Financial Statements (Unaudited)

Period Ending March 31, 2019



District Management Services, LLC 2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607 Phone (813) 873-7300 ~ Fax (813) 873-7070

Balance Sheet As of 3/31/2019 (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
Assets							
Cash - Valley National	588	0	0	0	0	0	588
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	0	0	0	0
Investments - Capitalized Interest 1007 Series 2017	0	1,095,998	0	0	0	0	1,095,998
Investments - Interest Sub Account 4000 Series 2018	0	0	0	0	0	0	0
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	7,073,047	0	7,073,047
Investments - Capitalized Interest 4005 Series 2018	0	0	415,023	0	0	0	415,023
Accounts Receivable-Other	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0
Prepaid Items - Misc	584	0	0	0	0	0	584
Prepaid Insurance-Gen Liab	1,375	0	0	0	0	0	1,375
Prepaid Insurance-Professional Liability	1,125	0	0	0	0	0	1,125
Prepaid Trustee Fees	1,684	0	0	0	0	0	1,684
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	18,156,283	3,156,283
CIP- Redevelopment 2	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total Assets	5,355	1,799,598	659,573	0	7,073,047	18,233,063	7,770,636
Liabilities							
Accounts Payable	450	0	0	0	0	0	450
Accounts Payable - Other	2,046	0	0	0	0	0	2,046
Retainage Payable	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0
Due to Meritus	0	0	0	0	0	0	0

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Balance Sheet As of 3/31/2019 (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
Deferred Revenue	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0
Total Liabilities	2,496	0	0	0	0	0	2,496
Fund Equity & Other Credits Contributed Capital							
Fund Balance-All Other Reserves	0	(265,021)	0	(12,113)	0	0	(277,134)
Retained Earnings-Reserved	0	0	0	0	0	0	0
Fund Balance-Unreserved	(96,628)	0	0	0	0	0	(96,628)
Investment In General Fixed Assets	0	0	0	0	0	18,233,063	3,233,063
Other	99,488	2,064,619	659,573	12,113	7,073,047	0	9,908,840
Total Fund Equity & Other Credits Contributed Capital	2,860	1,799,598	659,573	0	7,073,047	18,233,063	7,768,141
Total Liabilities & Fund Equity	5,355	1,799,598	659,573	0	7,073,047	18,233,063	7,770,636

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	1	1	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	65,655	(132,997)	(67)%
Total Revenues	198,652	65,656	(132,996)	(67)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative	,		,	
District Management & Accounting Services	50,000	16,000	34,000	69 %
District Engineer	3,000	2,625	375	13 %
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	2,020	7,980	80 %
Auditing Services	8,000	3,046	4,954	62 %
Postage, Phone, Faxes, Copies	100	107	(7)	(7)%
Public Officials Insurance	1,577	1,125	452	29 %
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	2,950	(2,950)	0 %
Legal Counsel		,	(, ,	
District Counsel	6,000	996	5,004	83 %
Other Physical Environment	,,,,,,		-,	
Contingency Expense	80,000	0	80,000	100 %
Decorative Light	5,000	0	5,000	100 %
Maintenance	,,,,,,		-,	
Property & Casualty Insurance	2,500	1,375	1,125	46 %
Landscape Maintenance	15,000	12,000	3,000	20 %
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	12,263	(12,263)	0 %
Total Expenditures	198,652	55,681	142,971	72 %
Excess of Revenues Over (Under) Expenditures	0	9,975	9,975	0 %
Fund Balance, Beginning of Period				
	0	(7,116)	(7,116)	0 %

Statement of Revenues and Expenditures 001 - General Fund From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Fund Balance, End of Period	0	2,860	2,860	0 %

