

**THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS MEETING
JUNE 01, 2022**

THE HEIGHTS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JUNE 01, 2022 at 10:00 A.M
THE OFFICES OF SOHO CAPITAL
LOCATED AT 220 W. 7TH AVE., SUITE 100, TAMPA, FL 33602

District Board of Supervisors	Chairman	Adam Harden
	Vice Chairman	Chas Bruck
	Supervisor	Frank Scalfaro
	Supervisor	Grant Kerekes
	Supervisor	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 01, 2022

Board of Supervisors
The Heights Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of The Heights Community Development District will be held on **Wednesday, June 01, 2022 at 10:00 a.m. at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602.** Please let us know 24 hours before the meeting if you wish to call in for the meeting. 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 2022-01; Approving FY 2023 Proposed Budget & Setting Public Hearing Tab 01
 - B. Announcement of Qualified Electors Tab 02
 - C. 2022 Election Process..... Tab 03
 - D. Consideration of Resolution 2022-02; Requesting Supervisors of Elections to Conduct General Elections Tab 04
 - E. Discussion on Tiki Bout Tampa Request..... Tab 05
 - F. General Matters of the District
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Public Hearing & Meeting Aug. 04, 2021 Tab 06
 - B. Consideration of Minutes of the Continued Public Hearing & Meeting Sept. 01, 2021 Tab 07
 - C. Consideration of Operations and Maintenance Expenditures August - September 2021 Tab 08
 - D. Consideration of Operations and Maintenance Expenditures October 2021 – April 2022 Tab 09
 - E. Review of Financial Statements Month Ending April 30, 2022 Tab 10
- 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 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2022/2023; 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, 2022 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**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 3, 2022

HOUR: 10:00 a.m.

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

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 01, 2022

Attest:

**The Heights Community
Development District**

Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2022/2023

2023



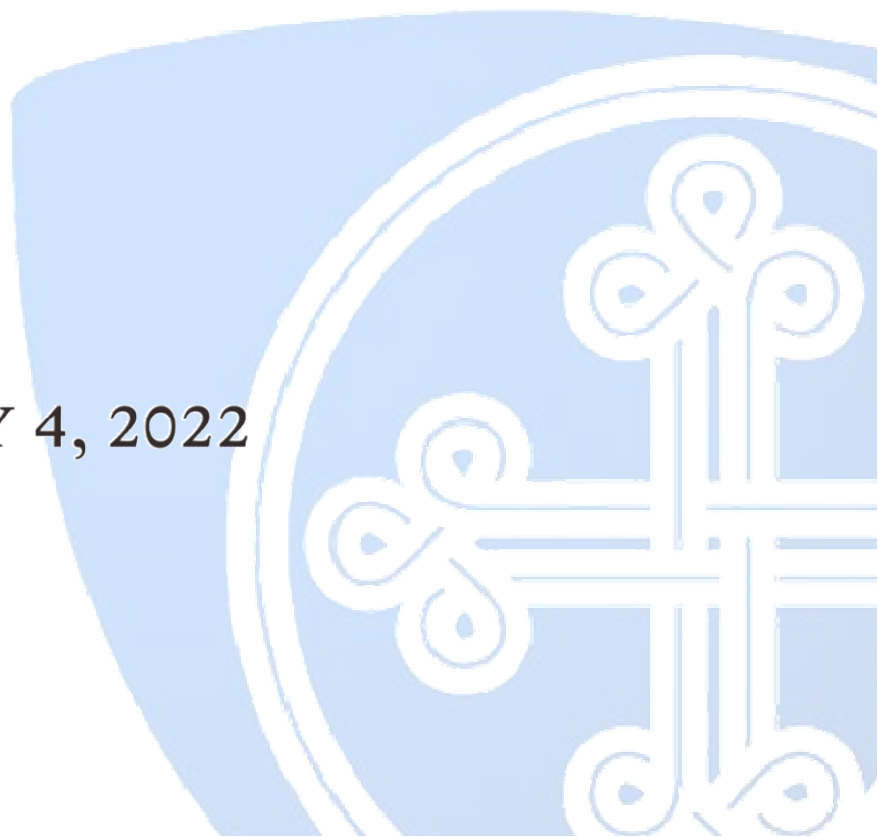
THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

MAY 4, 2022



THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

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MAY 4, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
SPECIAL ASSESSMENTS - SERVICES CHARGES					
Operations & Maintenance Assmts - Tax Roll	500,000.00	234,301.93	265,698.07	500,000.00	0.00
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICES CHARGES	500,000.00	234,301.93	265,698.07	500,000.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	101.69	0.00	101.69	101.69
TOTAL INTEREST EARNINGS	0.00	101.69	0.00	101.69	101.69
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	9,074.19	0.00	9,074.19	9,074.19
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	9,074.19	0.00	9,074.19	9,074.19
OTHER MISCELLANEOUS REVENUES					
Miscellaneous - Other	0.00	8,688.80	0.00	8,688.80	8,688.80
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	8,688.80	0.00	8,688.80	8,688.80
TOTAL REVENUES	\$500,000.00	\$252,166.61	\$265,698.07	\$517,864.68	\$17,864.68
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	0.00	2,380.56	2,380.56	(1,619.44)
TOTAL LEGISLATIVE	4,000.00	0.00	2,380.56	2,380.56	(1,619.44)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	43,599.98	6,400.02	50,000.00	0.00
District Engineer	3,000.00	1,723.75	1,276.25	3,000.00	0.00
Disclosure Report	10,000.00	12,499.98	(2,499.98)	10,000.00	0.00
Trustees Fees	9,000.00	8,081.26	0.00	8,081.26	(918.74)
Auditing Services	8,500.00	558.00	7,942.00	8,500.00	0.00
Postage, Phone, Faxes, Copies	100.00	1,238.42	0.00	1,238.42	1,138.42
Public Officials Insurance	2,663.00	0.00	2,663.00	2,663.00	0.00
Legal Advertising	1,000.00	0.00	1,000.00	1,000.00	0.00
Bank Fees	100.00	40.00	60.00	100.00	0.00
Dues, Licenses & Fees	175.00	200.00	0.00	200.00	25.00
Office Supplies	50.00	106.45	0.00	106.45	56.45
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	87,588.00	70,297.84	17,591.29	87,889.13	301.13
LEGAL COUNSEL					
District Counsel	6,000.00	8,277.48	0.00	8,277.48	2,277.48
TOTAL LEGAL COUNSEL	6,000.00	8,277.48	0.00	8,277.48	2,277.48
ELECTRIC UTILITY SERVICES					
Electric Utility Services	6,000.00	7,296.83	0.00	7,296.83	1,296.83
TOTAL ELECTRIC UTILITY SERVICES	6,000.00	7,296.83	0.00	7,296.83	1,296.83
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	362,156.00	0.00	380,020.68	380,020.68	17,864.68
Decorative Light Maintenance	5,000.00	0.00	4,000.00	4,000.00	(1,000.00)
General Liability Insurance	3,256.00	0.00	2,000.00	2,000.00	(1,256.00)
Landscape Maintenance	24,000.00	8,100.00	15,900.00	24,000.00	0.00
Plant Replacement Program	2,000.00	0.00	2,000.00	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	396,412.00	8,100.00	403,920.68	412,020.68	15,608.68
TOTAL EXPENDITURES	\$500,000.00	\$93,972.15	\$423,892.53	\$517,864.68	\$17,864.68
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$158,194.46	(\$158,194.46)	\$0.00	\$0.00

FISCAL YEAR 2022 BUDGET ANALYSIS

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Proposed Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
SPECIAL ASSESSMENTS					
Operations & Maintenance Assmts-Tax Roll	500,000.00	500,000.00	0.00	500,000.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	500,000.00	500,000.00	0.00	500,000.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	101.69	101.69	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	101.69	101.69	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE					
Developer Contributions	0.00	9,074.19	9,074.19	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE	0.00	9,074.19	9,074.19	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous - Other	0.00	8,688.80	8,688.80	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	8,688.80	8,688.80	0.00	0.00
TOTAL REVENUES	\$500,000.00	\$517,864.68	\$17,864.68	\$500,000.00	\$0.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	4,000.00	2,380.56	(1,619.44)	2,380.56	(1,619.44)
TOTAL LEGISLATIVE	4,000.00	2,380.56	(1,619.44)	2,380.56	(1,619.44)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	50,000.00	0.00	50,000.00	0.00
District Engineer	3,000.00	3,000.00	0.00	3,000.00	0.00
Disclosure Report	10,000.00	10,000.00	0.00	10,000.00	0.00
Trustees Fees	9,000.00	8,081.26	(918.74)	8,200.00	(800.00)
Auditing Services	8,500.00	8,500.00	0.00	8,700.00	200.00
Postage, Phone, Faxes, Copies	100.00	1,238.42	1,138.42	1,238.42	1,138.42
Public Officials Insurance	2,663.00	2,663.00	0.00	2,663.00	0.00
Legal Advertising	1,000.00	1,000.00	0.00	1,000.00	0.00
Bank Fees	100.00	100.00	0.00	100.00	0.00
Dues, Licenses & Fees	175.00	200.00	25.00	200.00	25.00
Office Supplies	50.00	106.45	56.45	106.45	56.45
Website Administration	1,500.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	87,588.00	87,889.13	301.13	88,207.87	619.87
LEGAL COUNSEL					
District Counsel	6,000.00	8,277.48	2,277.48	8,277.48	2,277.48
TOTAL LEGAL COUNSEL	6,000.00	8,277.48	2,277.48	8,277.48	2,277.48
ELECTRIC UTILITY SERVICES					
Electric Utility Services	6,000.00	7,296.83	1,296.83	7,296.83	1,296.83
TOTAL ELECTRIC UTILITY SERVICES	6,000.00	7,296.83	1,296.83	7,296.83	1,296.83
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	362,156.00	380,020.68	17,864.68	361,837.26	(318.74)
Decorative Light Maintenance	5,000.00	4,000.00	(1,000.00)	4,000.00	(1,000.00)
General Liability Insurance	3,256.00	2,000.00	(1,256.00)	2,000.00	(1,256.00)
Landscape Maintenance	24,000.00	24,000.00	0.00	24,000.00	0.00
Plant Replacement Program	2,000.00	2,000.00	0.00	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	396,412.00	412,020.68	15,608.68	393,837.26	(2,574.74)
TOTAL EXPENDITURES	\$500,000.00	\$517,864.68	\$17,864.68	\$500,000.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	(\$0.00)

