

# The Heights Community Development District

Financial Statements  
(Unaudited)

Period Ending  
November 30, 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 11/30/2018  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	Total
<b>Assets</b>							
Cash - Valley National	907	0	0	0	0	0	907
Investments - Interest 1001 Series 2017	0	0	0	0	0	0	0
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	1,598,076	0	0	1,598,076
Investments - Capitalized Interest 1007 Series 2017	0	1,606,562	0	0	0	0	1,606,562
Investments - Debt Service Reserve 4002 Series 2018	0	0	244,550	0	0	0	244,550
Investments - Aquisition & Construction 4004 Series 2018	0	0	0	0	7,104,405	0	7,104,405
Investments - Capitalized Interest 4005 Series 2018	0	0	517,367	0	0	0	517,367
Accounts Receivable-Other	0	265,021	0	0	0	0	265,021
Due From Capital Projects Fund	0	0	0	0	0	0	0
Prepaid Items - Misc	0	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	2,292	0	0	0	0	0	2,292
Prepaid Insurance-Professional Liability	1,875	0	0	0	0	0	1,875
Prepaid Trustee Fees	3,030	0	0	0	0	0	3,030
Furniture, Fixtures & Equipment	0	0	0	0	0	6,056	6,056
Cost of Issuance	0	0	0	0	0	70,724	70,724
Construction Work In Progress	0	0	0	0	0	16,474,619	16,474,619
CIP- Redevelopment 2	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
<b>Total Assets</b>	<b>8,104</b>	<b>2,575,183</b>	<b>761,917</b>	<b>1,598,076</b>	<b>7,104,405</b>	<b>16,551,399</b>	<b>3,599,084</b>
<b>Liabilities</b>							
Accounts Payable	15,528	0	0	0	0	0	15,528
Accounts Payable - Other	2,046	0	0	0	0	0	2,046
Retainage Payable	0	0	0	298,407	0	0	298,407
Due To General Fund	0	0	0	0	0	0	0
Due to Meritus	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0

The Heights Community Development District

Balance Sheet  
As of 11/30/2018  
(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	Total
Total Liabilities	<u>17,574</u>	<u>0</u>	<u>0</u>	<u>298,407</u>	<u>0</u>	<u>0</u>	<u>315,981</u>
Fund Equity & Other Credits Contributed Capital							
Fund Balance-All Other Reserves	19,510	2,568,761	760,636	1,154,635	7,103,059	0	1,606,600
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	(27,209)	0	0	0	0	0	(27,209)
Investment In General Fixed Assets	0	0	0	0	0	16,551,399	5,551,399
Other	<u>(1,771)</u>	<u>6,422</u>	<u>1,281</u>	<u>(683,996)</u>	<u>1,346</u>	<u>0</u>	<u>(676,717)</u>
Total Fund Equity & Other Credits Contributed Capital	<u>(9,470)</u>	<u>2,575,183</u>	<u>761,917</u>	<u>470,639</u>	<u>7,104,405</u>	<u>16,551,399</u>	<u>7,454,073</u>
Total Liabilities & Fund Equity	<u>8,104</u>	<u>2,575,183</u>	<u>761,917</u>	<u>769,046</u>	<u>7,104,405</u>	<u>16,551,399</u>	<u>7,770,054</u>

# The Heights Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	24,133	(174,519)	(88)%
<b>Total Revenues</b>	<b>198,652</b>	<b>24,133</b>	<b>(174,519)</b>	<b>(88)%</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	5,333	44,667	89 %
District Engineer	3,000	1,125	1,875	63 %
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	673	9,327	93 %
Auditing Services	8,000	0	8,000	100 %
Postage, Phone, Faxes, Copies	100	46	54	54 %
Public Officials Insurance	1,577	375	1,202	76 %
Legal Advertising	1,000	999	1	0 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	0	1,450	(1,450)	0 %
Legal Counsel				
District Counsel	6,000	446	5,554	93 %
Other Physical Environment				
Contingency Expense	80,000	0	80,000	100 %
Decorative Light Maintenance	5,000	0	5,000	100 %
Property & Casualty Insurance	2,500	458	2,042	82 %
Landscape Maintenance	15,000	3,600	11,400	76 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	11,223	(11,223)	0 %
<b>Total Expenditures</b>	<b>198,652</b>	<b>25,904</b>	<b>172,748</b>	<b>87 %</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>(1,771)</b>	<b>(1,771)</b>	<b>0 %</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>(7,700)</b>	<b>(7,700)</b>	<b>0 %</b>

