

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
CONTINUED REGULAR MEETING
JUNE 16, 2020**

THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JUNE 16, 2020 at 10:00 A.M
CALL IN NUMBER: 1-866-906-9330 ACCESS CODE: 9074748

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Adam Harden Chas Bruck Frank Scalfaro Grant Kerekes I. Clay Thompson, III
District Manager	Meritus	Brian Lamb
District Attorney	Molloy & James	Daniel L. Molloy
District Engineer	Landmark Engineering & Surveying Corp.	Todd Amaden

All cellular phones and pagers must be turned off during the meeting

The meeting will begin at **10:00 a.m.** with the third section called **Vendor/Staff Reports**. This section allows the District Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action and vendors presentation of information from any potential or current contractor of the District. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring Continued accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

June 16, 2020

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Continued Regular Meeting of The Heights Community Development District will be held on **Tuesday, June 16, 2020 at 10:00 a.m. via conference call at the information listed below.** Following is the agenda for the meeting:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER**
- 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. VENDOR AND STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 4. BUSINESS ITEMS**
 - A. Consideration of Resolution 2020-01; Approving Fiscal Year 2021 Proposed Budget & Setting Public Hearing.....Tab 01
 - B. Consideration of Resolution 2020-02; Adopting Statutory Alternative Investment Policies.....Tab 02
 - C. Consideration of Resolution 2020-03; Authorizing Chairman – Riverside Heights, LLC Management Agreement.....Tab 03
 - D. Annual Disclosure of Qualified Electors.....Tab 04
 - E. Consideration of Resolution 2020-04; Announcing Landowner Election.....Tab 05
 - i. Sample Ballot & Proxy
 - F. 2020 General Election Process.....Tab 06
 - G. Consideration of Resolution 2020-05; Requesting the Supervisor of Elections to Conduct General Election.....Tab 07
 - H. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Continued Meeting September 12, 2019..... Tab 08
 - B. Consideration of Operations and Maintenance Expenditures August – September 2019 Tab 09
 - C. Consideration of Operations and Maintenance Expenditures October 2019 – April 2020..... Tab 10
 - D. Review of Financial Statements Month Ending April 30, 2020..... Tab 11
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

Brian Lamb
President & CEO

RESOLUTION 2020-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2020/2021; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Heights Community Development District (“**District**”) prior to June 15, 2020 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 5, 2020

HOUR: 10:00 a.m.

LOCATION*: The offices of SoHo Capital
220 W. 7th Ave. Suite 100
Tampa, FL 33602

**Please note that pursuant to Governor DeSantis’ Executive Order 20-69 (as it may be extended or amended) relating to the COVID-19 public health emergency and to protect the public and follow the CDC guidance regarding social distancing, such public hearing and meeting may be held telephonically or virtually. Please check on the District’s website for the latest information: www.theheightscdd.org.*

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON JUNE 16, 2020.

Attest:

**The Heights Community
Development District**

Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2020/2021

2021



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021

PROPOSED ANNUAL OPERATING BUDGET

JUNE 11, 2020



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021 PROPOSED ANNUAL OPERATING BUDGET

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JUNE 11, 2020

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

The Heights Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2021, which begins on October 1, 2020. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities
200	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2017 Committed Tax Increment and Special Assessment Bonds
201	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2018 Special Assessment Revenue Bonds

Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Current Period Actuals 10/1/19 - 2/29/20	Projected Revenues & Expenditures 3/1/20 to 9/30/20	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.39	0.50	0.89	0.89
TOTAL INTEREST EARNINGS	0.00	0.39	0.50	0.89	0.89
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	198,652.00	52,403.85	66,165.52	118,569.37	(80,082.63)
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	198,652.00	52,403.85	66,165.52	118,569.37	(80,082.63)
TOTAL REVENUES	\$198,652.00	\$52,404.24	\$66,166.02	\$118,570.26	(\$80,081.74)
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	0.00	0.00	(4,000.00)
TOTAL LEGISLATIVE	4,000.00	0.00	0.00	0.00	(4,000.00)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	13,333.35	36,666.65	50,000.00	0.00
District Engineer	3,000.00	2,325.00	3,675.00	6,000.00	3,000.00
Disclosure Report	10,000.00	0.00	10,000.00	10,000.00	0.00
Trustees Fees	10,000.00	8,081.26	0.00	8,081.26	(1,918.74)
Auditing Services	8,000.00	2,046.00	5,454.00	7,500.00	(500.00)
Postage, Phone, Faxes, Copies	100.00	25.00	50.00	75.00	(25.00)
Public Officials Insurance	1,577.00	2,306.00	0.00	2,306.00	729.00
Legal Advertising	1,000.00	0.00	614.00	614.00	(386.00)
Bank Fees	200.00	0.00	0.00	0.00	(200.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	0.00	0.00	(100.00)
ADA Website Compliance	0.00	0.00	0.00	0.00	0.00
Website Administration	0.00	1,500.00	0.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	84,152.00	29,791.61	56,459.65	86,251.26	2,099.26
LEGAL COUNSEL					
District Counsel	6,000.00	1,952.50	5,047.50	7,000.00	1,000.00
TOTAL LEGAL COUNSEL	6,000.00	1,952.50	5,047.50	7,000.00	1,000.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	0.00	0.00	0.00	0.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	80,000.00	0.00	0.00	0.00	(80,000.00)
Decorative Light Maintenance	5,000.00	0.00	0.00	0.00	(5,000.00)
Property & Casualty Insurance	2,500.00	0.00	0.00	0.00	(2,500.00)
General Liability Insurance	0.00	2,819.00	0.00	2,819.00	2,819.00
Landscape Maintenance	15,000.00	9,900.00	12,600.00	22,500.00	7,500.00
Plant Replacement Program	2,000.00	0.00	0.00	0.00	(2,000.00)
TOTAL OTHER PHYSICAL ENVIRONMENT	104,500.00	12,719.00	12,600.00	25,319.00	(79,181.00)
TOTAL EXPENDITURES	\$198,652.00	\$44,463.11	\$74,107.15	\$118,570.26	(\$80,081.74)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$7,941.13	(\$7,941.13)	\$0.00	\$0.00

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2020 Final Operating Budget	Total Actuals and Projections Through 9/30/20	Over/(Under) Budget Through 9/30/20	Fiscal Year 2021 Proposed Operating Budget	Increase / (Decrease) from FY 2020 to FY 2021
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	0.00	0.00	0.00	0.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	0.89	0.89	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.89	0.89	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	198,652.00	118,569.37	(80,082.63)	198,652.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	198,652.00	118,569.37	(80,082.63)	198,652.00	0.00
TOTAL REVENUES	\$198,652.00	\$118,570.26	(\$80,081.74)	\$198,652.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	(4,000.00)	4,000.00	0.00
TOTAL LEGISLATIVE	4,000.00	0.00	(4,000.00)	4,000.00	0.00
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	50,000.00	0.00	50,000.00	0.00
District Engineer	3,000.00	6,000.00	3,000.00	3,000.00	0.00
Disclosure Report	10,000.00	10,000.00	0.00	10,000.00	0.00
Trustees Fees	10,000.00	8,081.26	(1,918.74)	9,000.00	(1,000.00)
Auditing Services	8,000.00	7,500.00	(500.00)	8,400.00	400.00
Postage, Phone, Faxes, Copies	100.00	75.00	(25.00)	100.00	0.00
Public Officials Insurance	1,577.00	2,306.00	729.00	2,400.00	823.00
Legal Advertising	1,000.00	614.00	(386.00)	1,000.00	0.00
Bank Fees	200.00	0.00	(200.00)	100.00	(100.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Office Supplies	100.00	0.00	(100.00)	50.00	(50.00)
ADA Website Compliance	0.00	0.00	0.00	1,500.00	1,500.00
Website Administration	0.00	1,500.00	1,500.00	1,500.00	1,500.00
TOTAL FINANCIAL & ADMINISTRATIVE	84,152.00	86,251.26	2,099.26	87,225.00	3,073.00
LEGAL COUNSEL					
District Counsel	6,000.00	7,000.00	1,000.00	6,000.00	0.00
TOTAL LEGAL COUNSEL	6,000.00	7,000.00	1,000.00	6,000.00	0.00
ELECTRIC UTILITY SERVICES					
Electric Utility Services	0.00	0.00	0.00	0.00	0.00
TOTAL ELECTRIC UTILITY SERVICES	0.00	0.00	0.00	0.00	0.00
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	80,000.00	0.00	(80,000.00)	67,500.00	(12,500.00)
Decorative Light Maintenance	5,000.00	0.00	(5,000.00)	5,000.00	0.00
Property & Casualty Insurance	2,500.00	0.00	(2,500.00)	0.00	(2,500.00)
General Liability Insurance	0.00	2,819.00	2,819.00	2,927.00	2,927.00
Landscape Maintenance	15,000.00	22,500.00	7,500.00	24,000.00	9,000.00
Plant Replacement Program	2,000.00	0.00	(2,000.00)	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	104,500.00	25,319.00	(79,181.00)	101,427.00	(3,073.00)
TOTAL EXPENDITURES	\$198,652.00	\$118,570.26	(\$80,081.74)	\$198,652.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors,

