

**THE HEIGHTS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
PUBLIC HEARING & MEETING  
AUGUST 03, 2022**

**THE HEIGHTS**  
**COMMUNITY DEVELOPMENT DISTRICT AGENDA**  
**AUGUST 03, 2022 at 10:00 A.M**  
**THE OFFICES OF SOHO CAPITAL**  
**LOCATED AT 220 W. 7<sup>TH</sup> AVE., SUITE 100, TAMPA, FL 33602**

<b>District Board of Supervisors</b>	Chairman Vice Chairman Supervisor Supervisor Supervisor	Adam Harden Chas Bruck Frank Scalfaro Grant Kerekes I. Clay Thompson, III
<b>District Manager</b>	Meritus	Brian Lamb
<b>District Attorney</b>	Molloy & James	Daniel L. Molloy
<b>District Engineer</b>	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.

August 03, 2022

Board of Supervisors  
**The Heights Community Development District**

Dear Board Members:

The Public Hearing & Regular Meeting of the Board of Supervisors of The Heights Community Development District will be held on **Wednesday, August 03, 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: 4863181**

- 1. CALL TO ORDER**
- 2. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2023 BUDGET**
  - A. Open Public Hearing on Fiscal Year 2023 Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2022-03; Adopting Fiscal Year 2023 Budget.....Tab 01
  - E. Close Public Hearing on Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2022- 04; Levying O&M Assessments.....Tab 02
  - 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 2022-05; Setting Fiscal Year 2023 Meeting Schedule ..... Tab 03
  - B. General Matters of the District
- 9. CONSENT AGENDA**
  - A. Consideration of Minutes of the Board of Supervisors Meeting June 01, 2022..... Tab 04
  - B. Consideration of Minutes of the Board of Supervisors Continued Meeting June 08, 2022 ..... Tab 05
  - C. Consideration of Operations and Maintenance Expenditures May 2022 ..... Tab 06
  - D. Consideration of Operations and Maintenance Expenditures June 2022 ..... Tab 07
  - E. Consideration of Operations and Maintenance Expenditures July 2022 ..... Tab 08
  - F. Review of Financial Statements Month Ending June 30, 2022 ..... Tab 09
- 10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 11. 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  
District Manager

## RESOLUTION 2022-03

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (the “**Board**”) a proposed budget for the next ensuing budget year (the “**Proposed Budget**”), along with an explanatory and complete financial plan for each fund of The Heights Community Development District (the “**District**”), pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

**WHEREAS**, the Board set August 03, 2022, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

**WHEREAS**, in order for the Developer to fund a portion of the Budget, the Board desires to approve a form of the Budget Funding Agreement.

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

#### **Section 1. Budget**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown below.

- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021/2022 and/or revised projections for fiscal year 2022/2023.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as the “Budget for The Heights Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023,” as adopted by the Board of Supervisors on August 02, 2022.
- d. The final adopted budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption.

**Section 2. Appropriations**

There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$2,441,713.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 500,000.00
TOTAL DEBT SERVICE FUNDS - Series 2017	\$ 1,403,175.00
- Series 2018	\$ 538,538.00
 TOTAL ALL FUNDS	 <b>\$ 2,441,713.00 *</b>

\*Not inclusive of any collection costs.

**Section 3. Budget Amendments**

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption.

**Section 4. Effective Date.**

This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED THIS 3<sup>rd</sup> DATE OF AUGUST, 2022.**

**ATTEST:**

**HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chair of the Board of Supervisors

**Exhibit A: 2022/2023 Budget**

2023

# THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET



AUGUST 3, 2022

# THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2023

### FINAL ANNUAL OPERATING BUDGET

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AUGUST 3, 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.