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET

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

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

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

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 & Maint

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	\$	1,403,175
TOTAL REVENUES	\$	1,403,175
TIF Revenue	\$	393,300
TOTAL TIF REVENUE *	\$	393,300

EXPENDITURES

Series 2017 July Bond Interest Payment	\$	504,088
Series 2017 January Bond Principal Payment	\$	395,000
Series 2017 January Bond Interest Payment	\$	504,088
TOTAL EXPENDITURES	\$	1,403,175
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2023	\$	20,630,000
Principal Payment Applied Toward Series 2017 Bonds	\$	395,000
Bonds Outstanding - Period Ending 1/1/2024	\$	20,235,000

* 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 2023 payments are 7/1/23 and 1/1/24

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

CDD Debt Service Assessments	\$	538,538
TOTAL REVENUES	\$	538,538
TIF Revenue	\$	150,948
TOTAL TIF REVENUE *	\$	150,948

EXPENDITURES

Series 2018 July Bond Interest Payment	\$	196,769
Series 2018 January Bond Principal Payment	\$	145,000
Series 2018 January Bond Interest Payment	\$	196,769
TOTAL EXPENDITURES	\$	538,538
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 1/1/2023	\$	7,990,000
Principal Payment Applied Toward Series 2018 Bonds	\$	145,000
Bonds Outstanding - Period Ending 1/1/2024	\$	7,845,000

* 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 2023 payments are 7/1/23 and 1/1/24

FISCAL YEAR 2023

PROPOSED ANNUAL OPERATING BUDGET

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size	EAU Value	Unit Count Debt Service	Unit Count O&M	Total EAUs	FISCAL YEAR 2023		
					Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessment
Apartments	1.00	314.00	314.00	314.00	\$ 334.08	\$ 213.11	\$ 547.19
Condominiums	1.25	0.00	0.00	0.00	\$ -	\$ -	\$ -
Retail/Commercial (per 1,000 sq. ft.)	1.25	174.65	174.65	218.31	\$ 417.60	\$ 266.38	\$ 683.98
Office (per 1,000 sq. ft.)	2.00	314.35	314.35	628.70	\$ 668.15	\$ 426.21	\$ 1,094.36
Undeveloped	1.00	1,335.00	1,335.00	1,335.00	\$ 334.08	\$ 213.11	\$ 547.19
TOTAL		2,138.00	2,138.00	2,496.01			

Notations:

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

FISCAL YEAR 2023
PROPOSED ANNUAL OPERATING BUDGET



April 18, 2022

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, 2022, listed below.

Community Development District	Number of Registered Electors
The Heights	208

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@votehillsborough.gov.

Respectfully,

Enjoli White
Candidate Services Manager



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 13, 2022 and close at noon on Friday, June 17, 2022.

The District has two seats up for election, Seats 1 and 2. Elections are non-partisan and will be held at the same time as the general election on November 8, 2022 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 2022-02

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 1, currently held by Shawna Ellis and Seat 2, currently held by Grant Kerekes are scheduled for the General Election beginning in November 2022. 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 2022, 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 1st day of June 2022.

**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, 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 13, 2022 and close at noon on Friday, June 17, 2022.

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

Brian Lamb
District Manager

TIKI BOAT TAMPA

275 Bayshore Blvd Unit 1007
Tampa, FL 33606

11/9/2021

The Heights CDD

Dear Brian K. Lamb:

I am creating a new Tiki Boat business with projected starting date April 2022. I am seeking permission to use the West docks at Armature Works to have passengers board and depart.

The plan is to have the boat operate on the Hillsborough River between Armature Works and Harbor Island with 90-minute trips from 10 a.m. until 10 p.m. each day based on demand. The boat will be 25 feet in length and 12 feet wide, certified by the US Coast Guard to have 12 people aboard and be operated by a captain and mate. The vessel will have a full bathroom, be ADA compliant and offer patrons the opportunity to purchase food & drink from local businesses before boarding.

I would appreciate the opportunity to go before the Heights CDD board and answer any questions to gain approval to use these docks.

Sincerely,

Scott Walters

813-784-4742

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

August 4, 2021 Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on **Wednesday, August 4, 2021 at 10:00 a.m.** at the Offices of Soho Capital located at 220 W. 7th Ave., Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meeting of the Board of Supervisors of The Heights Community Development District to order on **Wednesday, August 4, 2021 at 10:00 a.m.**

Staff Members Present:

Brian Lamb District Manager, Meritus

There were no members of the general public in attendance.

Mr. Lamb announced that the meeting will be continued to Wednesday, September 1, 2021 at 10:00 a.m.

2. PUBLIC COMMENT ON AGENDA ITEMS

3. RECESS TO PUBLIC HEARING

4. PUBLIC HEARING ON ADOPTING PROPOSED FISCAL YEAR 2022 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2022 Budget

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget

E. Close Public Hearing on Proposed Fiscal Year 2022 Budget

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open Public Hearing on Levying O&M Assessments

B. Staff Presentations

C. Public Comments

D. Consideration of Resolution 2021-05; Levying O&M Assessments

E. Close Public Hearing on Levying O&M Assessments

6. RETURN TO REGULAR MEETING

7. VENDOR AND STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

8. BUSINESS ITEMS

A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule

B. General Matters of the District

9. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting June 2, 2021

B. Consideration of Minutes of the Board of Supervisors Continued Meeting June 10, 2021

C. Consideration of Operations and Maintenance Expenditures May 2021

D. Consideration of Operations and Maintenance Expenditures June 2021

E. Consideration of Operations and Maintenance Expenditures July 2021

F. Review of Financial Statements Month Ending July 31, 2021

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

11. ADJOURNMENT/CONTINUATION

The meeting was continued to Wednesday, September 1, 2021 at 10:00 a.m. at the same location.

**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

Signature

Printed Name

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

September 1, 2021 Minutes of the Continued Public Hearing and Regular Meeting

Minutes of the Continued Public Hearing and Regular Meeting

The Continued Public Hearing and Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on **Wednesday, September 1, 2021 at 10:00 a.m.** at the Offices of Soho Capital located at 220 W. 7th Ave., Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Public Hearing and Regular Meeting of the Board of Supervisors of The Heights Community Development District to order on **Wednesday, September 1, 2021 at 10:00 a.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chair
Grant Kerekes	Supervisor
Shawna Ellis	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
Dan Molloy	District Counsel, Molloy & James

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 2022 BUDGET

A. Open Public Hearing on Proposed Fiscal Year 2022 Budget

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

B. Staff Presentations

Mr. Lamb went over the budget with the Board. He mentioned that because newer facilities will be coming online, it will merit an adjustment to the budget from May. Some of those costs include street lighting and landscape maintenance of the community. He recommended making an adjustment to the line item titled "Contingency Expense" and amend the budget with more specific dollar amounts associated with the individual line items. The net proceeds required to operate the District would change from \$198,652 to \$500,000.

Mr. Molloy said that as the increase in the budget was not part of the package as advertised in May and there were landowner representatives present, he would like for the landowners to indicate if they consent to the increase. Supervisor Harden stated that as authorized representative for the landowners, yes, the landowners do consent to the increase.

C. Public Comments

There were no members of the general public in attendance.

D. Consideration of Resolution 2021-04; Adopting Fiscal Year 2022 Budget

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-04 adopting the budget as amended today.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Close Public Hearing on Proposed Fiscal Year 2022 Budget

The public hearing was closed.

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 Ellis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. Staff Presentations

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

C. Public Comments

There were no members of the general public in attendance.

D. Consideration of Resolution 2021-05; Levying O&M Assessments

The Board reviewed the resolution.

MOTION TO:	Approve Resolution 2021-05.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

E. Close Public Hearing on Levying O&M Assessments

The public hearing was closed.

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 updated the Board that the expansion petition has been reactivated.

B. District Engineer

There were no updates from the Engineer.

C. District Manager

Mr. Lamb noted that if they decide to off-roll collections for operations, it would have to be coordinated with Counsel and offered to all owners.

8. BUSINESS ITEMS

A. Consideration of Resolution 2021-06; Setting Fiscal Year 2022 Meeting Schedule

The Board reviewed the resolution and FY 2022 meeting schedule.

MOTION TO:	Approve Resolution 2021-06.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

B. General Matters of the District

There were no general matters to discuss at this time.

9. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting June 2, 2021

B. Consideration of Minutes of the Board of Supervisors Continued Meeting June 10, 2021

C. Consideration of Operations and Maintenance Expenditures May 2021

D. Consideration of Operations and Maintenance Expenditures June 2021

E. Consideration of Operations and Maintenance Expenditures July 2021

F. Review of Financial Statements Month Ending July 31, 2021

The Board reviewed the Consent Agenda items.

MOTION TO: Approve the Consent Agenda.
MADE BY: Supervisor Harden
SECONDED BY: Supervisor Ellis
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 Ellis
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	10784	\$ 2,807.49		District Management Services - August 2021
Monthly Contract Sub-Total		\$ 2,807.49		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 080321	\$ 163.32		Electric Service thru 07/28/2021
Utilities Sub-Total		\$ 163.32		
Regular Services				
Landmark	2140039 49	\$ 171.25		Engineering Service - 08/15/2021
Outdoor Concepts of Tampa Bay, Inc.	8198	175.00		Service Call - 08/17/2021
Tampa Bay Times	106078 071821	1,344.00		Budget Hearing - 07/18/2021
Regular Services Sub-Total		\$ 1,690.25		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,661.06		

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 NO.: 10784
DATE: 08/01/2021
DUE DATE: 08/01/2021

BILLING ADDRESS
The Heights CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services August		2,666.67
	Website Administration		125.00
	Postage June		7.57
55	Copies BW June	0.15	8.25
SUBTOTAL			2,807.49
NEW CHARGES			
TOTAL			2,807.49



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/03/2021
Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Current month's charges:	\$163.32
Total amount due:	\$163.32
Payment Due By:	08/24/2021

Your Account Summary

Previous Amount Due	\$152.79
Payment(s) Received Since Last Statement	-\$152.79
Current Month's Charges	\$163.32
Total Amount Due	\$163.32

53100
4301

Digging? Make the right call



Know what's below.
Call before you dig.

Call 811 two business days before your project to have utility lines marked for free. Utility lines can easily be damaged by planting trees, installing fences, etc. Avoid potential service interruptions for you and your neighbors. Digging on Saturday? Call 811 by Wednesday. Visit sunshine811.com or tampaelectric.com/811.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Thanks for your vote of confidence.