Recording Secretary

As part of the consulting managers contract, the District retains a Recording Secretary to prepare and record the minutes of the official district records of proceeding.

District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor

Financial Services

As part of the consulting managers contract, the District retains Financial Services to process invoices, tax-roll preparation and record the District's transactions in compliance with governmental accounting

Travel Per Diem

This applies at the current rate of mileage reimbursement for official District business.

Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals & Leases

This is required of the District to store its official records.

Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

The District is required to file with the County and State each year.

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

Office Supplies

Cost of daily supplies required by the District to facilitate operations.

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

Website Administration

This is for maintenance and administration of the District's official website.

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and

Electric Utility Services

Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity needs.

Garbage/Solid Waste Control Services

Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

Water-Sewer Combination Services

Water Utility Services

This item is for the potable and non-potable water used for irrigation.

Other Physical Environment

Non-Potable Irrigation Service

This item provides for irrigation service to the District's common area landscape program.

Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

Property Taxes

This item is for property taxes assessed to lands within the District.

Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

Road & Street Facilities

Pavement & Drainage Repairs & Maintenance

This item is necessary to contract with a vendor to maintain the road and drainage infrastructure within the District

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES

CDD Debt Service Assessments	\$	1,404,600
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TOTAL REVENUES	\$	1,404,600
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TIF Revenue	\$	1,114,496
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TOTAL TIF REVENUE *	\$	1,114,496
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EXPENDITURES

Series 2017 July Bond Interest Payment	\$	517,300
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Series 2017 January Bond Principal Payment	\$	370,000
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Series 2017 January Bond Interest Payment	\$	517,300
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TOTAL EXPENDITURES	\$	1,404,600
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EXCESS OF REVENUES OVER EXPENDITURES	\$	-
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ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2021	\$	21,385,000
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Principal Payment Applied Toward Series 2017 Bonds	\$	370,000
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Bonds Outstanding - Period Ending 1/1/2022	\$	21,015,000
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* Total TIF Revenues shall be deposited in the Committed Tax Increment account and will be allocated to each Series of bonds proportionally to the Debt Service requirements for each Series
Receipt and application of the TIF revenue funds will reduce the CDD's Debt Service Assessments obligation
Reductions are not reflected for the purposes of estimates and due to the timing schedule in the application of the funds.

** Semi-annual Payments are made on 7/1 and 1/1 of each year.
FY 2021 payments are 7/1/21 and 1/1/22

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	539,194
TOTAL REVENUES	\$	539,194
TIF Revenue	\$	427,830
TOTAL TIF REVENUE *	\$	427,830

EXPENDITURES

Series 2018 July Bond Interest Payment	\$	202,097
Series 2018 January Bond Principal Payment	\$	135,000
Series 2018 January Bond Interest Payment	\$	202,097
TOTAL EXPENDITURES	\$	539,194
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2021	\$	8,125,000
Principal Payment Applied Toward Series 2018 Bonds	\$	135,000
Bonds Outstanding - Period Ending 1/1/2022	\$	7,990,000

* Total TIF Revenues shall be deposited in the Committed Tax Increment account and will be allocated to each Series of bonds proportionally to the Debt Service requirements for each Series
Receipt and application of the TIF revenue funds will reduce the CDD's Debt Service Assessments obligation
Reductions are not reflected for the purposes of estimates and due to the timing schedule in the application of the funds.

** Semi-annual Payments are made on 7/1 and 1/1 of each year.
FY 2021 payments are 7/1/21 and 1/1/22

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	FISCAL YEAR 2020			
				Debt Service Series 2017 Per Unit	Debt Service Series 2018 Per Unit	O&M Per Unit	Total Assessment
Apartments	1.00	900	900	\$ 600.00	\$ 231.00	\$ 84.67	\$ 915.67
Condominiums	1.25	620	620	\$ 750.00	\$ 288.00	\$ 105.84	\$ 1,143.84
Retail/Commercial (per 1,000 sq. ft.)	1.25	212	212	\$ 750.00	\$ 288.00	\$ 105.84	\$ 1,143.84
Office (per 1,000 sq. ft.)	2.00	278	278	\$ 1,200.00	\$ 461.00	\$ 169.34	\$ 1,830.34
TOTAL		2,010	2,010				

Notations:

(1) Annual Assessments are based on the MADS, with administration fees and early payment discounts totaling 6%.

RESOLUTION 2020-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2006-17 AND ANY OTHER PRIOR INVESTMENT POLICIES AND ELECTING TO USE THE STATUTORY DEFAULT INVESTMENT POLICIES FOR INVESTING PUBLIC FUNDS IN EXCESS OF THE AMOUNTS NEEDED TO MEET CURRENT EXPENSES IN ACCORDANCE WITH SECTION 218.415(17), FLORIDA STATUTES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Heights Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously adopted Resolution 2006-17 to establish a written investment policy in accordance with Section 218.415, Florida Statutes; and

WHEREAS, the Board desires to rescind Resolution 2006-17 and any other prior investment policies, to not adopt a written investment policy, and instead use the statutory default investment policies for the investment of public funds in excess of amounts needed to meet current expenses, in accordance with Section 218.415 (17), Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Rescindment of Prior Investment Policies.** The Board hereby rescinds Resolution 2006-17 and any other prior investment policies in their entirety.
2. **Use of Statutory Default Investment Policies.** The Board hereby elects to use the statutory default alternative investment policies for the investment of public funds in excess of the amounts needed to meet current expenses, in accordance with Section 218.415(17), Florida Statutes, as amended.
3. **Conflicts.** All District resolutions or parts thereof or other adopted policies in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
4. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon adoption.

PASSED AND ADOPTED ON JUNE 16, 2020.

Attest:

**The Heights
Community Development District**

Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2020-03

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT TO APPROVE AND GRANT THE CHAIRMAN THE AUTHORITY TO SIGN A MANAGEMENT AGREEMENT WITH RIVERSIDE HEIGHTS, LLC, OR ITS AFFILIATED COMPANY, TO MANAGE THE DOCKS, PIERS AND RELATED STRUCTURES, AFTER APPROVAL FROM THE CHAIR AS TO BUSINESS TERMS AND AFTER APPROVAL BY DISTRICT COUNSEL AS TO LEGAL FORM AND SUFFICIENCY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The Heights Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in the City of Tampa, Hillsborough County, Florida (the “County”); and

WHEREAS, the District desires to authorize the Chairman to approve and sign a management agreement with Riverside Heights, LLC, or its affiliated company, to manage the docks, piers and related structures.

SECTION 1. DELEGATION. The Board hereby grants and delegates to the chairman the authority to sign a management agreement with Riverside Heights, LLC, or its affiliated company, to manage the docks, piers and related structures, after approval from the chairman as to business terms and after approval by district counsel as to legal form and sufficiency

SECTION 2. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heights Community Development District.

PASSED AND ADOPTED this 16th day of June, 2020.