# The Heights Community Development District

## Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	<u>0</u>	<u>(9,470)</u>	<u>(9,470)</u>	<u>0 %</u>

# The Heights Community Development District

## Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	6,422	6,422	0 %
Total Revenues	<u>0</u>	<u>6,422</u>	<u>6,422</u>	<u>0 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	1,047,200	0	1,047,200	100 %
Total Expenditures	<u>1,047,200</u>	<u>0</u>	<u>1,047,200</u>	<u>100 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1,047,200)</u>	<u>6,422</u>	<u>1,053,622</u>	<u>(101)%</u>
<b>Fund Balance, Beginning of Period</b>				
	0	2,568,761	2,568,761	0 %
<b>Fund Balance, End of Period</b>	<u><u>(1,047,200)</u></u>	<u><u>2,575,183</u></u>	<u><u>3,622,383</u></u>	<u><u>(346)%</u></u>

# The Heights Community Development District

## Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	1,281	1,281	0 %
Total Revenues	0	1,281	1,281	0 %
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	409,231	0	409,231	100 %
Total Expenditures	409,231	0	409,231	100 %
Excess of Revenues Over (Under) Expenditures	(409,231)	1,281	410,512	(100)%
Fund Balance, Beginning of Period	0	760,636	760,636	0 %
Fund Balance, End of Period	(409,231)	761,917	1,171,148	(286)%

# The Heights Community Development District

## Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,042	6,042	0 %
Total Revenues	<u>0</u>	<u>6,042</u>	<u>6,042</u>	<u>0 %</u>
Expenditures				
Other Physical Environment Improvements Other Than Buildings	0	690,038	(690,038)	0 %
Total Expenditures	<u>0</u>	<u>690,038</u>	<u>(690,038)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(683,996)</u>	<u>(683,996)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,154,635	1,154,635	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>470,639</u></u>	<u><u>470,639</u></u>	<u><u>0 %</u></u>



# The Heights Community Development District

## Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2018 Through 11/30/2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	11,951	11,951	0 %
<b>Total Revenues</b>	<b>0</b>	<b>11,951</b>	<b>11,951</b>	<b>0 %</b>
<b>Expenditures</b>				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	4,830	(4,830)	0 %
<b>Total Expenditures</b>	<b>0</b>	<b>10,605</b>	<b>(10,605)</b>	<b>0 %</b>
<b>Excess of Revenues Over (Under) Expenditures</b>	<b>0</b>	<b>1,346</b>	<b>1,346</b>	<b>0 %</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>7,103,059</b>	<b>7,103,059</b>	<b>0 %</b>
<b>Fund Balance, End of Period</b>	<b>0</b>	<b>7,104,405</b>	<b>7,104,405</b>	<b>0 %</b>

The Heights Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National  
Reconciliation ID: 11/30/2018  
Reconciliation Date: 11/30/2018  
Status: Locked

Bank Balance	13,662.30
Less Outstanding Checks/Vouchers	12,755.78
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	906.52
Balance Per Books	<u>906.52</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: 11/30/2018**  
**Reconciliation Date: 11/30/2018**  
**Status: Locked**

**Outstanding Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1306	11/26/2018	System Generated Check/Voucher	2,316.00	Breit Turf Management
1308	11/26/2018	System Generated Check/Voucher	5,400.00	K. Johnson's Lawn & Landscaping, Inc.
1311	11/26/2018	System Generated Check/Voucher	999.15	Times Publishing Company
1312	11/26/2018	System Generated Check/Voucher	4,040.63	US Bank
Outstanding Checks/Vouchers			12,755.78	