We are proud to be recognized as a 2021 Trusted Business Partner, according to the 2021 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.
tampaelectric.com/news



2021
TRUSTED
BUSINESS
PARTNER

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$163.32
Total amount due:	\$163.32
Payment Due By:	08/24/2021

Amount Enclosed \$

602000960158

00000567 01 AB 0.42 33607 FTECO108032123125110 00000 06 01000000 006 05 26322 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
AUG 06 2021

6020009601582210079950970000000163326

Account: 221007995097
Statement Date: 08/03/2021
Current month's charges due 08/24/2021

Details of Charges – Service from 06/29/2021 to 07/28/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	07/28/2021	12,408		11,118		1,290 kWh	1	30 Days

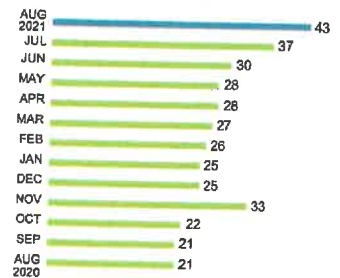
Basic Service Charge					\$18.06
Energy Charge	1,290 kWh @ \$0.05928/kWh				\$76.47
Fuel Charge	1,290 kWh @ \$0.03167/kWh				\$40.85
Storm Protection Charge	1,290 kWh @ \$0.00251/kWh				\$3.24
Florida Gross Receipt Tax					\$3.55
Electric Service Cost					\$142.17
Franchise Fee					\$9.31
Municipal Public Service Tax					\$11.84
Total Electric Cost, Local Fees and Taxes					\$163.32

Total Current Month's Charges

\$163.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2021 includes Natural Gas 74%, Purchased Power 13%, Coal 7% and Solar 6%.

Fuel increase will raise lighting bills

The cost of natural gas, which is used to generate electricity, is passed through from fuel suppliers to you with no markup or profit to Tampa Electric. Due to a significant rise in global natural gas prices, the Florida Public Service Commission (PSC) has approved an increase to customer bills from September through the end of the year. Even with this increase, the typical residential bill would remain among the lowest in Florida and significantly below the national average. Visit tampaelectric.com/ratecommunications to view the lighting rates communication included with the August billing statement, as well as resources and programs available for customers in need.





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, Suite 300
Tampa, FL 33607

Invoice Date: Aug 15, 2021
Invoice No: 2140039-49
Billing Through: Jul 31, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$171.25
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	0.50	\$150.00	\$75.00	
	Administrative Staff	1.75	\$55.00	\$96.25	

Amount Due This Invoice: \$171.25

BY
3103
5B0



Outdoor Concepts Of Tampa Bay, Inc.
Irrigation Design, Repair & Installation
3580 Woodridge Place
Palm Harbor, FL 34684

Invoice

Date	Invoice #
8/17/2021	8198

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

Project Information
City of Tampa Riverwalk Extension Tampa, FL

WE NOW ACCEPT CREDIT CARDS -
VISA-MASTERCARD-AMERICAN EXPRESS

Terms
Due on receipt

Description		Qty	Rate	Amount
Service Call - 081221 - System Run-thru and zone mapping. Labor - Technician		2	75.00 50.00	75.00 100.00
Repairs + maintenance 53900 4604				
			Total	\$175.00
Phone #		E-mail		Payments/Credits
727-647-1767		outdoorconceptsfl@gmail.com		\$0.00
			Balance Due	\$175.00

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	
07/11/21 - 07/18/21		THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account	
07/18/2021	Deirdre Almeida	106078	
Total Amount Due		Ad Number	
\$1,344.00		0000169804	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/11/21	07/18/21	0000169804	Times	Legals CLS	Budget Hearing	2	2x62 L	\$1,342.00
07/11/21	07/18/21	0000169804	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	2	2x62 L	\$0.00 \$2.00

BN
4801
5130

Received
JUL 28 2021

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	
07/11/21 - 07/18/21		THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account	
07/18/2021	Deirdre Almeida	106078	
Total Amount Due		Ad Number	
\$1,344.00		0000169804	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

THE HEIGHTS CDD

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

REMIT TO:

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: Budget Hearing** was published in **Tampa Bay Times: 7/11/21, 7/18/21** 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 not 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 **07/18/2021**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2021/2022 BUDGET(S), THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, AND ADOPTION OF AN ASSESSMENT ROLL; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of The Heights Community Development District ("District") will hold a public hearing on August 04, 2021 at 10:00 a.m. at the offices of SoHo, Capital located at 220 W. 7th Ave, Suite 100, Tampa, FL 33602, for the purpose of hearing comments and objections on the adoption of the proposed budgets ("Proposed Budget") of the District for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("Fiscal Year 2021/2022") to consider the adoption of an assessment roll, to consider the imposition of special assessments to fund the Proposed Budget upon the lands located within the District, and to provide for the levy, collection and enforcement of the non-ad valorem assessments.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda, Proposed Budget and preliminary assessment roll may be obtained at the offices of the District Manager, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, (813) 873-730 ("District Manager's Office"), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District's website www.theheightscdd.org at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

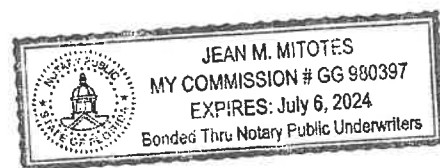
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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 such appeal is to be based.

Brian Lamb
District Manager

Run Date: July 11, 2021 & July 18, 2021

0000169804



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10914	\$ 2,796.44		District Management Service - September 2021
Monthly Contract Sub-Total		\$ 2,796.44		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 090221	\$ 136.47		Electric Service thru 08/27/2021
Utilities Sub-Total		\$ 136.47		
Regular Services				
K. Johnsons Lawn & Landscaping, Inc.	18160	\$ 1,800.00		Lawn Maintenance - 07/30/2021
K. Johnsons Lawn & Landscaping, Inc.	18161	1,800.00	\$ 3,600.00	Lawn Maintenance - 08/27/2021
Landmark Engineering & Surveying Corporation	2130089 166	272.50		Construction Admin - 09/15/2021
Landmark Engineering & Surveying Corporation	2140039 50	226.25		District Manager - 09/15/2021
Molloy & James	18073	1,162.50		Professional Services - 09/03/2021
Regular Services Sub-Total		\$ 5,261.25		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 8,194.16		

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
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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 NO.: 10914
DATE: 09/01/2021
DUE DATE: 09/01/2021

BILLING ADDRESS
The Heights CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
51300/3101	District Management Services September		2,666.67
51300/5103	Website Administration		125.00
A101	Postage July		3.57
8 A101	Copies BW July	0.15	1.20
SUBTOTAL			2,796.44
NEW CHARGES			
TOTAL			2,796.44



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 09/02/2021

Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Current month's charges:	\$136.47
Total amount due:	\$136.47
Payment Due By:	09/23/2021

Your Account Summary

Previous Amount Due	\$163.32
Payment(s) Received Since Last Statement	-\$163.32
Current Month's Charges	\$136.47
Total Amount Due	\$136.47

One Less Worry :)

Paperless Billing -

Contact free;

worry free!

Sign up for free today!



tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Our outage map is refreshed every five minutes.

We're in the heart of storm season. Report outages from our enhanced outage map and get the latest on outage information and restoration updates.

tampaelectric.com/outagemap



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$136.47
Total amount due:	\$136.47
Payment Due By:	09/23/2021

Amount Enclosed \$ 635334238516



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Received

SEP 07 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

63533423851622100799509700000000136479

Page 1 of 4



ACCOUNT INVOICE

tampaelectric.com



Account: 221007995097
Statement Date: 09/02/2021
Current month's charges due 09/23/2021

Details of Charges – Service from 07/29/2021 to 08/27/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	08/27/2021	13,337		12,408		929 kWh	1	30 Days

Basic Service Charge		\$18.06
Energy Charge	929 kWh @ \$0.06076/kWh	\$56.45
Fuel Charge	929 kWh @ \$0.04255/kWh	\$39.53
Storm Protection Charge	929 kWh @ \$0.00251/kWh	\$2.33
Florida Gross Receipt Tax		\$2.98
Electric Service Cost		\$119.35
Franchise Fee		\$7.82
Municipal Public Service Tax		\$9.30

Total Electric Cost, Local Fees and Taxes

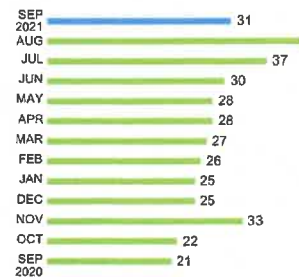
\$136.47

Total Current Month's Charges

\$136.47

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





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

Invoice

RECEIVED
8-30-21

Date	Invoice #
7/30/2021	18160

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 07/07/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 07/21/2021)		900.00	900.00
<p>PS 4604 5394</p>				
Total			\$1,800.00	

PLEASE WRITE INVOICE NUMBER ON CHECK

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com



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

Invoice

RECEIVED
8-30-21

Date	Invoice #
8/27/2021	18161

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 08/11/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 08/25/2021)		900.00	900.00
VSA 4/604 53 900				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total  **\$1,800.00**

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.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, Suite 300
Tampa, FL 33607

Invoice Date: Sep 15, 2021
Invoice No: 2130089-166
Billing Through: Aug 31, 2021

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$272.50
	Revise Zoning Plan per Client Request				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.50	\$150.00	\$225.00	
	Designer / Senior CADD	0.50	\$95.00	\$47.50	

Amount Due This Invoice: \$272.50

5736
3103



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, Suite 300
Tampa, FL 33607

Invoice Date: Sep 15, 2021
Invoice No: 2140039-50
Billing Through: Aug 31, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$226.25
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	0.50	\$150.00	\$75.00	
	Administrative Staff	2.75	\$55.00	\$151.25	

Amount Due This Invoice: \$226.25

3103
51300

Molloy & James

325 South Boulevard

Tampa, FL 33606

Tel: 813-254-7157

hpostler@mjlaw.us

Received

SEP 07 2021

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686

INVOICE DATE: 9/3/2021

INVOICE NO: 18073

BILLING THROUGH: 8/31/2021

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
8/18/2021	Dan Molloy	Review material for purchaser.	0.50	\$375.00	\$187.50
8/19/2021	Dan Molloy	Telephone counsel for Purchaser.	0.60	\$375.00	\$225.00
8/31/2021	Dan Molloy	Review files; Telephone conference with Client re: expansion.	2.00	\$375.00	\$750.00
TOTAL SERVICES			3.10		\$1,162.50