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN

ATTEST:

SECRETARY



April 24, 2020

To Whom It May Concern:

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2020, listed below.

Community Development District	Number of Registered Electors
Heights, The	293

We ask that you respond to our office with a current list of CDD office holders by **June 1st** and that you update us throughout the year if there are changes. This will enable us to provide accurate information to potential candidates during filing and qualifying periods.

Please note it is the responsibility of each district to keep our office updated with current district information. If you have any questions, please do not hesitate to contact me at (813) 384-3944 or ewhite@hcsae.org.

Respectfully,

Enjoli White
Candidate Services Liaison



RESOLUTION 2020-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNER ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Heights Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to [Chapter 190, *Florida Statutes*]," and the Board shall consist of five members; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on a date in November established by the Board, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT:

1. **EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Frank Scalfaro	2022
2	Grant Kerekes	2022
3	Adam Harden	2020
4	Chas J. Bruck	2020
5	Clay Thompson, III	2020

This year, Seat 3, currently held by Adam Harden, is subject to a landowner election. The term of office for the successful landowner candidate shall commence upon election, and shall be for a four-year period. Seat 4, currently held by Chas J. Bruck, and Seat 5, currently held by Clay Thompson, III, are subject to a General Election process to be conducted by the Hillsborough County Supervisor of Elections, which General Election process shall be addressed by a separate resolution.

2. **LANDOWNER'S ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 4th day of November, 2020, at 10:00 a.m., and located at the offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.

3. **PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

4. **FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting and

election have been announced by the Board at its May 6, 2020 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions have been presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at, Meritus, 2005 Pan Am Circle Drive, Suite 300, Tampa, Florida 33607, Ph: (813) 873-7300.

5. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

6. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED THIS 16th DAY OF JUNE, 2020.

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

ATTEST:

CHAIRMAN / VICE CHAIRMAN

SECRETARY / ASST. SECRETARY

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: November 4, 2020

TIME: 10:00 A.M.

LOCATION: The offices of SoHo Capital, Inc., located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, one (1) seat¹ on the Board will be up for election in a landowner seat for a four-year period. The term of office for the successful landowner candidates shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING – NOVEMBER 4, 2020 at 10:00 A.M.**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Heights Community Development District to be held at The offices of SoHo Capital, Inc., located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602, on November 4, 2020 at 10:00 a.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Parcel Description

Acreage

Authorized Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes:

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2017), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 4, 2020

For Election (1 Supervisors): The candidate receiving the highest number of votes will receive a four (4) year term, with the term of office for the successful candidate commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Heights Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

Attach Proxy.

I, _____, as Landowner, or as the proxy holder of _____ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES
3		

Date: _____

Signed: _____

Printed Name: _____

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT**

District Office ♦ 2005 Pan Am Circle ♦ Suite 300 ♦ Tampa, Florida 33607 ♦ (813) 873-7300 ♦ Fax (813) 873-7070

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS**

In accordance with section 190.006(3)(b), Florida Statutes, The Heights Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of The Heights Community Development District begins at noon on Monday June 8, 2020 and close at noon on Friday June 12, 2020.

The District has two seats up for election, Seats 4 and 5. Elections are non-partisan and will be held at the same time as the general election on November 3, 2020 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Brian Lamb
District Manager

RESOLUTION 2020-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3), *FLORIDA STATUTES*, AND REQUESTING THAT THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS BEGIN CONDUCTING THE DISTRICT'S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Heights Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within unincorporated Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District ("**Board**") seeks to implement Section 190.006(3), *Florida Statutes*, and to instruct the Hillsborough County Supervisor of Elections ("**Supervisor**") to conduct the District's elections by the qualified electors of the District at the general election ("**General Election**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT:

1. GENERAL ELECTION SEATS. Seat 4, currently held by Chas J. Bruck and Seat 5, currently held by Clay Thompson, III, are scheduled for the General Election beginning in November 2020. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year, and for each subsequent election year.

2. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

3. COMPENSATION. Members of the Board receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

4. TERM OF OFFICE. The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

5. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election in November 2020, and for each subsequent General Election unless otherwise directed by the District's Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

6. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

8. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 16th day of June 2020.

**THE HEIGHTS COMMUNITY
DEVELOPMENT DISTRICT**

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES FOR THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

In accordance with section 190.006(3)(b), Florida Statutes, Heights Community Development District (the “District”) hereby gives notice that the qualifying period for candidates for election to the Office of Supervisor of the Heights Community Development District begins at noon on Monday June 8, 2020 and close at noon on Friday June 12, 2020.

The District has two seats up for election, Seats 4 and 5. Elections are non-partisan and will be held at the same time as the general election on November 3, 2020 and shall be conducted in the manner prescribed by law for holding general elections. Each seat carries a four-year term in accordance with Chapter 190, Florida Statutes, and all other applicable law governing District elections.

Candidates must qualify for the office of Supervisor with the Hillsborough County Supervisor of Elections located at either the Fred B. Karl County Center, 601 E. Kennedy Blvd., 16th Floor, Tampa, Florida 33602 (telephone 813-272-5850) or Robert L. Gilder Elections Service Center, 2514 N. Falkenburg Rd., Tampa, Florida 33619 (telephone 744-5900). All candidates shall qualify for individual seats in accordance with section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Hillsborough County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

For additional information please contact the Hillsborough County Supervisor of Elections.

Brian Lamb
District Manager

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

September 12, 2019 Minutes of the Continued Regular Meeting and Public Hearings

Minutes of the Continued Regular Meeting and Public Hearings

The Continued Regular Meeting and Public Hearings of the Board of Supervisors for The Heights Community Development District was held on **Friday, September 12, 2019 at 10:00 a.m.** at the offices of SoHo Capital, Inc. 220 W. 7th Ave, Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Regular Meeting and Public Hearings of the Board of Supervisors of The Heights Community Development District to order on **Friday, September 12, 2019 at 10:05 a.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chairman
Clay Thompson	Supervisor
Grant Kerekes	Supervisor

Staff Members Present:

Brian Lamb	Meritus
Eric Davidson	Meritus
Dan Molloy	District Counsel

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the board to recess to the public hearing.

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2020 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over the budget line items with the Board. Supervisor Harden asked about the debt service and interest reserve fund, and Mr. Lamb answered.

C. Public Comments

There were no members of the general public in attendance.

D. Close Public Hearing on Proposed Fiscal Year 2020 Budget

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Consideration of Resolution 2019-04; Adopting Fiscal Year 2020 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-04.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

MOTION TO:	Open the public hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

Mr. Lamb went over that the resolution will levy the O&M assessments.

C. Public Comments

There were no members of the general public in attendance.

D. Close Public Hearing on Levying O&M Assessments

MOTION TO:	Close the public hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Consideration of Resolution 2019-05; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2019-05.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

6. RETURN TO REGULAR MEETING

Mr. Lamb directed the Board to return to the regular meeting.

7. VENDOR AND STAFF REPORTS

A. District Counsel

Mr. Molloy asked for a resolution to give the Chair the authority to sign the agreement that has been approved by the Chair and in legal form by Counsel to provide for the management of the dock area by Riverside Heights.

MOTION TO:	Approve a form of Resolution 2019-07 to give the Chair the authority to sign the agreement that has been approved by the Chair in legal form by Counsel to provide for the management of the dock area by Riverside Heights.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	Supervisor Harden asked for the District Manager to prepare the resolution in writing for signature after the meeting.
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

Supervisor Harden went over that the Tampa Downtown Partnership was expanded to include The Heights CDD, and the City Council authorized a special assessment for an assessment based on 1% of the ad-valorem values for some services that duplicate what the CDD is already directed to perform and others that are questionable under existing Florida law with regards to special assessments and their benefits to real property. The Board discussed.

MOTION TO:	Approve Mr. Molloy and David Harper not-to-exceed \$20,000 to prepare a lawsuit if necessary.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. District Engineer

C. District Manager

8. BUSINESS ITEMS

A. Consideration of FY 2019-2020 Developer Funding Agreement

Mr. Lamb went over a budget funding agreement.

