporation
1289	7/13/2018	System Generated Check/Voucher	4,239.95	Meritus Districts
1290	7/13/2018	System Generated Check/Voucher	8,065.00	Molloy & James
1265	7/18/2018	System Generated Check/Voucher	0.00	Meritus Districts
1291	7/20/2018	System Generated Check/Voucher	508.00	Times Publishing Company
Cleared Checks/Vouchers			20,314.65	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 07/31/2018
Reconciliation Date: 7/31/2018
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR023	7/31/2018	July Bank Activity	<u>0.48</u>
Cleared Deposits				<u>0.48</u>



THE HEIGHTS COMMUNITY DEVELOPMENT
 2005 PAN AM CIR STE 120 DIS 0
 TAMPA FL 33607-2529

Page: 1
 Chks Paid: 10
 Statement Date: 07/31/18
 Account Number:

***** Government Interest Checking 500165949 *****
 Non-Check Transactions

Date	Description	Amount
07/31	Interest Credited Deposit	.48

Checks in Order

Date	Number	Amount	Date	Number	Amount
07/05	1282	1,822.00	07/10	1287	420.00
07/09	1283	300.00	07/24	1288	300.00
07/03	1284	1,004.70	07/18	1289	4,239.95
07/09	1285	2,255.00	07/24	1290	8,065.00
07/06	1286	1,400.00	07/31	1291	508.00

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
06/29	20,754.35	07/06	16,527.65	07/18	9,312.70
07/03	19,749.65	07/09	13,972.65	07/24	947.70
07/05	17,927.65	07/10	13,552.65	07/31	440.18

Interest Rate Summary

DATE	0-	\$4,999	\$24,999	\$25,000 and up
06/30	0.000%	0.050%	0.100%	

Account Summary

Previous Statement Date: 06/29/18

Beginning	Interest	Service	Ending
Balance	+ Deposits	+ Paid - Withdrawals - Charge	= Balance
20,754.35	.00	.48 20,314.65	.00 440.18

Statement from 06/30/18 Thru 07/31/18 Average Stmt Balance 11,081.77
 Interest Earned .48 *Annual Percentage Yield Earned 0.05%
 YTD Interest Paid 1.28

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/5/2018

AMOUNT: \$1,822.00

One Thousand Eight Hundred Twenty Two Dollars

PAY TO THE ORDER OF: Egg Nutrition Advice, LLC
16000 ZIMMERMAN RD
TAMPA, FL 33613
USA

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1282, Amount: \$1,822.00, Date: 7/5

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/9/2018

AMOUNT: \$300.00

Three Hundred and 00/100 Dollars

PAY TO THE ORDER OF: Landmark Engineering & Surveying Corporation
8516 Palm River Road
Tampa, FL 33610-4315

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1283, Amount: \$300.00, Date: 7/9

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/3/2018

AMOUNT: \$1,004.70

One Thousand Four and 70/100 Dollars

PAY TO THE ORDER OF: Meritus Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1284, Amount: \$1,004.70, Date: 7/3

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/9/2018

AMOUNT: \$2,255.00

Two Thousand Two Hundred Fifty Five and 00/100 Dollars

PAY TO THE ORDER OF: Nolley & James
325 S. Boulevard
Tampa, FL 33606
USA

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1285, Amount: \$2,255.00, Date: 7/9

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/6/2018

AMOUNT: \$1,400.00

One Thousand Four Hundred and 00/100 Dollars

PAY TO THE ORDER OF: Payne's Environmental Services, LLC
5817 Conway Blvd
Tampa, FL 33619
USA

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1286, Amount: \$1,400.00, Date: 7/6

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-873-7300

DATE: 7/10/2018

AMOUNT: \$420.00

Four Hundred Twenty and 00/100 Dollars

PAY TO THE ORDER OF: Times Publishing Company
Times Bay Times
Post 3396
PO Box 123306
Dallas, TX 75212-3396

7/1/2018

ENDORSE HERE: *[Signature]*

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1287, Amount: \$420.00, Date: 7/10

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-973-7300

USPS PERMIT NO. 82-144783

DATE 1288
12/8

AMOUNT \$ 300.00

***Three Hundred and 00/100 Dollars

PAY TO THE ORDER OF
Landmark Engineering & Surveying Corporation
3814 Palm River Road
Tampa, FL 33619-4315

7/13/2018

FOR DEPOSIT ONLY
13206601
MOLLOY AND JAMES
63144300

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* FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1288, Amount: \$300.00, Date: 7/24

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-973-7300

USPS PERMIT NO. 82-144783

DATE 1289
12/9

AMOUNT \$ 4,239.95

***Four Thousand Two Hundred Thirty Nine and 95/100 Dollars

PAY TO THE ORDER OF
Merill's Districts
2005 Pan Am Circle
Suite 120
Tampa, FL 33607

7/13/2018

FOR DEPOSIT ONLY
13206601
MOLLOY AND JAMES
63144300

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* FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1289, Amount: \$4,239.95, Date: 7/18

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-973-7300

USPS PERMIT NO. 82-144783

DATE 1290
12/0

AMOUNT \$ 8,065.00

***Eight Thousand Sixty Five and 00/100 Dollars

PAY TO THE ORDER OF
Molloy & James
325 S. Boulevard
Tampa, FL 33606,
USA

7/13/2018

FOR DEPOSIT ONLY
13206601
MOLLOY AND JAMES
63144300

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* FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1290, Amount: \$8,065.00, Date: 7/24

THE HEIGHTS CDD
2005 PAN AM CIRCLE, SUITE 120
TAMPA, FL 33607
813-973-7300

USPS PERMIT NO. 82-144783

DATE 1291
12/1

AMOUNT \$ 508.00

***Five Hundred Eight and 00/100 Dollars

PAY TO THE ORDER OF
Times Publishing Company
Times Day Times
Dept 3399
P.O. Box 123366
Dallas, TX 75342-3396

7/20/2018

FOR DEPOSIT ONLY
13206601
MOLLOY AND JAMES
63144300

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE
* FEDERAL RESERVE BOARD OF GOVERNORS REG. CO.

Check#: 1291, Amount: \$508.00, Date: 7/31