BSA 5/4W 3/107

SUBTOTAL \$1,162.50

AMOUNT DUE THIS INVOICE \$1,162.50

This invoice is due upon receipt

ACCOUNT SUMMARY

SERVICES BTD	EXPENSES BTD	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$2,262.50	\$0.00	17989	5/5/2021	\$412.50	\$1,100.00	--

TOTAL AMOUNT DUE INCLUDING THIS INVOICE

\$1,162.50

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10958	\$ 2,873.17		District Management Services - October 2021
Monthly Contract Sub-Total		\$ 2,873.17		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 100421	\$ 134.38		Electric Service thru 09/28/2021
Utilities Sub-Total		\$ 134.38		
Regular Services				
DEO	85027	\$ 175.00		Application - 10/01/2021
K. Johnsons Lawn & Landscaping, Inc.	18189	1,800.00		Lawn Maintenance - 9/24/2021
Landmark Engineering	2140039 51	287.50		Engineering Service - 10/15/2021
Molloy & James	18085	5,739.98		Professional Service - 10/04/2021
South Florida Fence	21 196 17248	1,694.00		Fence Installment - 09/27/2021
Tampa Bay Times	106078 092921	444.00		Meeting Schedule - 09/29/2021
Regular Services Sub-Total		\$ 10,140.48		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 13,148.03		

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
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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 NO.: 10958

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services October		2,666.67
	Website Administration		125.00
	Postage August		8.75
485	Copies BW August	0.15	72.75
SUBTOTAL			2,873.17
NEW CHARGES			
TOTAL			2,873.17





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/04/2021

Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

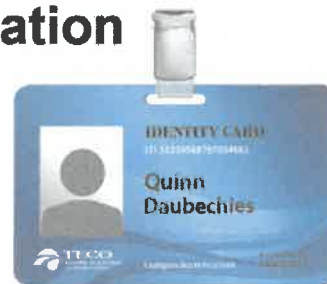
Current month's charges:	\$134.38
Total amount due:	\$134.38
Payment Due By:	10/25/2021

Your Account Summary

Previous Amount Due	\$136.47
Payment(s) Received Since Last Statement	-\$136.47
Current Month's Charges	\$134.38
Total Amount Due	\$134.38

Safety tip: ask for identification

Please remember, if someone visits your home or business and claims to be an employee of Tampa Electric, ask to see his or her company badge.



Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Save Energy. Save Money.

It's never been easier with help from our many rebate programs for business.
tampaelectric.com/bizsave

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$134.38
Total amount due:	\$134.38
Payment Due By:	10/25/2021

Amount Enclosed \$ 641507073926

00004089 01 AB 0.45 33607 FTECO110052102332110 00000 04 01000000 001 05 23848 002



SERVICES LLC

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

64150707392622100799509700000000134385

Account: 221007995097
Statement Date: 10/04/2021
Current month's charges due 10/25/2021

Details of Charges – Service from 08/28/2021 to 09/28/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

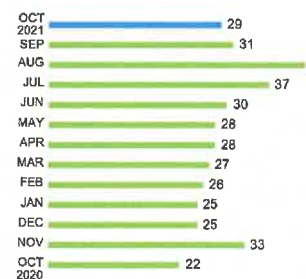
Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	09/28/2021	14,249		13,337		912 kWh	1	32 Days

Basic Service Charge		\$18.06
Energy Charge	912 kWh @ \$0.06076/kWh	\$55.41
Fuel Charge	912 kWh @ \$0.04255/kWh	\$38.81
Storm Protection Charge	912 kWh @ \$0.00251/kWh	\$2.29
Florida Gross Receipt Tax		\$2.94
Electric Service Cost		\$117.51
Franchise Fee		\$7.70
Municipal Public Service Tax		\$9.17
Total Electric Cost, Local Fees and Taxes		\$134.38
Total Current Month's Charges		\$134.38

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Adjust for Winter Pricing

Energy Planner winter pricing rates will become effective Nov. 1 and continue through Apr. 30. During winter months, the "High Level" will become active from 6 a.m. to 10 a.m. on weekdays. To maximize savings during the winter months, we recommend that you program your web portal to control your appliances based on the winter rates. Visit tampaelectric.com/energyplanner to learn more about Energy Planner and to view the current rates and the winter schedule.

Don't get "tricked" by scammers.

October is National Cybersecurity Awareness Month. Scammers never stop and are always looking for new ways to take advantage of those who let their guard down. The latest tactic – scammers are now requesting payment through mobile applications. Visit our Power Blog at tampaelectricblog.com/stay-alert to learn more about this latest scam.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 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.: 85027			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$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 300
 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: 10/06/2020

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: 10/5/2021

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 2019/2020 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.



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

Invoice

Date	Invoice #
9/24/2021	18189

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 09/08/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 09/22/2021)		900.00	900.00
	4604 5354 B			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.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, Suite 300
Tampa, FL 33607

Invoice Date: Oct 15, 2021
Invoice No: 2140039-51
Billing Through: Sep 30, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$287.50
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.00	\$150.00	\$150.00	
	Administrative Staff	2.50	\$55.00	\$137.50	

Amount Due This Invoice: \$287.50

B^d
3/03
5/30

Molloy & James

325 South Boulevard
Tampa, FL 33606
Tel: 813-254-7157
hpostler@mjlaw.us

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 10/4/2021
INVOICE NO: 18085
BILLING THROUGH: 9/30/2021

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
9/1/2021	Dan Molloy	Attend Board of Supervisors meeting.	1.50	\$375.00	\$562.50
9/1/2021	Billy Molloy	Project management.	1.50	\$325.00	\$487.50
9/1/2021	Dan Molloy	Revise and draft expansion petition.	3.00	\$375.00	\$1,125.00
9/2/2021	Dan Molloy	Review correspondence on petition.	0.60	\$375.00	\$225.00
9/7/2021	Billy Molloy	Call with Susan Johnson.	0.50	\$325.00	\$162.50
9/8/2021	Dan Molloy	Prepare exhibits.	1.90	\$375.00	\$712.50
9/9/2021	Dan Molloy	Review and memo on documents.	0.40	\$375.00	\$150.00
9/9/2021	Dan Molloy	Review density.	1.00	\$375.00	\$375.00
9/10/2021	Dan Molloy	Telephone conference with Chair.	0.10	\$375.00	\$37.50
9/13/2021	Dan Molloy	Memos on document requests.	0.40	\$375.00	\$150.00
9/20/2021	Dan Molloy	Review requested documents.	1.20	\$375.00	\$450.00
9/21/2021	Dan Molloy	Telephone conference with Chair.	0.10	\$375.00	\$37.50
9/22/2021	Holly Postler	Registered documents with the county.	0.50	\$175.00	\$87.50
9/23/2021	Dan Molloy	Telephone conference with Chair.	0.10	\$375.00	\$37.50
9/27/2021	Billy Molloy	Research.	3.00	\$325.00	\$975.00
TOTAL SERVICES			15.80		\$5,575.00

EXPENSES

DATE	EMPLOYEE	DESCRIPTION	AMOUNT
9/8/2021	Holly Postler	Filing Fee for City of Tampa application.	\$52.50
9/22/2021	Holly Postler	Filing Fee for Recording Documents.	\$112.48
TOTAL EXPENSES			\$164.98

Received
OCT 13 2021

SUBTOTAL \$5,739.98
AMOUNT DUE THIS INVOICE \$5,739.98

This invoice is due upon receipt

South Florida Fence



P.O. BOX 925
SEFFNER, FL 33583

Phone 813-689-9262
FAX (813) 681-9175

Invoice

Invoice Number	Invoice Date
21-196-17248	9/27/21
Job Number	Page
	1

Sold To:

THE HEIGHTS CDD
2005 PAN AM CIRCLE
STE 300
TAMPA, FL 33607

ShipTo:

ARMATURE WORKS PARKING LOT
1910 NORTH OLA
TAMPA, FL

Contract / PO No.	Payment Terms	Sales Rep ID	Due Date
CLAY THOMPSON	Net 10 Days	CLAY HESTER	10/7/21

Description	Amount
INSTALL 6FT TEMPORARY FENCE PANELS COMPLETE WITH PRIVACY CLOTH PER QUOTATION	\$ 1,694.00
<p><i>Na</i></p> <p><i>4309 53⁴⁰</i></p> <p><i>Received</i> <i>SEP 30 2021</i></p>	
Total Invoice Amount:	\$ 1,694.00

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	
09/29/21	THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	106078
Total Amount Due	Ad Number	
\$444.00	0000184841	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/29/21	09/29/21	0000184841	Times	Legals CLS	Meeting Schedule	1	2x53 L	\$442.00
09/29/21	09/29/21	0000184841	Tampabay.com	Legals CLS	Meeting Schedule	1	2x53 L	\$0.00
					AffidavitMaterial			\$2.00

4807
5/13/20
10

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	
09/29/21	THE HEIGHTS CDD	
Billing Date	Sales Rep	Customer Account
09/29/2021	Deirdre Almeida	106078
Total Amount Due	Ad Number	
\$444.00	0000184841	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

THE HEIGHTS CDD
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

Received
OCT 04 2021

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000184841-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough

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: Baylink Hillsborough** was published in **Tampa Bay Times: 9/29/21** in said newspaper in the issues of

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 not 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 **09/29/2021**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
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 2021 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 06, 2021	10:00 a.m.
November 03, 2021	10:00 a.m.
December 01, 2021	10:00 a.m.
January 05, 2022	10:00 a.m.
February 02, 2022	10:00 a.m.
March 02, 2022	10:00 a.m.
April 06, 2022	10:00 a.m.
May 04, 2022	10:00 a.m.
June 01, 2022	10:00 a.m.
July 06, 2022	10:00 a.m.
August 03, 2022	10:00 a.m.
September 07, 2022	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) 873-7300, 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: 09/29/2021

0000184841



The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	11073	4,520.55		District Management Service - November 2021
Monthly Contract Sub-Total		\$4,520.55		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 110221	\$ 183.28		Electric Service thru 10/27/2021
Utilities Sub-Total		\$ 183.28		
Regular Services				
ADA Site Compliance	2006	\$ 1,500.00		Compliance Service - 10/26/2021
Grau & Associates	GA 110121	29.00		Audit FYE 09/30/2021
Grau & Associates	GA 110121 RB	29.00	\$ 58.00	Audit FYE 09/30/2021
K. Johnsons Lawn & Landscaping, Inc.	18286	1,800.00		Lawn Maintenance - 10/29/2021
Landmark Engineering & Surveying Corporation	2140039 52	771.25		District Engineer - 11/15/2021
Molloy & James	18106	862.50		Professional Service - 11/05/2021
US Bank	6306227	4,040.63		Admin Fees & Incidental Expenses - 10/25/2021
Regular Services Sub-Total		\$ 9,032.38		
Additional Services				
Additional Services Sub-Total		\$ 0.00		

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL:		\$ 13,736.21		

Approved (with any necessary revisions noted):

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 NO.: 11073

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
	District Management Services November		2,666.67
	Website Administration		125.00
	Postage September		6.13
7,485	Copies BW September	0.15	1,122.75
SUBTOTAL			3,920.55
NEW CHARGES			
TOTAL			3,920.55

*Discontinued
300 x 2*

AS

*6000.00
4520.55*



ACCOUNT INVOICE

tampaelectric.com



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Statement Date: 11/02/2021

Account: 221007995097

Past Due – Pay Immediately **\$134.38**

Current month's charges: **\$183.28**

Total amount due: **\$317.66**

Payment Due By: **11/23/2021**

Your Account Summary

Previous Amount Due	\$134.38
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$134.38
Current Month's Charges	\$183.28
Total Amount Due	\$317.66



DOWNED IS DANGEROUS!