MOTION TO:	Authorize Counsel and District Manager to finalize a form of a budget funding agreement that contemplates the priority and use of TIF funds first and with the other obligations being to that responsible entity that is willing to make the direct payments for both the operations and deficit requirements for the bonds.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Kerekes
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

B. Consideration of Resolution 2019-06; Setting Fiscal Year 2020 Meeting Schedule

The Board reviewed the resolution and meeting schedule.

MOTION TO:	Approve Resolution 2019-06.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Kerekes
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

C. General Matters of the District

9. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Meeting June 13, 2019**
- B. Consideration of Minutes of the Board of Supervisors Meeting and Public Hearing August 7, 2019**
- C. Consideration of Operations and Maintenance Expenditures May 2019**
- D. Consideration of Operations and Maintenance Expenditures June 2019**
- E. Consideration of Operations and Maintenance Expenditures July 2019**
- F. Review of Financial Statements through July 31, 2019**

The Board reviewed the Consent Agenda items.

MOTION TO:	Approve the Consent Agenda.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

11. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

**Please note the entire meeting is available on disc.*

**These minutes were done in summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9237	\$ 2,673.17		Management Services - August
Monthly Contract Sub-Total		\$ 2,673.17		
Variable Contract				
Landmark	2140039 25	\$ 300.00		Professional Services - thru 08/03/2019
Molloy & James	17133	1,787.50		Professional Services - thru 08/07/2019
Variable Contract Sub-Total		\$ 2,087.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Jason's Landscaping Inc	1030	\$ 1,267.50		Silt Fence/Safety Fencing - 06/19/2019
K. Johnson's Lawn & Landscaping, Inc.	16349	1,800.00		Lawn Maintenance - thru 07/23/2019
Additional Services Sub-Total		\$ 3,067.50		
TOTAL:		\$ 7,828.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9237
Invoice Date: Aug 1, 2019
Page: 1

Bill To:

The Heights CDD
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		8/1/19

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - August		2,666.67
		Postage - June		6.50
				

Subtotal	2,673.17
Sales Tax	
Total Invoice Amount	2,673.17
Payment/Credit Applied	
TOTAL	2,673.17



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

The Heights CDD
2005 Pan Am Circle Drive
Tampa, FL 33607

Invoice Date: Aug 15, 2019
Invoice No: 2140039-25
Billing Through: Aug 3, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$300.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	2.00	\$150.00	\$300.00	

Amount Due This Invoice: \$300.00

51306.3103
8.20.19
(5)

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

August 14, 2019

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17133

DATE	DESCRIPTION	HOURS	AMOUNT
Jul-30-19	Drafting of resolutions.	2.00	550.00
Jul-31-19	Draft budget funding agreement.	1.00	275.00
Aug-01-19	Draft assessment resolution.	1.00	275.00
Aug-07-19	Research dock issue.	2.50	687.50
	Totals	6.50	\$1,787.50
	Total Fee & Disbursements		\$1,787.50
	Previous Balance		302.50
	Balance Now Due		\$2,090.00

TAX ID Number 59-2866686

Received
AUG 19 2019

51400.3107
8.20.19
TR

Jason's Landscaping Inc

7010 Hope Hill Rd
Brooksville, FL 34601

Invoice

Date	Invoice #
6/19/2019	1030

Bill To
clay thompson - THompson Heights CDD tampa fl.

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
650	silt fence /safety fencing to protect work area. WESTERN PILES BY BRIDGE . JOB SCHEDULED WITH GRANT. S3900 - 4604 B.S.19 GR	1.95	1,267.50
		Total	\$1,267.50

E-mail
goinggreensiteclean@yahoo.com



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
7/26/2019	16349

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
July

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 7/09/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 7/23/2019)		900.00	900.00
	53900.4604 8.5.19 GR			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

[Signature] 7/26/19

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9297	\$ 2,670.17		Management Services - September
Monthly Contract Sub-Total		\$ 2,670.17		
Variable Contract				
Landmark	2140039 26	\$ 525.00		Professional Services - thru 09/07/2019
Variable Contract Sub-Total		\$ 525.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K. Johnson's Lawn & Landscaping, Inc.	16509	\$ 1,800.00		Lawn Maintenance - thru 08/20/2019
K. Johnson's Lawn & Landscaping, Inc.	16532	1,800.00	\$ 3,600.00	Lawn Maintenance - thru 09/17/2019
Additional Services Sub-Total		\$ 3,600.00		
TOTAL:		\$ 6,795.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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[] Chairman [] Vice Chairman [] Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice Number: 9297
Invoice Date: Sep 1, 2019
Page: 1

Ship to:



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

The Heights CDD
2005 Pan Am Circle Drive
Tampa, FL 33607

Invoice Date: Sep 19, 2019
Invoice No: 2140039-26
Billing Through: Sep 7, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$525.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.50	\$150.00	\$525.00	

Amount Due This Invoice: \$525.00

51300-3103
9/24/19
GL

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
8/30/2019	16509

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
August

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 08/06/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 08/20/2019)		900.00	900.00
<i>53900 4604 GJR</i>				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

9/12/19



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
9/25/2019	16532

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
September

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 09/03/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 09/17/2019)		900.00	900.00
S3900-4604 9.24.19 W2				
Total			\$1,800.00	

PLEASE WRITE INVOICE NUMBER ON CHECK

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

Handwritten signature and date 9/20/19

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9343	\$ 2,686.17		Management Services - October
Monthly Contract Sub-Total		\$ 2,686.17		
Variable Contract				
Grau and Associates	18731	\$ 500.00		Audit FYE 09/30/2019
Landmark	2140039 27	450.00		Professional Services - thru 10/17/2019
Molloy & James	17155	4,895.00		Professional Services - thru 09/24/2019
Molloy & James	17171	2,172.50	\$ 7,067.50	Professional Services - thru 10/10/2019
Variable Contract Sub-Total		\$ 8,017.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Egis	9710	\$ 5,125.00		Insurance 10/01/2019 thru 10/01/2020
Regular Services Sub-Total		\$ 5,125.00		
Additional Services				
ADA Site Compliance	925	\$ 1,500.00		Compliance Shield - 10/26/2019
DEO	74327	175.00		FY 2019/2020 Special District Fee - 10/01/2019
Meritus	9369	10,000.00		Dissemination Services FY 2019 Bond Series 2017 & 2018 10/01/2019
Tampa Bay Times	17677 092019	384.50		Notice of Meeting Schedule - 09/20/2019
Additional Services Sub-Total		\$ 12,059.50		
TOTAL:		\$ 27,888.17		

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
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Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

Invoice Number: 9343
Invoice Date: Oct 1, 2019
Page: 1

Bill To:	
The Heights CDD	
2005 Pan Am Circle	
Ste 300	
Tampa, FL 33607	

Ship to:	

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		10/1/19

[illegible]

Subtotal	2,686.17
Sales Tax	
Total Invoice Amount	2,686.17
Payment/Credit Applied	
TOTAL	2,686.17

PR

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Invoice No. 18731
Date 09/30/2019

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>500.00</u>
Current Amount Due	\$ <u>500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
500.00	0.00	0.00	0.00	0.00	500.00

Payment due upon receipt.