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

**Detail**

**Cash Account: 10102 Cash - Valley National**  
**Reconciliation ID: 11/30/2018**  
**Reconciliation Date: 11/30/2018**  
**Status: Locked**

**Cleared Checks/Vouchers**

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1307	11/26/2018	System Generated Check/Voucher	5,000.00	Egis Insurance Advisors, LLC
1309	11/26/2018	System Generated Check/Voucher	5,379.44	Meritus Districts
1310	11/26/2018	System Generated Check/Voucher	715.00	Molloy & James
Cleared Checks/Vouchers			<u>11,094.44</u>	

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

**Detail**

**Cash Account: 10102 Cash - Valley National**  
**Reconciliation ID: 11/30/2018**  
**Reconciliation Date: 11/30/2018**  
**Status: Locked**

**Cleared Deposits**

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR037	11/19/2018	Soho-Capital Wire	24,132.92
	CR039	11/30/2018	November Bank Activity	<u>0.39</u>
Cleared Deposits				24,133.31
				<u><u>                  </u></u>



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

DIS 0

Page: 1
Chks Paid: 3
Statement Date: 11/30/18
Account Number:

If you need to change your address please indicate to the right any changes of address. Cut at the dotted line and return this form to: Valley National Bank, Customer Service Department, 1445 Valley Road, Wayne, NJ 07470

Street:
City, State, Zip:
Signature:

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

Table with 3 columns: Date, Description, Amount. Includes entries for 11/19 and 11/30.

Checks in Order

Table with 6 columns: Date, Number, Amount, Date, Number, Amount. Includes entries for 11/30, 11/29, and 11/30.

(\* ) Check Number Missing or Check Converted to Electronic Transaction and Listed Under Non-Check Transactions

Daily Balance Summary

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Shows balances for 10/31, 11/19, and 11/30.

Interest Rate Summary

Table with 5 columns: DATE, 0-, \$4,999, \$24,999, \$25,000 and up. Shows interest rates for 11/01.

Account Summary

Previous Statement Date: 10/31/18

Table with 7 columns: Beginning Balance, Deposits, Interest Paid, Withdrawals, Service Charge, Ending Balance. Shows account activity for 11/30/18.

Statement from 11/01/18 Thru 11/30/18

Interest Earned .39
YTD Interest Paid 2.59

Average Stmt Balance

\*Annual Percentage Yield Earned 0.05%

Please review other side for important information.
Report lost or stolen Valley Visa® Debit Card to: 888-379-9903





THE HEIGHTS CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607  
815-875-7330

DATE: 1307  
1307

AMOUNT: \$5,000.00

11/26/2018

Pay to the order of  
Egls Insurance Advisors, LLC  
Lockbox 234021  
PO Box 8421  
Chicago, IL 60689-4002  
USA

① FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

② PAY TO THE ORDER OF  
FOR DEPOSIT ONLY  
Egls Insurance Advisors, LLC  
PO BOX 8421  
CHICAGO, IL 60689-4002

③ DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
\* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check#: 1307, Amount: \$5,000.00, Date: 11/30

THE HEIGHTS CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607  
815-875-7330

DATE: 1309  
1309

AMOUNT: \$5,379.44

11/29/2018

Pay to the order of  
Gulfstream Districts  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

① FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

② PAY TO THE ORDER OF  
FOR DEPOSIT ONLY  
Gulfstream Districts  
2005 Pan Am Circle  
Suite 120  
Tampa, FL 33607

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\* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check#: 1309, Amount: \$5,379.44, Date: 11/29

THE HEIGHTS CDD  
2005 PAN AM CIRCLE, SUITE 120  
TAMPA, FL 33607  
815-875-7330

DATE: 1310  
1310

AMOUNT: \$715.00

11/26/2018

Pay to the order of  
Molloy & James  
125 S. DuSable  
Tampa, FL 33606  
USA

① FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

② PAY TO THE ORDER OF  
FOR DEPOSIT ONLY  
Molloy & James  
125 S. DuSable  
Tampa, FL 33606

③ DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
\* FEDERAL RESERVE BOARD OF GOVERNORS REG. CC

Check#: 1310, Amount: \$715.00, Date: 11/30