If you see a downed power line,
move a safe distance away and call 911.

Visit tampaelectric.com/safety
for more safety tips.

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

**SCAMMERS
ARE CALLING**
Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to purchase a prepaid credit or debit card.
- Know what you owe. Reference your most recent bill or log in to your online account.
- If you think a call is a scam, hang up and call us.



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Past Due – Pay Immediately **\$134.38**

Current month's charges: **\$183.28**

Total amount due: **\$317.66**

Payment Due By: **11/23/2021**

Amount Enclosed **\$183.28**

632865144786

00004194 01 AB 0.45 33607 FTECO111022123131010 00000 04 01000000 002 05 24327 002



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6328651447862210079950970000000317663



ACCOUNT INVOICE

tampaelectric.com



Account: 221007995097
Statement Date: 11/02/2021
Current month's charges due 11/23/2021

Details of Charges – Service from 09/29/2021 to 10/27/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

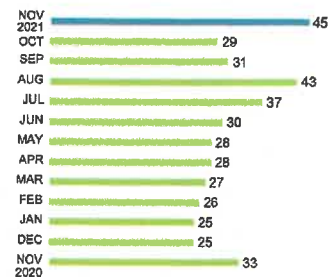
Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	10/27/2021	15,557		14,249		1,308 kWh	1	29 Days

Basic Service Charge		\$18.06
Energy Charge	1,308 kWh @ \$0.06076/kWh	\$79.47
Fuel Charge	1,308 kWh @ \$0.04255/kWh	\$55.66
Storm Protection Charge	1,308 kWh @ \$0.00251/kWh	\$3.28
Florida Gross Receipt Tax		\$4.01
Electric Service Cost		\$160.48
Franchise Fee		\$10.51
Municipal Public Service Tax		\$12.29
Total Electric Cost, Local Fees and Taxes		\$183.28
Total Current Month's Charges		\$183.28

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you ----

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending Sept. 2021 includes Natural Gas 73%, Purchased Power 13%, Coal 8% and Solar 6%.



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
2006	10/26/2021	\$1,500.00	11/09/2021	14	

DESCRIPTION	QTY	RATE	AMOUNT
Technological Auditing, Compliance Shield, Customized Accessibility Policy, and Consulting with Accessibility and Compliance Experts	1	1,500.00	1,500.00

BALANCE DUE

\$1,500.00

BY 5105
5130

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58

Total 1,508

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/1/2021

SERVICE

AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00

GA110121 RB

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
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October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
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October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
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October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						Total	1,508

\$29.00

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

Meritus
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Date 11/1/2021

SERVICE

AMOUNT

Audit FYE 09/30/2021 - Confirmation.com / October

\$ 1,508.00

Current Amount Due

\$ 1,508.00



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

Invoice

Date	Invoice #
10/29/2021	18286

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 10/06/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 10/20/2021)		900.00	900.00
	<i>UWY 5390 m</i>			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.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, Suite 300
Tampa, FL 33607

Invoice Date: Nov 15, 2021
Invoice No: 2140039-52
Billing Through: Oct 31, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$771.25
	Review & Sign Requisitions; Create "Existing Conditions" File for Cruis-a-Cade Site and Update PD-A Zoning Plans to include Same				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	4.50	\$150.00	\$675.00	
	Administrative Staff	1.75	\$55.00	\$96.25	

Amount Due This Invoice: \$771.25

3/03
51300
16

Molloy & James

325 South Boulevard

Tampa, FL 33606

Tel: 813-254-7157

hpostler@mjlaw.us

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686

INVOICE DATE: 11/5/2021

INVOICE NO: 18106

BILLING THROUGH: 10/31/2021

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
10/5/2021	Dan Molloy	Petition.	0.40	\$375.00	\$150.00
10/13/2021	Dan Molloy	Review expansion legals.	1.90	\$375.00	\$712.50
TOTAL SERVICES			2.30		\$862.50

SUBTOTAL \$862.50

AMOUNT DUE THIS INVOICE **\$862.50**

This invoice is due upon receipt

Handwritten notes: 176, 310B, 51421

ACCOUNT SUMMARY

SERVICES BTD	EXPENSES BTD	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$8,700.00	\$164.98	18085	10/4/2021	\$5,739.98	\$1,100.00	\$6,902.48

TOTAL AMOUNT DUE INCLUDING THIS INVOICE **\$7,764.98**

Received

NOV 10 2021



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

Invoice Number: 6306227
Account Number: 275194000
Invoice Date: 10/25/2021
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

2/3

THE^HEIGHTS CDD
ATTN DISTRICT
2005 PAN AM CIRCLE STE 300
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: 6306227
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 # 6306227
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: 6306227
Invoice Date: 10/25/2021
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
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 10/01/2021 - 09/30/2022				\$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	11118	\$ 9,795.82		District Management Service - 12/14/2021
Meritus Districts	11209	25,499.96	\$ 35,295.78	District Management Service - 12/16/2021
Monthly Contract Sub-Total		\$ 35,295.78		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 120321	\$ 183.78		Tampa Electric - 12/03/2021
Utilities Sub-Total		\$ 183.78		
Regular Services				
Egis	14407	\$ 5,570.00		Policy Renewal - 09/13/2021
K. Johnsons Lawn & Landscaping, Inc.	18319	1,800.00		Lawn Maintenance - 11/30/2021
Landmark	2140039 53	102.50		District Engineer - 12/15/2021
Regular Services Sub-Total		\$ 7,472.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 42,952.06		

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 NO.: 11118

DATE: 12/14/2021

DUE DATE: 12/14/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
3	District Management Services October, November, December	4,166.67	12,500.01
3	Dissemination Services October, November, December	833.33	2,499.99
3	Website Administration October, November, December	125.00	375.00
2	District Management Services October/November Correction Credit	-2,666.67	-5,333.34
2	Website Administration October/November Correction Credit	-125.00	-250.00
	Postage October		3.71
3	Copies BW October	0.15	0.45

SUBTOTAL 9,795.82

NEW CHARGES

TOTAL 9,795.82

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 11209

DATE: 12/16/2021

DUE DATE: 12/16/2021

BILLING ADDRESS

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

QTY	DESCRIPTION	UNIT PRICE	AMOUNT
1	District Management Services	17,999.96	17,999.96
	District Management Services- FY2021 True up to budget		
1	Dissemination Services	7,500.00	7,500.00
	Dissemination Services- FY2021 True up to budget		
SUBTOTAL			25,499.96
NEW CHARGES			
TOTAL			25,499.96



ACCOUNT INVOICE

tampaelectric.com



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Statement Date: 12/03/2021

Account: 221007995097

Past Due – Pay Immediately **\$317.66**

Current month's charges: **\$183.78**

Total amount due: **\$501.44**

Payment Due By: **12/27/2021**

Your Account Summary

Previous Amount Due	\$317.66
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$317.66
Current Month's Charges	\$183.78
Total Amount Due	\$501.44



Donate today to help pay energy bills
for families in need in our community.

tampaelectric.com/share

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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Paperless = Worry less! Free eBill signup: tampaelectric.com/paperless



To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



See reverse side for more information

Account: 221007995097

Past Due – Pay Immediately **\$317.66**

Current month's charges: **\$183.78**

Total amount due: **\$501.44**

Payment Due By: **12/27/2021**

Amount Enclosed \$ **183.78**

603235581443

00001674 01 AB 0.45 33607 FTECO112042101581410 00000 07 01000000 005 05 25187 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
DEC 08 2021

6032355814432210079950970000000501448

Account: 221007995097
Statement Date: 12/03/2021
Current month's charges due 12/27/2021

Details of Charges – Service from 10/28/2021 to 11/29/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

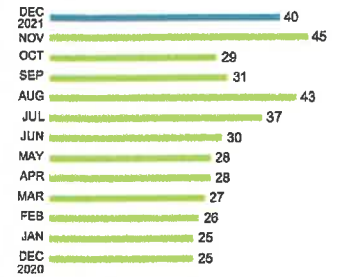
Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	11/29/2021	16,869		15,557		1,312 kWh	1	33 Days

Basic Service Charge		\$18.06
Energy Charge	1,312 kWh @ \$0.06076/kWh	\$79.72
Fuel Charge	1,312 kWh @ \$0.04255/kWh	\$55.83
Storm Protection Charge	1,312 kWh @ \$0.00251/kWh	\$3.29
Florida Gross Receipt Tax		\$4.02
Electric Service Cost		\$160.92
Franchise Fee		\$10.54
Municipal Public Service Tax		\$12.32
Total Electric Cost, Local Fees and Taxes		\$183.78
Total Current Month's Charges		\$183.78

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



00001674-0006073-Page 3 of 6





INVOICE

Customer	The Heights Community Development District
Acct #	806
Date	09/13/2021
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	\$ 5,570.00
Payment Amount	
Payment for:	Invoice#14407
100121343	

Thank You



Please detach and return with payment

Customer: The Heights Community Development District

Invoice	Effective	Transaction	Description	Amount
14407	10/01/2021	Renew policy	Policy #100121343 10/01/2021-10/01/2022 Florida Insurance Alliance Package - Renew policy Due Date: 9/13/2021 <i>\$3064- gen. liab</i> <i>\$2506- pub. liab</i>	5,570.00
				Total
				\$ 5,570.00
FOR PAYMENTS SENT OVERNIGHT: Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453				