Statement of Revenues and Expenditures 200 - Debt Service Fund Series 2017 From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	19,458	19,458	0 %
Total Revenues	0	19,458	19,458	0 %
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	523,600	523,600	50 %
Total Expenditures	1,047,200	523,600	523,600	50 %
Excess of Revenues Over (Under) Expenditures	(1,047,200)	(504,142)	543,058	(52)%
Fund Balance, Beginning of Period				
	0	2,303,740	2,303,740	0 %
Fund Balance, End of Period	(1,047,200)	1,799,598	2,846,798	(272)%

Statement of Revenues and Expenditures 201 - Debt Service Fund Series 2018 From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	5,792	5,792	0 %
Total Revenues	0	5,792	5,792	0 %
Expenditures				
Debt Service Payments				
Interest Payments	409,231	106,855	302,376	74 %
Total Expenditures	409,231	106,855	302,376	74 %
Excess of Revenues Over (Under) Expenditures	(409,231)	(101,063)	308,168	(75)%
Fund Balance, Beginning of Period				
	0	760,636	760,636	0 %
Fund Balance, End of Period	(409,231)	659,573	1,068,804	(261)%

Statement of Revenues and Expenditures 300 - Capital Projects Fund Series 2017 From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13,018	13,018	0 %
Total Revenues	0	13,018	13,018	0 %
Expenditures Other Physical Environment Improvements Other Than Buildings	0	2,295,089	(2,295,089)	0 %
Total Expenditures		2,295,089	(2,295,089)	0 %
Excess of Revenues Over (Under) Expenditures	0	(2,282,072)	(2,282,072)	0 %
Fund Balance, Beginning of Period				
	0	2,282,072	2,282,072	0 %
Fund Balance, End of Period	0	0	0	0 %

Statement of Revenues and Expenditures 301 - Capital Projects Fund Series 2018

From 10/1/2018 Through 3/31/2019 (In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	57,206	57,206	0 %
Total Revenues	0	57,206	57,206	0 %
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	81,442	(81,442)	0 %
Total Expenditures	0	87,217	(87,217)	0 %
Excess of Revenues Over (Under) Expenditures	0	(30,012)	(30,012)	0 %
Fund Balance, Beginning of Period				
	0	7,103,059	7,103,059	0 %
Fund Balance, End of Period	0	7,073,047	7,073,047	0 %

The Heights Community Development District Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Bank Balance	587.80
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	0.00
Reconciled Bank Balance	587.80
Balance Per Books	587.80
Unreconciled Difference	0.00

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: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1323	3/1/2019	System Generated Check/Voucher	1,450.00	ADA Site Compliance
1324	3/1/2019	System Generated Check/Voucher	1,000.00	Grau & Associates
1325	3/1/2019	System Generated Check/Voucher	600.00	Landmark Engineering & Surveying Corporation
1326	3/1/2019	System Generated Check/Voucher	2,677.01	Meritus Districts
1327	3/7/2019	System Generated Check/Voucher	1,046.00	Grau & Associates
1328	3/7/2019	System Generated Check/Voucher	1,800.00	K. Johnson's Lawn & Landscaping, Inc.
1329	3/7/2019	System Generated Check/Voucher	2,669.99	Meritus Districts
1330	3/14/2019	System Generated Check/Voucher	1,000.00	Grau & Associates
1331	3/14/2019	System Generated Check/Voucher	1,800.00	K. Johnson's Lawn & Landscaping, Inc.
1332	3/14/2019	System Generated Check/Voucher	525.00	Landmark Engineering & Surveying Corporation
1333	3/14/2019	System Generated Check/Voucher	137.50	Molloy & James
1334	3/14/2019	System Generated Check/Voucher	4,800.00	Payne's Environmental Services, LLC
Cleared Checks/Vouch	ers		19,505.50	

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The Heights Community Development District Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 03/31/2019 Reconciliation Date: 3/31/2019

Status: Locked

Cleared Deposits

Deposit Number	Document Number	Document Date	Document Description	Document Amount
	CR049	3/1/2019	Acq & Const Req 219 Inv 2130089.135/8867	7,880.00
	CR051	3/8/2019	Bruck Capital Investments Wire 03.08.19	5,994.99
	CR054	3/31/2019	March Bank Activity	0.24
Cleared Deposits				13,875.23