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Oct 17, 2019
Invoice No: 2140039-27
Billing Through: Oct 17, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$450.00
	Review & Sign Requisitions for the Heights				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.00	\$150.00	\$450.00	

Amount Due This Invoice: \$450.00

51300-3103
10-22-19
QR

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Received
OCT 11 2019

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

September 24, 2019

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17155

DATE	DESCRIPTION	HOURS	AMOUNT
Aug-15-19	Telephone conference re: city.	0.50	137.50
Aug-21-19	Draft opinion on services.	3.50	962.50
Aug-22-19	Attend City Council.	3.50	962.50
Aug-26-19	Research tax status.	1.00	275.00
Aug-28-19	Research and telephone conference with Client.	1.50	412.50
Aug-29-19	Research	3.00	825.00
Aug-30-19	Conference with City attorney	2.50	687.50
Sep-04-19	Memo to City attorney.	0.30	82.50
Sep-09-19	Telephone conference with Adam.	0.20	55.00
Sep-12-19	Telephone conference with Gina Grimes, attend meeting, and memo.	1.50	412.50
Sep-13-19	Revise resolution.	0.30	82.50
	Totals	17.80	\$4,895.00

51400-3107
10-16-19
CR

Total Fee & Disbursements

\$4,895.00

Previous Balance

2,090.00

Previous Payments

2,090.00

Balance Now Due

\$4,895.00

TAX ID Number 59-2866686

PAYMENT DETAILS

Sep-04-19 Check No. 1358

302.50

Sep-06-19 Check No. 1361

1,787.50

Total Payments

\$2,090.00

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

October 10, 2019

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17171

DATE	DESCRIPTION	HOURS	AMOUNT
Sep-18-19	Attend meeting Gina Grimes.	2.00	550.00
Sep-19-19	Telephone conference with Client and review.	1.00	275.00
Sep-20-19	Draft.	1.40	385.00
Sep-23-19	Research on tax issue.	1.50	412.50
Sep-24-19	Research.	1.00	275.00
Sep-25-19	Research.	1.00	275.00
	Totals	7.90	<u>\$2,172.50</u>

Total Fee & Disbursements
Previous Balance

\$2,172.50
4,895.00

Balance Now Due

\$7,067.50

TAX ID Number 59-2866686

Received
OCT 15 2019

51460-3107
10-16-19
68



INVOICE

Customer	The Heights Community Development District
Acct #	806
Date	09/17/2019
Customer Service	Charisse Bitner
Page	1 of 1

The Heights Community Development District
c/o Meritus
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 5,125.00
Payment Amount	
Payment for:	Invoice#9710
100119343	

Thank You

Please detach and return with payment



Customer: The Heights Community Development District

Invoice	Effective	Transaction	Description	Amount
9710	10/01/2019	Renew policy	Policy #100119343 10/01/2019-10/01/2020 Florida Insurance Alliance Package - Renew policy Due Date: 9/17/2019 <i>Gen. Liab. \$2819</i> <i>Pub. Off. -\$2306</i>	5,125.00

 10-9-29				Total \$ 5,125.00
-------------	--	--	--	-----------------------------

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/17/2019

ADA Site Compliance

6400 Boynton Beach Blvd 742721

Boynton Beach, FL 33474

accounting@adasitecompliance.com

**Invoice****BILL TO**

The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
925	10/26/2019	\$1,500.00	11/09/2019	Net 14	

DESCRIPTION	AMOUNT
Website Accessibility & Compliance, Compliance Shield, Accessibility Policy, Technological Auditing	1,500.00

BALANCE DUE**\$1,500.00**

51300-5103
10-26-19
GJ

Florida Department of Economic Opportunity, Special District Accountability Program
FY 2019/2020 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 74327			Date Invoiced: 10/01/2019
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2019: \$175.00

STEP 1: Review the following information, make changes directly on the form, and sign and date:

1. Special District's Name, Registered Agent's Name, and Registered Office Address:

Heights Community Development District, The
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 120
 Tampa, FL 33607



2. Telephone: (813) 397-5121
3. Fax: (813) 873-7070
4. Email: brian.lamb@merituscorp.com
5. Status: Independent
6. Governing Body: Elected
7. Website Address: theheightscdd.org
8. County(ies): Hillsborough
9. Function(s): Community Development
10. Boundary Map on File: 09/29/2006
11. Creation Document on File: 08/03/2006
12. Date Established: 07/13/2006
13. Creation Method: Local Ordinance
14. Local Governing Authority: City of Tampa
15. Creation Document(s): City Ordinances 2006-161 and 243
16. Statutory Authority: Chapter 190, Florida Statutes
17. Authority to Issue Bonds: Yes
18. Revenue Source(s): Assessments
19. Most Recent Update: 10/05/2018

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature:  Date 10/4/19

STEP 2: Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2017/2018 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: ☐ Denied: ☐ Reason: _____

STEP 3: Make a copy of this form for your records.

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9369

Invoice Date: Oct 1, 2019

Page: 1

Bill To:

The Heights CDD
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Ship to:**Customer ID**

The Heights CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

10/1/19

Quantity	Item	Description	Unit Price	Amount
		Dissemination Services Fiscal Year 2019 Bond Series 2017		5,000.00
		Dissemination Services Fiscal Year 2019 Bond Series 2018		5,000.00
51300 3104				

Subtotal	10,000.00
Sales Tax	
Total Invoice Amount	10,000.00
Payment/Credit Applied	
TOTAL	10,000.00

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
09/20/19	THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	106078
Total Amount Due		Ad Number
\$384.50		0000017677

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/20/19	09/20/19	0000017677	Times	Legals CLS	Meeting Schedule	1	2x46 L	\$382.50
09/20/19	09/20/19	0000017677	Tampabay.com	Legals CLS	Meeting Schedule	1	2x46 L	\$0.00
					AffidavitMaterial			\$2.00

51360 4801
10-1-19
GR

Received
SEP 26 2019

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates	Advertiser Name	
09/20/19	THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account
09/20/2019	Deirdre Almeida	106078
Total Amount Due		Ad Number
\$384.50		0000017677

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

THE HEIGHTS CDD

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

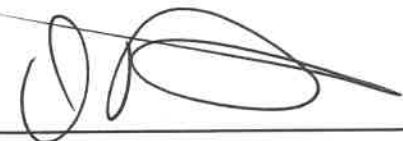
Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative of the Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Meeting Schedule** was published in **Tampa Bay Times: 9/20/19** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **09/20/2019**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2020
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Heights Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2020 to be held at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602 on the following dates at 10:00 a.m.:

October 02, 2019	10:00 a.m.
November 06, 2019	10:00 a.m.
December 04, 2019	10:00 a.m.
February 05, 2020	10:00 a.m.
March 04, 2020	10:00 a.m.
April 01, 2020	10:00 a.m.
May 06, 2020	10:00 a.m.
June 3, 2020	10:00 a.m.
July 01, 2020	10:00 a.m.
August 05, 2020	10:00 a.m.
September 02, 2020	10:00 a.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

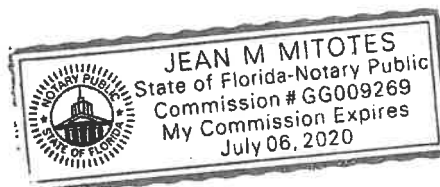
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Brian Lamb
District Manager

Run Date: 09/20/2019

0000017677



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. Johnson's Lawn & Landscaping, Inc.	16669	\$ 2,700.00		Lawn Maintenance - October
Meritus Districts	9429	2,673.17		Management Services - November
Monthly Contract Sub-Total		\$ 5,373.17		
Variable Contract				
Grau and Associates	GA093019	\$ 46.00		Audit Confirmation - 09/30/19
Landmark	2140039 28	150.00		Professional Services - thru 11/14/19
Molloy & James	17194	110.00		Professional Services - General Matters - 11/06/19
Variable Contract Sub-Total		\$ 306.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
US Bank	5532730	\$ 4,040.63		Series 2018 Trust Fee - FY20
Regular Services Sub-Total		\$ 4,040.63		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 9,719.80		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
10/31/2019	16669

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
October

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 10/02/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 10/16/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Third Cutting 10/30/2019)		900.00	900.00
53900 4604 CJR				
Total			\$2,700.00	

PLEASE WRITE INVOICE NUMBER ON CHECK

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

10/6/19

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9429
Invoice Date: Nov 1, 2019
Page: 1

Bill To:
The Heights CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		11/1/19

[illegible]

Subtotal	2,673.17
Sales Tax	
Total Invoice Amount	2,673.17
Payment/Credit Applied	
TOTAL	2,673.17

Grau + Associates

Invoice Month	Date	Request Date	Client Name	Engagement Number	PR#	Qty	Price	Amount
October	12:00 PM 10/23/2019	09/30/2019	The Heights CDD	Meritus	W34669058K45	2	23.00	46.00



