

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2019



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

The Heights Community Development District

Balance Sheet

As of 4/30/2019

(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	General Long-Term Debt Account Group	Total
Assets								
Cash - Valley National	898	0	0	0	0	0	0	898
Investments - Interest 1001 Series 2017	0	0	0	0	0	0	0	0
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	252,202	0	0	0	252,202
Investments - Capitalized Interest 1007 Series 2017	0	1,099,092	0	0	0	0	0	1,099,092
Investments - Interest Sub Account 4000 Series 2018	0	0	0	0	0	0	0	0
Investments - Debt Service Reserve 4002 Series 2018	0	0	244,550	0	0	0	0	244,550
Investments - Aquisition & Construction 4004 Series 2018	0	0	0	0	6,832,879	0	0	6,832,879
Investments - Capitalized Interest 4005 Series 2018	0	0	416,157	0	0	0	0	416,157
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0	0
Prepaid Items - Misc	584	0	0	0	0	0	0	584
Prepaid Insurance-Gen Liab	1,146	0	0	0	0	0	0	1,146
Prepaid Insurance-Professional Liability	938	0	0	0	0	0	0	938
Prepaid Trustee Fees	1,347	0	0	0	0	0	0	1,347
Furniture, Fixtures & Equipment	0	0	0	0	0	6,056	0	6,056
Cost of Issuance	0	0	0	0	0	70,724	0	70,724

The Heights Community Development District

Balance Sheet
As of 4/30/2019
(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	General Long-Term Debt Account Group	Total
Construction Work In Progress	0	0	0	0	0	18,156,835	0	18,156,835
CIP- Redevelopment 2 Amount To Be Provided-Debt Service	0	0	0	0	0	0	30,000,000	30,000,000
Other	0	0	0	0	0	0	0	0
Total Assets	4,913	1,802,692	660,706	252,202	6,832,879	18,233,616	30,000,000	57,787,008
Liabilities								
Accounts Payable	3,500	0	0	0	0	0	0	3,500
Accounts Payable - Other	0	0	0	0	0	0	0	0
Retainage Payable	0	0	0	0	0	0	0	0
Contracts Payable	0	0	0	0	0	0	0	0
Due To General Fund	0	0	0	0	0	0	0	0
Due to Meritus	0	0	0	0	0	0	0	0
Deferred Revenue	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	21,745,000	21,745,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	0	8,255,000	8,255,000
Total Liabilities	3,500	0	0	0	0	0	30,000,000	30,003,500
Fund Equity & Other Credits								
Contributed Capital								
Fund Balance-All Other Reserves	0	(265,021)	0	(12,113)	0	0	0	(277,134)
Retained Earnings-Reserved	0	0	0	0	0	0	0	0
Fund Balance-Unreserved	(96,628)	0	0	0	0	0	0	(96,628)
Investment In General Fixed Assets	0	0	0	0	0	18,233,616	0	18,233,616
Other	98,041	2,067,713	660,706	264,315	6,832,879	0	0	9,923,655

The Heights Community Development District

Balance Sheet
 As of 4/30/2019
 (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	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits Contributed Capital	<u>1,413</u>	<u>1,802,692</u>	<u>660,706</u>	<u>252,202</u>	<u>6,832,879</u>	<u>18,233,616</u>	<u>0</u>	<u>27,783,508</u>
Total Liabilities & Fund Equity	<u><u>4,913</u></u>	<u><u>1,802,692</u></u>	<u><u>660,706</u></u>	<u><u>252,202</u></u>	<u><u>6,832,879</u></u>	<u><u>18,233,616</u></u>	<u><u>30,000,000</u></u>	<u><u>57,787,008</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	2	2	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	68,873	(129,779)	(65)%
Total Revenues	198,652	68,875	(129,777)	(65)%
Expenditures				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	18,667	31,333	63 %
District Engineer	3,000	3,675	(675)	(23)%
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	2,357	7,643	76 %
Auditing Services	8,000	5,546	2,454	31 %
Postage, Phone, Faxes, Copies	100	146	(46)	(46)%
Public Officials Insurance	1,577	1,313	265	17 %
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	1,271	4,729	79 %
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	1,604	896	36 %
Landscape Maintenance	15,000	16,500	(1,500)	(10)%
Plant Replacement Program	2,000	0	2,000	100 %
Irrigation Maintenance	0	12,263	(12,263)	0 %
Total Expenditures	198,652	67,466	131,186	66 %
Excess of Revenues Over (Under) Expenditures	0	1,409	1,409	0 %
Fund Balance, Beginning of Period	0	4	4	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2018 Through 4/30/2019

(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>1,413</u>	<u>1,413</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 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	22,552	22,552	0 %
Total Revenues	<u>0</u>	<u>22,552</u>	<u>22,552</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	523,600	523,600	50 %
Total Expenditures	<u>1,047,200</u>	<u>523,600</u>	<u>523,600</u>	<u>50 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(1,047,200)</u>	<u>(501,048)</u>	<u>546,152</u>	<u>(52)%</u>
Fund Balance, Beginning of Period	0	2,303,740	2,303,740	0 %
Fund Balance, End of Period	<u><u>(1,047,200)</u></u>	<u><u>1,802,692</u></u>	<u><u>2,849,892</u></u>	<u><u>(272)%</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	6,926	6,926	0 %
Total Revenues	<u>0</u>	<u>6,926</u>	<u>6,926</u>	<u>0 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	409,231	106,855	302,376	74 %
Total Expenditures	<u>409,231</u>	<u>106,855</u>	<u>302,376</u>	<u>74 %</u>
Excess of Revenues Over (Under) Expenditures	<u>(409,231)</u>	<u>(99,929)</u>	<u>309,302</u>	<u>(76)%</u>
Fund Balance, Beginning of Period	0	760,636	760,636	0 %
Fund Balance, End of Period	<u>(409,231)</u>	<u>660,706</u>	<u>1,069,937</u>	<u>(261)%</u>