Date: 4/10/19 06:37:59 AM





Received Statement of Account

APR 05 2019

THE HEIGHTS COMMUNITY DEVELOPMENT

2005 PAN AM CIR STE 120 TAMPA FL 33607-2529

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Page: Chks Paid:

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Statement Date:

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

Date	Description	Amount
03/07	Deposit	7,880.00
03/08	OMAD:20190308B1B7SM1F00075603081	5,994.99
	ORIG PARTY NAME: BRUCK CAPITAL IN	
	REF FOR BEN:	
03/29	Interest Credited Deposit	.24

Checks in Order

Date Number		umber	Amount	Date N	Amount	
	03/20	1323	1,450.00	03/11	1329	2,669.99
	03/06	1324	1,000.00	03/20	1330	1,000.00
	03/06	1325	600.00	03/20	1331	1,800.00
	03/04	1326	2,677.01	03/20	1332	525.00
	03/13	1327	1,046.00	03/19	1333	137.50
	03/13	1328	1.800.00	03/19	1334	4.800.00

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
02/28	6,218.07	03/08	15,816.05	03/20	587.56
03/04	3,541.06	03/11	13,146.06	03/29	587.80
03/06	1,941.06	03/13	10,300.06		
03/07	9,821.06	03/19	5,362.56		

Interest Rate Summary

DATE	0-	\$4,999	\$24,999	\$25,000 and up
03/01		6.000%	0.050%	0.100%

Account Summary

Previous Statement Date: 02/28/19

Beginning	Interest				Service		Ending	
Balance	+	Deposits	+	Paid -	Withdrawals -	Charge	=	Balance
6,218.07		13,874.99		.24	19,505.50	.00		587.80

Please review other side for important information.

Report lost or stolen Valley Visa' Debit Card to: 888.379.9903









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

Page: 2

Statement Date: Account Number:

03/29/19

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

Statement from 03/01/19 Thru 03/29/19

.24 Interest Earned

Average Stmt Balance 6,354.39 *Annual Percentage Yield Earned 0.05%

YTD Interest Paid .51

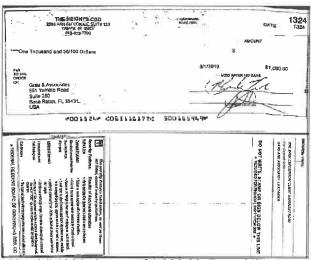
Please review other side for important information. Report lost or stolen Valley Visa' Debit Card to: 888.379.9903



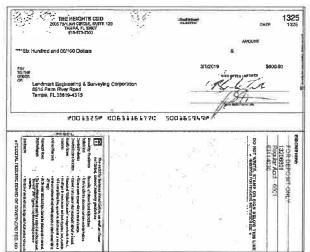




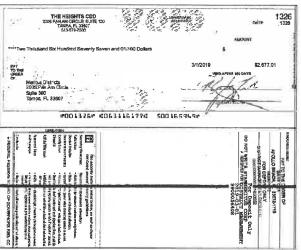
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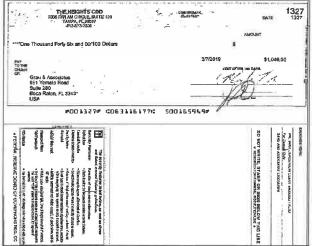
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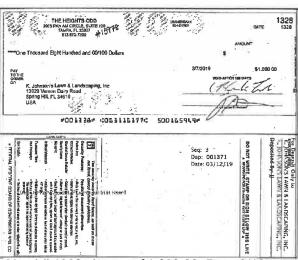
Check#:1325, Amount:\$600.00, Date:3/6



Check#:1326, Amount:\$2,677.01, Date:3/4



Check#:1327, Amount:\$1,046.00, Date:3/13



Check#:1328, Amount:\$1,800.00, Date:3/13