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Nov 14, 2019
Invoice No: 2140039-28
Billing Through: Nov 14, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$150.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.00	\$150.00	\$150.00	

Amount Due This Invoice: \$150.00

51360 -3103
11.14.19
62

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Received
NOV 08 2019

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

November 6, 2019

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17194

DATE	DESCRIPTION	HOURS	AMOUNT
Oct-21-19	Memo on status.	0.40	110.00
	Totals	0.40	<u>\$110.00</u>
	Total Fee & Disbursements		<u>\$110.00</u>
	Previous Balance		7,067.50
	Previous Payments		<u>7,067.50</u>
	Balance Now Due		<u>\$110.00</u>

TAX ID Number 59-2866686

PAYMENT DETAILS

Nov-04-19	Check No. 1371	7,067.50
	Total Payments	<u>\$7,067.50</u>

57400 - 3107
11.14.19
QR



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5532730
Account Number: 275194000
Invoice Date: 10/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

2/3

THE HEIGHTS CDD
ATTN DISTRICT
2005 PAN AM CIRCLE STE 120
TAMPA FL 33607

THE HEIGHTS CDD SERIES 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

THE HEIGHTS CDD SERIES 2018

Invoice Number: 5532730
Account Number: 275194000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275194000
Invoice # 5532730
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 5532730
Invoice Date: 10/25/2019
Account Number: 275194000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

3/3

THE HEIGHTS CDD SERIES 2018

Accounts Included 275194000 275194001 275194002 275194003 275194004 275194005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2019 - 09/30/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. Johnson's Lawn & Landscaping, Inc.	16693	\$ 1,800.00		Lawn Maintenance - November
Meritus Districts	9532	2,669.17		Management Services - December
Monthly Contract Sub-Total		\$ 4,469.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,469.17		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
11/1/2019	16693

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
November

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 11/13/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 11/27/2019)		900.00	900.00
53960 4604 Q				
PLEASE WRITE INVOICE NUMBER ON CHECK			Total	\$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9532
Invoice Date: Dec 1, 2019
Page: 1

Bill To:
The Heights CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		12/1/19

[illegible]

Subtotal	2,669.17
Sales Tax	
Total Invoice Amount	2,669.17
Payment/Credit Applied	
TOTAL	2,669.17

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9492	\$ 2,678.67		Management Services - January
Monthly Contract Sub-Total		\$ 2,678.67		
Variable Contract				
Landmark	2140039 29	\$ 600.00		Professional Services - General Matters - 12/07/19
Molloy & James	17222	412.50		Professional Service - General Matters thru 12/11/19
Variable Contract Sub-Total		\$ 1,012.50		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K. Johnson's Lawn & Landscaping, inc.	16839	\$ 1,800.00		Lawn maintenance December
Landmark	2140039 30	450.00		Professional engineer service 01/15/2020
Molloy & James	17237	330.00		Professional Services - review status on tax 12/10/2019
US Bank	5500652	4,040.63		Series 2017 trust fee - FY20
Additional Services Sub-Total		\$ 6,620.63		
TOTAL:		\$ 10,311.80		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9492
Invoice Date: Jan 1, 2020
Page: 1

Bill To:
The Heights CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/20

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - January		2,666.67
		Postage - November		12.00

Subtotal	2,678.67
Sales Tax	
Total Invoice Amount	2,678.67
Payment/Credit Applied	
TOTAL	2,678.67



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Dec 19, 2019
Invoice No: 2140039-29
Billing Through: Dec 7, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$600.00
	Review & sign requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	4.00	\$150.00	\$600.00	

Amount Due This Invoice: \$600.00

51300- 3103
R

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Received
DEC 23 2019

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

December 11, 2019

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17222

DATE	DESCRIPTION	HOURS	AMOUNT
Nov-25-19	Review status of assessment.	1.50	412.50
	Totals	1.50	\$412.50
	Total Fee & Disbursements		\$412.50
	Previous Balance		110.00
	Previous Payments		110.00
	Balance Now Due		\$412.50

TAX ID Number 59-2866686

PAYMENT DETAILS

Dec-02-19	Check No. 1372	110.00
	Total Payments	\$110.00

51406-3107
CJL



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
1/1/2020	16839

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
January December

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 12/10/2019)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 12/24/2019)		900.00	900.00
5390-4604 GR				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

[Signature]
1/1/20



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Jan 15, 2020
Invoice No: 2140039-30
Billing Through: Dec 31, 2019

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$450.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.00	\$150.00	\$450.00	

Amount Due This Invoice: \$450.00

51300 - 3103
QR

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

January 7, 2020

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17237

DATE	DESCRIPTION	HOURS	AMOUNT
Dec-10-19	Review status on tax.	1.20	330.00
	Totals	1.20	<u>\$330.00</u>
	Total Fee & Disbursements		<u>\$330.00</u>
	Previous Balance		412.50
	Balance Now Due		<u>\$742.50</u>

TAX ID Number 59-2866686

Received
JAN 09 2020

51400 - 3107
R



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Copy of Previously Printed Invoice

Invoice Number: 5500652
Account Number: 253111000
Invoice Date: 09/25/2019
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

THE HEIGHTS CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 120
TAMPA FL 33607

THE HEIGHTS CDD 2017

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

THE HEIGHTS CDD 2017

Invoice Number: 5500652
Account Number: 253111000
Current Due: \$4,040.63

Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 253111000
Invoice # 5500652
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55101
Copy of Previously Printed Invoice

Invoice Number: 5500652
Invoice Date: 09/25/2019
Account Number: 253111000
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

THE HEIGHTS CDD 2017

Accounts Included 253111000 253111001 253111002 253111003 253111004 253111005
In This Relationship: 253111006 253111007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 09/01/2019 - 08/31/2020				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9583	\$ 2,670.67		Management Services - February
Monthly Contract Sub-Total		\$ 2,670.67		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Grau and Associates	19119	\$ 1,500.00		Service Charge for Audit FYE 09/30/19
K. Johnson's Lawn & Landscaping, Inc.	16859	1,800.00		Lawn Maintenance Fee for work on 1/07/20, 01/21/20
Landmark	2140039 31	675.00		Engineering Service Charges 02/12/20
Molloy & James	17264	1,100.00		Service Charge for Audit Questions Research
Additional Services Sub-Total		\$ 5,075.00		
TOTAL:		\$ 7,745.67		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

Invoice Number: 9583

Invoice Date: Feb 1, 2020

Page: 1

Bill To:

The Heights CDD
2005 Pan Am Circle
Ste 300
Tampa, FL 33607

Ship to:**Customer ID**

The Heights CDD

Customer PO**Payment Terms**

Net Due

Shipping Method

Best Way

Ship Date**Due Date**

2/1/20

Quantity	Item	Description	Unit Price	Amount
		District Mgmt Services - February		2,666.67
		Postage - December		4.00

Subtotal	2,670.67
Sales Tax	
Total Invoice Amount	2,670.67
Payment/Credit Applied	
TOTAL	2,670.67

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 19119
Date 02/04/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
1/30/2020	16859

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 01/07/2020)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 01/21/2020)		900.00	900.00
<i>\$3900. - 4604 412</i>				
Total				\$1,800.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com

1/28/20



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Feb 12, 2020
Invoice No: 2140039-31
Billing Through: Jan 31, 2020

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$675.00
	Review & sign requisitions and Pay Applications				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	4.50	\$150.00	\$675.00	

Amount Due This Invoice: \$675.00

STBA
BN
8103

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

February 14, 2020

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17264

DATE	DESCRIPTION	HOURS	AMOUNT
Jan-28-20	Research for audit questions.	3.00	825.00
Jan-31-20	Research audit issues.	1.00	275.00
	Totals	4.00	\$1,100.00
Total Fee & Disbursements			\$1,100.00
Previous Balance			742.50
Previous Payments			412.50
Balance Now Due			\$1,430.00