Thank You

Remit Payment To: Egis Insurance Advisors, LLC	(321)233-9939	Date
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	sclimer@egisadvisors.com	09/13/2021



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

Invoice

Date	Invoice #
11/30/2021	18319

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 11/03/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 11/17/2021)		900.00	900.00
<p>4604 12 535w</p>				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.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, Suite 300
Tampa, FL 33607

Invoice Date: Dec 15, 2021
Invoice No: 2140039-53
Billing Through: Nov 30, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$102.50
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	0.50	\$150.00	\$75.00	
	Administrative Staff	0.50	\$55.00	\$27.50	

Amount Due This Invoice: \$102.50

BSR
3103
5130

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 010522	\$ 193.42		Electric Service thru 12/29/2021
Utilities Sub-Total		\$ 193.42		
Regular Services				
DEO	85027 LF	\$ 25.00		Application - 12/15/2021
Kaeser & Blair	11220180	106.45		Office Supplies - Checks- 01/10/2022
Landmark	2140039 54	110.00		District Engineer - 01/15/2022
US Bank	6271771	4,040.63		Admin Fees & Incidental Expenses - 09/24/2021
Regular Services Sub-Total		\$ 4,282.08		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 4,475.50		

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

Statement Date: 01/05/2022

Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Current month's charges:	\$197.69
Total amount due:	\$193.42
Payment Due By:	01/26/2022

Your Account Summary

Previous Amount Due	\$501.44
Payment(s) Received Since Last Statement	-\$501.44
Miscellaneous Credits	-\$4.27
Credit balance after payments and credits	-\$4.27
Current Month's Charges	\$197.69
Total Amount Due	\$193.42

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help from our many rebate
programs for business.

tampaelectric.com/bizsave

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome

tampaelectric.com/budgetforbusiness

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$197.69
Total amount due:	\$193.42
Payment Due By:	01/26/2022
Amount Enclosed	\$

606939290528

00004245 01 AB 0.45 33607 FTECO101052222442510 00000 05 01000000 004 05 24737 002

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Received
JAN 10 2022

Account: 221007995097
Statement Date: 01/05/2022
Current month's charges due 01/26/2022

Details of Charges – Service from 11/30/2021 to 12/29/2021

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	12/29/2021	18,213		16,869		1,344 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	1,344 kWh @ \$0.07014/kWh	\$94.27
Fuel Charge	1,344 kWh @ \$0.03057/kWh	\$41.09
Storm Protection Charge	1,344 kWh @ \$0.00315/kWh	\$4.23
Clean Energy Transition Mechanism	1,344 kWh @ \$0.00402/kWh	\$5.40
Florida Gross Receipt Tax		\$4.29
Electric Service Cost		\$171.48
Franchise Fee		\$11.23
Municipal Public Service Tax		\$14.98
Total Electric Cost, Local Fees and Taxes		\$197.69

Total Current Month's Charges **\$197.69**

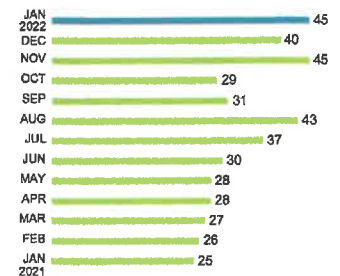
Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$4.27

Total Current Month's Credits **-\$4.27**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 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.: 85027 LF	Fees Date: 12/03/2021	Payment Date: 12/15/2021	Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$25.00	Received: \$175.00	Total Due, Postmarked by 02/17/2022: \$25.00

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 300
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: 10/05/2021

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: _____

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 2019/2020 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.



Kaeser & Blair Authorized Dealer

4236 Grissom Drive
Batavia, Ohio 45103
(800) 607-8824
FAX (800) 322-6000
credit@kaeser-blair.com

INVOICE

INVOICE NO. 11220180

DATE: 1/10/22

Promotional Advertising • Corporate Identity Wearables • Writing Implements • Calendars

CUSTOMER NUMBER 003048261

DEALER NUMBER 88178

BILL TO:

THE HEIGHTS CDD
ATTN: TERESA 397-5120 FARLOW
2005 PAN AM CIRCLE #300
ATTN: TERESA FARLOW
TAMPA, FL 33607

SHIP TO:

THE HEIGHTS CDD
2005 PAN AM CIRCLE #300
TAMPA, FL 33607

YOUR PO NUMBER

THE HEIGHTS CHECKS

DATE SHIPPED

1/06/22

SHIP VIA

OTHER

TERMS

NET-30

QUANTITY	PRODUCT NO	DESCRIPTION	UNIT PRICE	AMOUNT
1	L1037MB	250-LASER CHECKS, MARBLE BLUE	89.0000	89.00
1		PROOF	.0000	.00

YOUR AUTHORIZED K&B DEALER IS
MG Promotional Products
TO REORDER CALL 813-949-9000
OR EMAIL TO mikeg@mgpromotionalproducts.com

SUBTOTAL	89.00
** SALES TAX	.00
LESS: PAYMENT/DEPOSIT	.00
SHIPPING & HANDLING	17.45
TOTAL DUE	106.45

You can now pay your invoice online at
paykaeser.com

PLEASE MAKE ALL CHECKS PAYABLE TO KAESER & BLAIR, INC.

Please enclose remittance coupon with payment. See back for additional information.



3771 Solutions Center
Chicago, IL 60677-3007

003048261

88178

REMITTANCE

INVOICE NO. 11220180
DATE: 1/10/22

TOTAL DUE: 106.45
Amount Paid

☐ IF PAYING BY CREDIT CARD,
CHECK THIS BOX AND SEE THE
BACK OF THIS FORM.

THE HEIGHTS CDD
ATTN: TERESA 397-5120 FARLOW
2005 PAN AM CIRCLE #300
ATTN: TERESA FARLOW
TAMPA, FL 33607

Please add the credit card CVV
if submitting with remittance

003048261 49122018000 4 00010645 3



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, Suite 300
Tampa, FL 33607

Invoice Date: Jan 15, 2022
Invoice No: 2140039-54
Billing Through: Dec 31, 2021

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$110.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Administrative Staff	2.00	\$55.00	\$110.00	

Amount Due This Invoice: \$110.00

OSY
3103
5730



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

Copy of Previously Printed Invoice
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

6271771
253111000
09/24/2021
STACEY JOHNSON
407-835-3805

THE^HEIGHTS CDD
ATTN DISTRICT MANAGER
2005 PAN AM CIRCLE SUITE 300
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:	6271771
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 # 6271771
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	75296	\$ 5,128.47		District management Services – March 2022
Monthly Contract Sub-Total		\$ 5,128.47		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221008541585 032322	\$ 6,373.65		Electric Service thru 03/16/2022
Tampa Electric	221007995097 030422	103.79	\$6,477.44	Electric Service thru 02/28/2022
Utilities Sub-Total		\$ 6,477.44		
Regular Services				
K. Johnsons Lawn & Landscaping, Inc.	18410	\$ 2,700.00		Lawn Maintenance - December 2021
K. Johnsons Lawn & Landscaping, Inc.	18411	1,800.00	\$ 4,500.00	Lawn Maintenance - January 2022
Landmark Engineering & Surveying Corporatipon	2140039 55	260.00		District Engineer Services thru 02/28/2022
Landmark Engineering & Surveying Corporation	2130089 170	192.50		Construction Administration Services - 03/15/2022
Molloy & James	18225	562.50		Professional Services thru 02/28/2022
Regular Services Sub-Total		\$ 5,515.00		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 17,120.91		

**The Heights Community Development District
Summary of Operations and Maintenance Invoices**

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#75296

DATE
3/23/2022

CUSTOMER ID
C2314

NET TERMS
Net 30

PO#

DUE DATE
4/22/2022

BILL TO

The Heights CDD
2005 Pan Am Circle
Ste 700
Tampa FL 33607
United States

Services provided for the Month of: March 2022

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- January	9	Ea	0.15	1.35
Dissemination Services - Dissemination Services	1	Ea	833.33	833.33
District Management Services - District Management	1	Ea	4,166.67	4,166.67
Postage - Postage- January	1	Ea	2.12	2.12
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Subtotal				5,128.47

Subtotal	\$5,128.47
Tax	\$0.00
Total Due	\$5,128.47

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070



Statement Date: 03/04/2022

Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Current month's charges:	\$103.79
Total amount due:	\$103.79
Payment Due By:	03/25/2022

Your Account Summary

Previous Amount Due	\$124.53
Payment(s) Received Since Last Statement	-\$124.53
Current Month's Charges	\$103.79
Total Amount Due	\$103.79

Received
MAR 10 2022

One Less Worry :)

Paperless Billing -

Contact free;

worry free!

Sign up for free today!



tampaelectric.com/paperless

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



SCAM AWARE TIP:

Remember, we will never call to ask for your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$103.79
Total amount due:	\$103.79
Payment Due By:	03/25/2022
Amount Enclosed	\$

605087476598

00004878 01 AB 0.46 33607 FTECO103042223350510 00000 05 01000000 001 05 23228 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

60508747659822100799509700000000103791

Account: 221007995097
Statement Date: 03/04/2022
Current month's charges due 03/25/2022

Details of Charges – Service from 01/29/2022 to 02/28/2022

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	02/28/2022	19,581		18,982		599 kWh	1	31 Days

Daily Basic Service Charge	31 days @ \$0.74000	\$22.94
Energy Charge	599 kWh @ \$0.07014/kWh	\$42.01
Fuel Charge	599 kWh @ \$0.03057/kWh	\$18.31
Storm Protection Charge	599 kWh @ \$0.00315/kWh	\$1.89
Clean Energy Transition Mechanism	599 kWh @ \$0.00402/kWh	\$2.41
Florida Gross Receipt Tax		\$2.25
Electric Service Cost		\$89.81
Franchise Fee		\$5.88
Municipal Public Service Tax		\$8.10

Total Electric Cost, Local Fees and Taxes

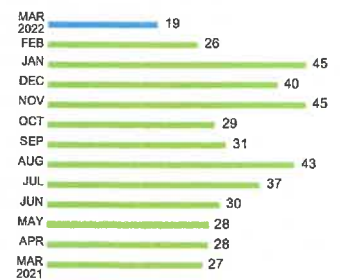
\$103.79

Total Current Month's Charges

\$103.79

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Statement Date: 03/23/2022

Account: 221008541585

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
212 W OAK AVE, LS2
TAMPA, FL 33602-2010