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	13,372	13,372	0 %
Total Revenues	0	13,372	13,372	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,339,089	(1,339,089)	0 %
Total Expenditures	0	1,339,089	(1,339,089)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,325,717)	(1,325,717)	0 %
Fund Balance, Beginning of Period	0	1,577,920	1,577,920	0 %
Fund Balance, End of Period	0	252,202	252,202	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2018 Through 4/30/2019

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	69,438	69,438	0 %
Total Revenues	<u>0</u>	<u>69,438</u>	<u>69,438</u>	<u>0 %</u>
Expenditures				
Financial & Administrative				
Trustees Fees	0	5,775	(5,775)	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	330,513	(330,513)	0 %
Total Expenditures	<u>0</u>	<u>336,288</u>	<u>(336,288)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(266,849)</u>	<u>(266,849)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	7,099,729	7,099,729	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>6,832,879</u></u>	<u><u>6,832,879</u></u>	<u><u>0 %</u></u>

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Bank Balance	1,423.44
Less Outstanding Checks/Vouchers	525.00
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	898.44
Balance Per Books	<u>898.44</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: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1339	4/25/2019	System Generated Check/Voucher	525.00	Landmark Engineering & Surveying Corporation
Outstanding Checks/Vouchers			525.00	

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

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1335	4/18/2019	System Generated Check/Voucher	2,500.00	Grau & Associates
1336	4/18/2019	System Generated Check/Voucher	1,800.00	K. Johnson's Lawn & Landscaping, Inc.
1337	4/18/2019	System Generated Check/Voucher	2,743.45	Meritus Districts
1338	4/18/2019	System Generated Check/Voucher	412.50	Molloy & James
Cleared Checks/Vouchers			7,455.95	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2019
Reconciliation Date: 4/30/2019
Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR056	4/18/2019	Bruck Capital Investments Wire	8,291.54
	CR057	4/30/2019	April Bank Activity	<u>0.05</u>
Cleared Deposits				<u>8,291.59</u>



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

Page: 1
 Chks Paid: 4
 Statement Date: 04/30/19
 Account Number:

***** Government Interest Checking *****

Non-Check Transactions

Date	Description	Amount
04/17	OMAD:20190417B1B7SM1F00063104171 ORIG PARTY NAME:BRUCK CAPITAL IN REF FOR BEN:	8,291.54
04/30	Interest Credited Deposit	.05

Checks in Order

Date	Number	Amount	Date	Number	Amount
04/23	1335	2,500.00	04/19	1337	2,743.45
04/22	1336	1,800.00	04/23	1338	412.50

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
03/29	587.80	04/19	6,135.89	04/23	1,423.39
04/17	8,879.34	04/22	4,335.89	04/30	1,423.44

Interest Rate Summary

DATE	0-	\$4,999	\$24,999	\$25,000 and up
03/30	0.000%	0.050%	0.100%	

Account Summary

Previous Statement Date: 03/29/19

Beginning	Interest	Service	Ending
Balance	+ Deposits	+ Paid -	Withdrawals -
Charge	=	Balance	
587.80	8,291.54	.05	7,455.95
			.00
			1,423.44

Statement from 03/30/19 Thru 04/30/19	Average Stmt Balance	1,952.18
Interest Earned	*Annual Percentage Yield Earned	0.03%
YTD Interest Paid		.56

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

DATE 1335
1335

AMOUNT \$ 2,500.00

****Two Thousand Five Hundred and 00/100 Dollars

PAY TO THE ORDER OF
Gru & Associates
951 Yamato Road
Suite 280
Boca Raton, FL 33481
USA

4/18/2019

VOID AFTER 180 DAYS

#001335# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS WASH. DC

Check#: 1335, Amount: \$2,500.00, Date: 4/23

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

DATE 1336
1336

AMOUNT \$ 1,800.00

****One Thousand Eight Hundred and 00/100 Dollars

PAY TO THE ORDER OF
K. Johnson's Lawn & Landscaping, Inc.
13820 Vernon Dairy Road
Spring Hill, FL 34610
USA

4/18/2019

VOID AFTER 180 DAYS

#001336# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS WASH. DC

Check#: 1336, Amount: \$1,800.00, Date: 4/22

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

DATE 1337
1337

AMOUNT \$ 2,743.45

****Two Thousand Seven Hundred Forty Three and 45/100 Dollars

PAY TO THE ORDER OF
Meritus Districts
2010 Pan Am Circle
Suite 300
Tampa, FL 33607

4/18/2019

VOID AFTER 180 DAYS

#001337# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS WASH. DC

Check#: 1337, Amount: \$2,743.45, Date: 4/19

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

DATE 1338
1338

AMOUNT \$ 412.50

****Four Hundred Twelve and 50/100 Dollars

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

4/18/2019

VOID AFTER 180 DAYS

#001338# 12063116177# 500165949#

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE

FEDERAL RESERVE BOARD OF GOVERNORS WASH. DC

Check#: 1338, Amount: \$412.50, Date: 4/23