Handwritten notes: 5740, 3700, BN

TAX ID Number 59-2866686

PAYMENT DETAILS

Feb-10-20	Check No. 1384	412.50
Total Payments		\$412.50

Received

FEB 18 2020

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9667	\$ 2,675.17		Management Service Fee for March 2020
Monthly Contract Sub-Total		\$ 2,675.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
K.Johnson's Lawn & Landscaping, Inc.	16926	\$ 1,800.00		Lawn Maintenance Service Charge - 02/04/2020 and 02/18/2020
Landmark	2140039 32	1,200.00		District Engineer Service Thru 02/29/2020
Molloy & James	17282	605.00		Auditing Services - Review and Memo for Audit 03/10/2020
Riverside Heights Holdings, LLC	139	358.50		Waste Service for Dumpster - 03/12/2020
Additional Services Sub-Total		\$ 3,963.50		
TOTAL:		\$ 6,638.67		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121
Fax: 813-873-7070

INVOICE

Invoice Number: 9667
Invoice Date: Mar 1, 2020
Page: 1

Bill To:
The Heights CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
The Heights CDD		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		3/1/20

[illegible]

Subtotal	2,675.17
Sales Tax	
Total Invoice Amount	2,675.17
Payment/Credit Applied	
TOTAL	2,675.17



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
2/28/2020	16926

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 02/04/2020)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 02/18/2020)		900.00	900.00
<i>800 4604 5350</i>				
				<i>2/28/20</i>
PLEASE WRITE INVOICE NUMBER ON CHECK			Total	\$1,800.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Mar 12, 2020
Invoice No: 2140039-32
Billing Through: Feb 29, 2020

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$1,200.00
	Prepare responses for Audit; review & sign requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	8.00	\$150.00	\$1,200.00	

Amount Due This Invoice: \$1,200.00

5/30
3/03
B

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

Molloy & James
325 S. Boulevard
Tampa, Florida 33606

Ph:813 - 254-7157

The Heights CDD
C/O Meritus
2005 Pam Am Circle, Suite 300
Tampa, FL
33607

March 10, 2020

Attention: Brian Lamb
Re: The Heights CDD General Matters

Inv #: 17282

DATE	DESCRIPTION	HOURS	AMOUNT
Feb-03-20	Review for audit.	1.00	275.00
Feb-04-20	Memo regarding audit.	1.20	330.00
	Totals	2.20	\$605.00
	Total Fee & Disbursements		\$605.00
	Previous Balance		1,430.00
	Balance Now Due		\$2,035.00

TAX ID Number 59-2866686

BY 5140
3107

Received
MAR 16 2020

Riverside Heights Holdings, LLC

701 S. Howard Ave.
Ste 106-322
Tampa, FL 33606

Invoice**Invoice #:** 139**Invoice Date:** 3/12/20**Due Date:** 3/12/20**Case:****P.O. Number:****Bill To:**

The Heights CDD.

Description	Hours/Qty	Rate	Amount
Waste Management for Dumpster		358.50	358.50
<i>By 4309 5340</i>			
Total			\$358.50
Payments/Credits			\$0.00
Balance Due			\$358.50



INVOICE

Customer ID:**15-26622-63008**

Customer Name:

RIVERSIDE HEIGHTS HOLDINGS LLC

Service Period:

02/01/20-02/29/20

Invoice Date:

03/02/2020

Invoice Number:

9617050-2206-2

How To Contact UsVisit **wm.com**

To setup your online profile, sign up for paperless statements, manage your account, view holiday schedules, pay your invoice or schedule a pickup



Customer Service:
(813) 621-3055

Your Payment Is Due**Apr 01, 2020**

If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.

Your Total Due**\$358.50**

If payment is received after
04/01/2020: **\$ 367.46**

See Reverse for Important Messages

Previous Balance	+	Payments	+	Adjustments	+	Current Charges	=	Total Due
845.71		(845.71)		0.00		358.50		358.50

Details for Service Location:

Riverside Heights Holdings Llc (C&D)(Conc), 1910 N Oia Ave, Tampa FL
33602-2014

Customer ID: 15-26622-63008

Description	Date	Ticket	Quantity	Amount
30 Yd flat rolloff	02/14/20	184169	1.00	320.00
Ticket Total				320.00
Environmental charge				32.00
Administrative charge				6.50
Total charges for service location				358.50
Total Current Charges				358.50



Please detach and send the lower portion with payment --- (no cash or staples) ---



WASTE MANAGEMENT INC. OF FLORIDA

PO BOX 42930
PHOENIX, AZ 85080
(813) 621-3055
(800) 255-7172

Invoice Date	Invoice Number	Customer ID (Include with your payment)
03/02/2020	9617050-2206-2	15-26622-63008
Payment Terms	Total Due	Amount
Total Due by 04/01/2020	\$358.50	
If Received after 04/01/2020	\$367.46	



220600015266226300809617050000000358500000035850 1

0087124 01 A8 0.416 **AUTO T7 0 7062 33606-247399 -C01-P87211-11

102900050

RIVERSIDE HEIGHTS HOLDINGS LLC
701 S HOWARD AVE 106-322
TAMPA FL 33606-2473



Remit To:

WM CORPORATE SERVICES, INC.
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648

THINK GREEN.®

98 Printed on
recycled paper.

405-0216048-2206-0

0087124 01 A8 0.416 **AUTO T7 0 7062 33606-247399 -C01-P87211-11

RIVERSIDE HEIGHTS HOLDINGS, LLC
 701 S HOWARD AVE STE 106-322
 TAMPA, FL 33606-2473

VALLEY NATIONAL BANK

10751

3/10/20

PAY TO THE ORDER OF Waste Management

\$ 358.50

Three Hundred Fifty-Eight and 50/100*****

DOLLARS

Waste Management
 PO Box 4648
 Carol Stream, IL 60197

MEMO: 9617050-2206-2

PLEASE SENSITIVE
 NO AREA TO VISIT

[Signature]
 AUTHORIZED SIGNATURE

⑈010751⑈ ⑆063116177⑆ 500219316⑈

RIVERSIDE HEIGHTS HOLDINGS, LLC
 Waste Management

Date	Type	Reference	Original Amt.	Balance Due	3/10/20 Discount	Payment
3/2/20	Bill	9617050-2206-2	358.50	358.50		358.50
					Check Amount	358.50

Valley National Bank 9617050-2206-2

358.50

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	9707	\$ 2,674.67		District Management Service Charge - April 2020
Monthly Contract Sub-Total		\$ 2,674.67		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Utilities Sub-Total		\$ 0.00		
Regular Services				
Regular Services Sub-Total		\$ 0.00		
Additional Services				
Grau and Associates	19454	\$ 2,000.00		Audit FYE 09/30/19 Invoice date 04.02.2020
K. Johnson's Lawn & Landscaping, Inc.	16959	2,700.00		Lawn Maintenance Charge for March 2020
Landmark	2140039 33	375.00		District Engineer Services - Review & Sign Requisition - 04/15/20
Additional Services Sub-Total		\$ 5,075.00		
TOTAL:		\$ 7,749.67		

Approved (with any necessary revisions noted):

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
--------	---------------------------	--------	-----------------	----------------------

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*The Heights Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 19454
Date 04/02/2020

SERVICE	AMOUNT
Audit FYE 09/30/2019	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.



K. JOHNSON'S LAWN & LANDSCAPING, INC.
13620 VERNON DAIRY RD
SPRING HILL, FL 34610

Invoice

Date	Invoice #
3/31/2020	16959

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
March

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 03/03/2020)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 03/17/2020)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Third Cutting 03/31/2020)		900.00	900.00
	53900 4604 BH			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$2,700.00

Phone #	Fax #	E-mail
8139275732		jennifer_kjlawn@aol.com



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

Invoice

Mr. Brian Lamb
The Heights CDD
c/o Meritus
2005 Pan Am Circle Drive, Suite 120
Tampa, FL 33607

Invoice Date: Apr 15, 2020
Invoice No: 2140039-33
Billing Through: Mar 31, 2020

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$375.00
	Review & sign requisitions & pay applications				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	2.50	\$150.00	\$375.00	

Amount Due This Invoice: \$375.00

(Page 1 of 1)

INVOICES ARE DUE UPON RECEIPT - NO DISCOUNTS. UNPAID AMOUNTS WILL BEAR INTEREST AT 1-1/2% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE RATE OF 18%. PURCHASER AGREES TO PAY ALL COSTS AND FEES FOR COLLECTION ON ACCOUNTS REMAINING UNPAID IN EXCESS OF 30 DAYS INCLUDING, BUT NOT LIMITED TO, ATTORNEY'S FEES AND ATTORNEY'S FEES ON APPEAL. ALL PAYMENTS RECEIVED ON PAST DUE ACCOUNTS WILL BE APPLIED FIRST TO INTEREST, THEN TO PRINCIPAL.