Current month's charges:	\$6,373.65
Total amount due:	\$6,373.65
Payment Due By:	04/13/2022

Your Account Summary

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$6,373.65
Total Amount Due	\$6,373.65

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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



SCAM AWARE TIP:

Remember, we will never call to ask for
your credit or debit card info.

tampaelectricblog.com/scamalert

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008541585

Current month's charges:	\$6,373.65
Total amount due:	\$6,373.65
Payment Due By:	04/13/2022

Amount Enclosed \$ 600000442720

00000504 01 AV 0.42 33607 FTECO103242200234810 00000 02 01000000 014 01 5295 003



HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

60000044272022100854158500000006373653

Account: 221008541585
Statement Date: 03/23/2022
Current month's charges due 04/13/2022

Details of Charges – Service from 03/02/2022 to 03/16/2022

Service for: 212 W OAK AVE, LS2, TAMPA, FL 33602-2010

Rate Schedule: LS-2 Customer Specified Lighting

Lighting Service Items LS-2 (Bright Choices) for 15 days

Lighting Energy Charge	4326 kWh @ \$0.03076/kWh	\$133.07
Monthly Charge		\$5224.34
Lighting Fuel Charge	4326 kWh @ \$0.03008/kWh	\$130.13
Storm Protection Charge	4326 kWh @ \$0.01028/kWh	\$44.47
Clean Energy Transition Mechanism	4326 kWh @ \$0.00033/kWh	\$1.43
Florida Gross Receipt Tax		\$7.93
Franchise Fee		\$362.96
Municipal Public Service Tax		\$23.40
State Tax		\$445.92
Lighting Charges		\$6,373.65

Total Current Month's Charges

\$6,373.65

Important Messages

Welcome to Tampa Electric!

Please visit tampaelectric.com/rates for information about your electric rates and charges.

Prorated Bill

Some charges have been prorated where required to reflect a longer or shorter than normal billing period.





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

Invoice

Date	Invoice #
12/31/2021	18410

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

Job Name
The Heights

Service Month
December

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 12/1/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 12/15/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Third Cutting 12/29/2021)		900.00	900.00
	<i>SP 4604 5390</i>			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$2,700.00

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com



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

Invoice

Date	Invoice #
1/31/2022	18411

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

Job Name
The Heights

Service Month
January

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 1/12/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 1/26/2021)		900.00	900.00
<i>Handwritten: AS 4604 Snow</i>				
PLEASE WRITE INVOICE NUMBER ON CHECK			Total	\$1,800.00

Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.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, Suite 300
Tampa, FL 33607

Invoice Date: Mar 15, 2022
Invoice No: 2140039-55
Billing Through: Feb 28, 2022

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$260.00
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.00	\$150.00	\$150.00	
	Administrative Staff	2.00	\$55.00	\$110.00	

Amount Due This Invoice: \$260.00

KA
3/15/22
5/12/22



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, Suite 300
Tampa, FL 33607

Invoice Date: Mar 15, 2022
Invoice No: 2130089-170
Billing Through: Feb 28, 2022

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$192.50
	Revise AB Plan				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.00	\$150.00	\$150.00	
	Inspector	0.50	\$85.00	\$42.50	

Amount Due This Invoice: \$192.50

3153
51300
M

Molloy & James

325 South Boulevard
Tampa, FL 33606
Tel: 813-254-7157
hpostler@mjlaw.us

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 3/2/2022
INVOICE NO: 18225
BILLING THROUGH: 2/28/2022

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
2/25/2022	Dan Molloy	Review status and filings.	1.50	\$375.00	\$562.50
TOTAL SERVICES			1.50		\$562.50

SUBTOTAL \$562.50

AMOUNT DUE THIS INVOICE \$562.50

This invoice is due upon receipt

ACCOUNT SUMMARY

SERVICES BTD	EXPENSES BTD	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$10,375.00	\$164.98	18192	2/2/2022	\$737.50	\$737.50	--

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$562.50

Received
MAR 07 2022

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Monthly Contract Sub-Total		\$ 0.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 040422	\$ 116.86		Electric Services thru 3/29/2022
Utilities Sub-Total		\$ 116.86		
Regular Services				
Keystone Property Maint.	15002	\$ 1,025.00		Lawn Maintenance thru 4/1/2022
Landmark Engineering & Surveying	2140039 56	212.50		Professional Services (Review & sign Requisitions - 3/31/2022
Landmark Engineering & Surveying	2130089 171	280.00		Professional Services - Construction Administration thru 4/31/2022
Molloy & James	18242	325.00		Professional Services - 3/25/2022
Regular Services Sub-Total		\$ 1,842.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$ 1,959.36		

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



ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/04/2022

Account: 221007995097

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT SERVICES LLC
1910 N OLA AVE, DOCKSIDE
TAMPA, FL 33602-2014

Current month's charges:	\$116.86
Total amount due:	\$116.86
Payment Due By:	04/25/2022

Your Account Summary

Previous Amount Due	\$103.79
Payment(s) Received Since Last Statement	-\$103.79
Current Month's Charges	\$116.86
Total Amount Due	\$116.86

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business days



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mail



phone



online



pay agent

See reverse side for more information

Account: 221007995097

Current month's charges:	\$116.86
Total amount due:	\$116.86
Payment Due By:	04/25/2022

Amount Enclosed \$

610643042675

00000946 01 AB 0.46 33607 FTECO104052204212310 00000 05 01000000 006 05 25426 002

HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MANAGEMENT
SERVICES LLC
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008



Received

APR 08 2022

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

6106430426752210079950970000000116862



ACCOUNT INVOICE

tampaelectric.com



Account: 221007995097
Statement Date: 04/04/2022
Current month's charges due 04/25/2022

Details of Charges – Service from 03/01/2022 to 03/29/2022

Service for: 1910 N OLA AVE, DOCKSIDE, TAMPA, FL 33602-2014

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	03/29/2022	20,235	19,581		654 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	654 kWh @ \$0.07035/kWh	\$46.01
Fuel Charge	654 kWh @ \$0.04126/kWh	\$26.98
Storm Protection Charge	654 kWh @ \$0.00315/kWh	\$2.06
Clean Energy Transition Mechanism	654 kWh @ \$0.00402/kWh	\$2.63
Florida Gross Receipt Tax		\$2.54
Electric Service Cost		\$101.68
Franchise Fee		\$6.66
Municipal Public Service Tax		\$8.52

Total Electric Cost, Local Fees and Taxes

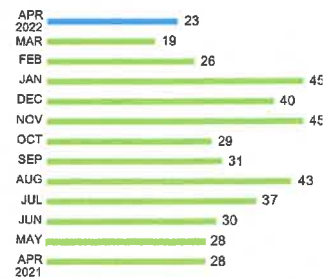
\$116.86

Total Current Month's Charges

\$116.86

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



00000946-0002492-Page 3 of 4





Keystone Property Maintenance
1324 Seven Springs Blvd #146
New Port Richey, FL 34655 US
(727) 224-6100
keystonepm727@gmail.com

Invoice 15002

BILL TO
HEIGHTS CDD
2005 PAN AM
CIRCLE, STE 300
TAMPA, FL 33607

DATE
04/01/2022

PLEASE PAY
\$1,025.00

DUE DATE
05/01/2022

DATE	ACCOUNT SUMMARY	AMOUNT
03/09/2022	Balance Forward	3,150.00
	Other payments and credits after 03/09/2022 through 03/31/2022	-3,150.00
04/01/2022	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	1,025.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4, HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE /CDD AREA	1	750.00	750.00

CHECK TOTAL OF NEW CHARGES 1,025.00

TOTAL DUE

\$1,025.00

THANK YOU.



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, Suite 300
Tampa, FL 33607

Invoice Date: Apr 15, 2022
Invoice No: 2140039-56
Billing Through: Mar 31, 2022

The Heights CDD (2140039:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$212.50
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	0.50	\$150.00	\$75.00	
	Administrative Staff	2.50	\$55.00	\$137.50	

Amount Due This Invoice: \$212.50

BSA
3103
5/13/22



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, Suite 300
Tampa, FL 33607

Invoice Date: Apr 15, 2022
Invoice No: 2130089-171
Billing Through: Mar 31, 2022

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$280.00
	Prepare & Submit SWFWMD Transfer for Rome Avenue				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.50	\$150.00	\$225.00	
	Administrative Staff	1.00	\$55.00	\$55.00	

Amount Due This Invoice: \$280.00

KA
3/10/22
5/13/22

Molloy & James

325 South Boulevard

Tampa, FL 33606

Tel: 813-254-7157

hpostler@mjlaw.us

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686

INVOICE DATE: 4/4/2022

INVOICE NO: 18242

BILLING THROUGH: 3/31/2022

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
3/25/2022	Billy Molloy	SWFWMD research vs. EPC for ERP.	1.00	\$325.00	\$325.00
TOTAL SERVICES			1.00		\$325.00

SUBTOTAL \$325.00

AMOUNT DUE THIS INVOICE \$325.00

This invoice is due upon receipt

ACCOUNT SUMMARY

SERVICES BTD	EXPENSES BTD	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$10,700.00	\$164.98	18225	3/2/2022	\$562.50	\$562.50	---
TOTAL AMOUNT DUE INCLUDING THIS INVOICE						\$325.00

Received

APR 06 2022

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2022



Inframark 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 4/30/2022

(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	416,528	0	0	0	0	0	0	416,528
Investments - Revenue 1000 Series 2017	0	804,408	0	0	0	0	0	804,408
Investments - Interest 1001 Series 2017	0	0	0	0	0	0	0	0
Investments - Sinking 1002 Series 2017	0	0	0	0	0	0	0	0
Investments - Reserve 1003 Series 2017	0	703,600	0	0	0	0	0	703,600
Investments - Construction 1005 Series 2017	0	0	0	20	0	0	0	20
Investments - Tax Increment Revenue 1006 Series 2017	0	0	0	0	0	0	0	0
Investments - Capitalized Interest 1007 Series 2017	0	0	0	0	0	0	0	0
Investments - Interest Sub Account 4000 Series 2018	0	0	0	0	0	0	0	0
Investments - Sinking Fund 4001 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	(858,551)	0	0	(858,551)
Investments - Capitalized Interest 4005 Series 2018	0	0	0	0	0	0	0	0
Accounts Receivable-Other	(446)	0	0	0	0	0	0	(446)
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

The Heights Community Development District

Balance Sheet
As of 4/30/2022
(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
Prepaid Trustee Fees	0	0	0	0	0	0	0	0
Deposits - Electirc	185	0	0	0	0	0	0	185
Furniture, Fixtures & Equipment	0	0	0	0	0	12,665	0	12,665
Cost of Issuance	0	0	0	0	0	70,724	0	70,724
Construction Work In Progress	0	0	0	0	0	26,186,271	0	26,186,271
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
Amount To Be Provided-Debt Service	0	0	0	0	0	0	27,251,921	27,251,921
Other	0	0	0	0	0	0	0	0
Total Assets	416,268	1,508,009	244,550	20	(858,551)	26,269,660	29,005,000	56,584,955
Liabilities								
Accounts Payable	17,110	0	0	0	0	0	0	17,110
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 Debt Service 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	21,015,000	21,015,000
Revenue Bond Payable - Series 2018	0	0	0	0	0	0	7,990,000	7,990,000
Total Liabilities	17,110	0	0	0	0	0	29,005,000	29,022,110
Fund Equity & Other Credits								
Contributed Capital								
Fund Balance-All Other Reserves	0	703,614	244,550	20	0	0	0	948,184
Retained Earnings-Reserved	0	0	0	0	241,032	0	0	241,032
Fund Balance-Unreserved	(43,831)	0	0	0	0	0	0	(43,831)
Investment In General Fixed Assets	0	0	0	0	0	26,269,660	0	26,269,660
Other	442,989	804,394	0	0	(1,099,583)	0	0	147,800

The Heights Community Development District

Balance Sheet

As of 4/30/2022

(In Whole Numbers)

	General Fund	Debt Service Fund Series 2017	Debt Service Fund Series 2018	Capital Projects Fund Series 2017	Capital Projects Fund Series 2018	General Fixed Assets Account Group	General Long-Term Debt Account Group	Total
Total Fund Equity & Other Credits Contributed Capital	<u>399,158</u>	<u>1,508,009</u>	<u>244,550</u>	<u>20</u>	<u>(858,551)</u>	<u>26,269,660</u>	<u>0</u>	<u>27,562,845</u>
Total Liabilities & Fund Equity	<u><u>416,268</u></u>	<u><u>1,508,009</u></u>	<u><u>244,550</u></u>	<u><u>20</u></u>	<u><u>(858,551)</u></u>	<u><u>26,269,660</u></u>	<u><u>29,005,000</u></u>	<u><u>56,584,955</u></u>

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

001 - General Fund
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Special Assessments- Service Charges				
Operations & Maintenance Assmts-Tax Roll	0.00	513,109.00	513,109.00	0 %
Interest Earnings				
Interest Earnings	0.00	154.00	154.00	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0.00	9,074.00	9,074.00	0 %
Other Miscellaneous Revenues				
Miscellaneous	0.00	8,689.00	8,689.00	0 %
Other				
Operations & Maintenance Assmts-Tax Roll	<u>500,000.00</u>	<u>0.00</u>	<u>(500,000.00)</u>	<u>(100)%</u>
Total Revenues	<u>500,000.00</u>	<u>531,026.00</u>	<u>31,026.00</u>	<u>6 %</u>
Expenditures				
Legislative				
Supervisor Fees	4,000.00	0.00	4,000.00	100 %
Financial & Administrative				
District Management & Accounting Services	50,000.00	29,767.00	20,233.00	40 %
District Engineer	3,000.00	2,216.00	784.00	26 %
Disclosure Report	10,000.00	5,833.00	4,167.00	42 %
Trustees Fees	9,000.00	8,081.00	919.00	10 %
Auditing Services	8,500.00	558.00	7,942.00	93 %
Postage, Phone, Faxes, Copies	100.00	1,242.00	(1,142.00)	(1,142)%
Public Officials Insurance	2,663.00	0.00	2,663.00	100 %
Legal Advertising	1,000.00	0.00	1,000.00	100 %
Bank Fees	100.00	40.00	60.00	60 %
Dues, Licenses & Fees	175.00	200.00	(25.00)	(14)%
Office Supplies	50.00	106.00	(56.00)	(113)%
Website Administration	1,500.00	875.00	625.00	42 %

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

ADA Website Compliance	1,500.00	1,500.00	0.00	0 %
Legal Counsel				
District Counsel	6,000.00	8,602.00	(2,602.00)	(43)%

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

001 - General Fund

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Electric Utility Services				
Electric Utility Services	6,000.00	19,841.00	(13,841.00)	(231)%
Other Physical Environment				
Contingency Expense	362,156.00	0.00	362,156.00	100 %
Decorative Light	5,000.00	0.00	5,000.00	100 %
Maintenance				
General Liability Insurance	3,256.00	0.00	3,256.00	100 %
Landscape Maintenance	24,000.00	9,125.00	14,875.00	62 %
Plant Replacement	<u>2,000.00</u>	<u>0.00</u>	<u>2,000.00</u>	<u>100 %</u>
Total Expenditures	<u>500,000.00</u>	<u>87,987.00</u>	<u>412,013.00</u>	<u>82 %</u>
Other Financing Sources				
Interfund Transfer	0.00	(50.00)	(50.00)	0 %
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>442,989.00</u>	<u>442,989.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	(43,831.00)	(43,831.00)	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>399,158.00</u>	<u>399,158.00</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

200 - Debt Service Fund Series 2017

(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 Assmts-Tax	0.00	804,377.00	804,377.00	0 %
Roll				
Debt Service Off Roll	1,406,650.00	1,224,368.00	(182,282.00)	(13)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>37.00</u>	<u>37.00</u>	<u>0 %</u>
Total Revenues	<u>1,406,650.00</u>	<u>2,028,782.00</u>	<u>622,132.00</u>	<u>44 %</u>
Expenditures				
Debt Service Payments				
Interest Payments	1,021,650.00	517,300.00	504,350.00	49 %
Principal Payments	<u>385,000.00</u>	<u>370,000.00</u>	<u>15,000.00</u>	<u>4 %</u>
Total Expenditures	<u>1,406,650.00</u>	<u>887,300.00</u>	<u>519,350.00</u>	<u>37 %</u>
Other Financing Sources				
Interfund Transfer	0.00	(337,088.00)	(337,088.00)	0 %
Excess of Revenues Over (Under)	<u>0.00</u>	<u>804,394.00</u>	<u>804,394.00</u>	<u>0 %</u>
Expenditures				
Fund Balance, Beginning of				
Period	0.00	703,614.00	703,614.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>1,508,009.00</u>	<u>1,508,009.00</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

201 - Debt Service Fund Series 2018

(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	538,963.00	0.00	(538,963.00)	(100)%
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>10.00</u>	<u>10.00</u>	<u>0 %</u>
Total Revenues	<u>538,963.00</u>	<u>10.00</u>	<u>(538,953.00)</u>	<u>(101)%</u>
Expenditures				
Debt Service Payments				
Interest Payments	398,963.00	202,097.00	196,866.00	49 %
Principal Payments	<u>140,000.00</u>	<u>135,000.00</u>	<u>5,000.00</u>	<u>4 %</u>
Total Expenditures	<u>538,963.00</u>	<u>337,097.00</u>	<u>201,866.00</u>	<u>37 %</u>
Other Financing Sources				
Interfund Transfer	0.00	337,088.00	337,088.00	0 %
Excess of Revenues Over (Under)	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Expenditures				
Fund Balance, Beginning of Period	0.00	244,550.00	244,550.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>244,550.00</u>	<u>244,550.00</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

300 - Capital Projects Fund Series 2017

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0.00	20.00	20.00	0 %
Fund Balance, End of Period	<u>0.00</u>	<u>20.00</u>	<u>20.00</u>	<u>0 %</u>

The Heights Community Development District

Statement of Revenues and Expenditures

From 10/1/2021 Through 4/30/2022

301 - Capital Projects Fund Series 2018

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Revenues				
Retained Earnings-Reserved	0.00	160,701.00	160,701.00	0 %
Interest Earnings				
Interest Earnings	<u>0.00</u>	<u>4.00</u>	<u>4.00</u>	<u>0 %</u>
Total Revenues	<u>0.00</u>	<u>160,705.00</u>	<u>160,705.00</u>	<u>0 %</u>
Expenditures				
Retained Earnings-Reserved	0.00	(7,414,033.00)	7,414,033.00	0 %
Financial & Administrative				
Improvements Other Than Buildings	0.00	411,224.00	(411,224.00)	0 %
Other Physical Environment				
Improvements Other Than Buildings	<u>0.00</u>	<u>688,413.00</u>	<u>(688,413.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>(6,314,395.00)</u>	<u>6,314,395.00</u>	<u>0 %</u>
Other Financing Sources				
	0.00	7,494,364.00	7,494,364.00	0 %
Interfund Transfer	<u>0.00</u>	<u>50.00</u>	<u>50.00</u>	<u>0 %</u>
Total Other Financing	<u>0.00</u>	<u>7,494,414.00</u>	<u>7,494,414.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>(1,099,583.00)</u>	<u>(1,099,583.00)</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>(858,551.00)</u>	<u>(858,551.00)</u>	<u>0 %</u>

The Heights Community Development District
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Bank Balance	416,528.46
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	416,528.46
Balance Per Books	<u>416,528.46</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: 04/30/2022

Reconciliation Date: 4/30/2022

Status: Locked

Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1492	3/24/2022	System Generated Check/Voucher	4,500.00	K. Johnson's Lawn & Landscaping, Inc.
1494	3/31/2022	System Generated Check/Voucher	5,128.47	Meritus Districts
1495	3/31/2022	System Generated Check/Voucher	6,373.65	Tampa Electric
1496	4/6/2022	Series 2017 & Series 2018 FY22 Tax Dist ID 569	437,072.94	The Heights CDD
1497	4/14/2022	System Generated Check/Voucher	325.00	Molloy & James
1498	4/14/2022	System Generated Check/Voucher	116.86	Tampa Electric
1499	4/21/2022	System Generated Check/Voucher	1,025.00	Keystone Property Maintenance
1500	4/21/2022	System Generated Check/Voucher	492.50	Landmark Engineering & Surveying Corporation
Cleared Checks/Vouchers			455,034.42	

The Heights Community Development District
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National
Reconciliation ID: 04/30/2022
Reconciliation Date: 4/30/2022
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR208	4/6/2022	Tax Distribution - 4/6/2022	715,880.32	
CR225	4/28/2022	Interest Paid For April	<u>38.50</u>	
Cleared Deposits			<u><u>715,918.82</u></u>	