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2020



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 4/30/2020
(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	415	0	0	0	0	0	0	415
Investments - Revenue 1000 Series 2017	0	2,326	0	0	0	0	0	2,326
Investments - Interest 1001 Series 2017	0	523,600	0	0	0	0	0	523,600
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	20	0	0	0	20
Investments - Capitalized Interest 1007 Series 2017	0	71,358	0	0	0	0	0	71,358
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	4,637,422	0	0	4,637,422
Investments - Capitalized Interest 4005 Series 2018	0	0	13,930	0	0	0	0	13,930
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	0	0	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	0	0	0	0	0	0	0	0
Prepaid Insurance-Professional Liability	0	0	0	0	0	0	0	0
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
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
Construction Work In Progress	0	0	0	0	0	20,696,634	0	20,696,634
CIP- Redevelopment 2	0	0	0	0	0	0	0	0
Amount Available-Debt Service	0	0	0	0	0	0	1,753,079	1,753,079

The Heights Community Development District

Balance Sheet
As of 4/30/2020
(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
Amount To Be Provided-Debt Service	0	0	0	0	0	0	28,246,921	28,246,921
Other	0	0	0	0	0	0	0	0
Total Assets	415	1,300,884	258,479	20	4,637,422	20,773,414	30,000,000	56,970,635
Liabilities								
Accounts Payable	5,314	0	0	0	0	0	0	5,314
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	5,314	0	0	0	0	0	30,000,000	30,005,314
Fund Equity & Other Credits								
Contributed Capital								
Fund Balance-All Other Reserves	0	1,292,217	460,861	1,578	5,803,418	0	0	7,558,075
Retained Earnings-Reserved	0	0	0	0	0	0	0	0
Fund Balance-Unreserved	4	0	0	0	0	0	0	4
Investment In General Fixed Assets	0	0	0	0	0	20,773,414	0	20,773,414
Other	(4,903)	8,667	(202,382)	(1,559)	(1,165,996)	0	0	(1,366,172)
Total Fund Equity & Other Credits	(4,899)	1,300,884	258,479	20	4,637,422	20,773,414	0	26,965,321
Total Liabilities & Fund Equity	415	1,300,884	258,479	20	4,637,422	20,773,414	30,000,000	56,970,635

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	0	0	0 %
Contributions & Donations From Private Sources				
Developer Contributions	198,652	52,404	(146,248)	(74)%
Total Revenues	198,652	52,404	(146,248)	(74)%
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	3,900	(900)	(30)%
Disclosure Report	10,000	0	10,000	100 %
Trustees Fees	10,000	8,081	1,919	19 %
Auditing Services	8,000	4,046	3,954	49 %
Postage, Phone, Faxes, Copies	100	42	59	59 %
Public Officials Insurance	1,577	2,306	(729)	(46)%
Legal Advertising	1,000	614	386	39 %
Bank Fees	200	0	200	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	100	0	100	100 %
Website Administration	0	1,500	(1,500)	0 %
Legal Counsel				
District Counsel	6,000	2,558	3,443	57 %
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	0	2,500	100 %
General Liability Insurance	0	2,819	(2,819)	0 %
Landscape Maintenance	15,000	12,600	2,400	16 %
Plant Replacement Program	2,000	0	2,000	100 %
Total Expenditures	198,652	57,307	141,345	71 %

The Heights Community Development District

Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	(4,903)	(4,903)	0 %
Fund Balance, Beginning of Period	0	4	4	0 %
Fund Balance, End of Period	0	(4,899)	(4,899)	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Off Roll	1,407,200	0	(1,407,200)	(100)%
Interest Earnings				
Interest Earnings	0	8,068	8,068	0 %
Total Revenues	<u>1,407,200</u>	<u>8,068</u>	<u>(1,399,132)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	1,047,200	0	1,047,200	100 %
Principal Payments	360,000	0	360,000	100 %
Total Expenditures	<u>1,407,200</u>	<u>0</u>	<u>1,407,200</u>	<u>100 %</u>
Other Financing Sources				
Interfund Transfer	0	599	599	0 %
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>8,667</u>	<u>8,667</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,292,217	1,292,217	0 %
Fund Balance, End of Period	<u>0</u>	<u>1,300,884</u>	<u>1,300,884</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments - Capital Improvements				
Debt Service Off Roll	539,231	0	(539,231)	(100)%
Interest Earnings				
Interest Earnings	0	3,064	3,064	0 %
Total Revenues	<u>539,231</u>	<u>3,064</u>	<u>(536,167)</u>	<u>(99)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	409,232	204,616	204,616	50 %
Principal Payments	<u>130,000</u>	<u>0</u>	<u>130,000</u>	<u>100 %</u>
Total Expenditures	<u>539,232</u>	<u>204,616</u>	<u>334,616</u>	<u>62 %</u>
Other Financing Sources				
Interfund Transfer	0	(830)	(830)	0 %
Excess of Revenues Over (Under) Expenditures	<u>(1)</u>	<u>(202,382)</u>	<u>(202,381)</u>	<u>20,238,070 %</u>
Fund Balance, Beginning of Period	0	460,861	460,861	0 %
Fund Balance, End of Period	<u>(1)</u>	<u>258,479</u>	<u>258,480</u>	<u>(25,848,044)%</u>

The Heights Community Development District

Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2019 Through 4/30/2020

(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	19	0 %
Total Revenues	0	19	19	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	0	1,578	(1,578)	0 %
Total Expenditures	0	1,578	(1,578)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,559)	(1,559)	0 %
Fund Balance, Beginning of Period	0	1,578	1,578	0 %
Fund Balance, End of Period	0	20	20	0 %

The Heights Community Development District

Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2019 Through 4/30/2020

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Interest Earnings				
Interest Earnings	0	38,032	38,032	0 %
Total Revenues	0	38,032	38,032	0 %
Expenditures				
Other Physical Environment				
Improvements Other Than	0	1,204,028	(1,204,028)	0 %
Buildings				
Total Expenditures	0	1,204,028	(1,204,028)	0 %
Excess of Revenues Over (Under) Expenditures	0	(1,165,996)	(1,165,996)	0 %
Fund Balance, Beginning of Period	0	5,803,418	5,803,418	0 %
Fund Balance, End of Period	0	4,637,422	4,637,422	0 %

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

Summary

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Bank Balance	414.99
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	414.99
Balance Per Books	<u>414.99</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: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1391	4/7/2020	System Generated Check/Voucher	1,800.00	K. Johnson's Lawn & Landscaping, Inc.
1392	4/7/2020	System Generated Check/Voucher	1,200.00	Landmark Engineering & Surveying Corporation
1393	4/7/2020	System Generated Check/Voucher	2,674.67	Meritus Districts
1394	4/7/2020	System Generated Check/Voucher	1,705.00	Molloy & James
1395	4/23/2020	System Generated Check/Voucher	375.00	Landmark Engineering & Surveying Corporation
Cleared Checks/Vouchers			7,754.67	

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

Detail

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 04/30/2020

Reconciliation Date: 4/30/2020

Status: Locked

Cleared Deposits

<u>Deposit Number</u>	<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>
	CR107	4/6/2020	Developer Funding 04.06.20	7,379.67
	CR110	4/30/2020	April Bank Activity	<u>0.04</u>
Cleared Deposits				<u><u>7,379.71</u></u>