<b><u>Fund Number</u></b>	<b><u>Fund Name</u></b>	<b><u>Services Provided</u></b>
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
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICES CHARGES</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS - SERVICES CHARGES</b>	<b>500,000.00</b>	<b>234,301.93</b>	<b>265,698.07</b>	<b>500,000.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	101.69	0.00	101.69	101.69
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>101.69</b>	<b>0.00</b>	<b>101.69</b>	<b>101.69</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	9,074.19	0.00	9,074.19	9,074.19
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>0.00</b>	<b>9,074.19</b>	<b>0.00</b>	<b>9,074.19</b>	<b>9,074.19</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous - Other	0.00	8,688.80	0.00	8,688.80	8,688.80
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>8,688.80</b>	<b>0.00</b>	<b>8,688.80</b>	<b>8,688.80</b>
<b>TOTAL REVENUES</b>	<b>\$500,000.00</b>	<b>\$252,166.61</b>	<b>\$265,698.07</b>	<b>\$517,864.68</b>	<b>\$17,864.68</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	0.00	2,380.56	2,380.56	(1,619.44)
<b>TOTAL LEGISLATIVE</b>	<b>4,000.00</b>	<b>0.00</b>	<b>2,380.56</b>	<b>2,380.56</b>	<b>(1,619.44)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>87,588.00</b>	<b>70,297.84</b>	<b>17,591.29</b>	<b>87,889.13</b>	<b>301.13</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	8,277.48	0.00	8,277.48	2,277.48
<b>TOTAL LEGAL COUNSEL</b>	<b>6,000.00</b>	<b>8,277.48</b>	<b>0.00</b>	<b>8,277.48</b>	<b>2,277.48</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	6,000.00	7,296.83	0.00	7,296.83	1,296.83
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>6,000.00</b>	<b>7,296.83</b>	<b>0.00</b>	<b>7,296.83</b>	<b>1,296.83</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>396,412.00</b>	<b>8,100.00</b>	<b>403,920.68</b>	<b>412,020.68</b>	<b>15,608.68</b>
<b>TOTAL EXPENDITURES</b>	<b>\$500,000.00</b>	<b>\$93,972.15</b>	<b>\$423,892.53</b>	<b>\$517,864.68</b>	<b>\$17,864.68</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$158,194.46</b>	<b>(\$158,194.46)</b>	<b>\$0.00</b>	<b>\$0.00</b>

# 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 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS</b>					
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
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>500,000.00</b>	<b>500,000.00</b>	<b>0.00</b>	<b>500,000.00</b>	<b>0.00</b>
<b>INTEREST EARNINGS</b>					
Interest Earnings	0.00	101.69	101.69	0.00	0.00
<b>TOTAL INTEREST EARNINGS</b>	<b>0.00</b>	<b>101.69</b>	<b>101.69</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>					
Developer Contributions	0.00	9,074.19	9,074.19	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCE</b>	<b>0.00</b>	<b>9,074.19</b>	<b>9,074.19</b>	<b>0.00</b>	<b>0.00</b>
<b>OTHER MISCELLANEOUS REVENUES</b>					
Miscellaneous - Other	0.00	8,688.80	8,688.80	0.00	0.00
<b>TOTAL OTHER MISCELLANEOUS REVENUES</b>	<b>0.00</b>	<b>8,688.80</b>	<b>8,688.80</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>\$500,000.00</b>	<b>\$517,864.68</b>	<b>\$17,864.68</b>	<b>\$500,000.00</b>	<b>\$0.00</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	4,000.00	2,380.56	(1,619.44)	2,380.56	(1,619.44)
<b>TOTAL LEGISLATIVE</b>	<b>4,000.00</b>	<b>2,380.56</b>	<b>(1,619.44)</b>	<b>2,380.56</b>	<b>(1,619.44)</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
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
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>87,588.00</b>	<b>87,889.13</b>	<b>301.13</b>	<b>88,207.87</b>	<b>619.87</b>
<b>LEGAL COUNSEL</b>					
District Counsel	6,000.00	8,277.48	2,277.48	8,277.48	2,277.48
<b>TOTAL LEGAL COUNSEL</b>	<b>6,000.00</b>	<b>8,277.48</b>	<b>2,277.48</b>	<b>8,277.48</b>	<b>2,277.48</b>
<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	6,000.00	7,296.83	1,296.83	7,296.83	1,296.83
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>6,000.00</b>	<b>7,296.83</b>	<b>1,296.83</b>	<b>7,296.83</b>	<b>1,296.83</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
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
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>396,412.00</b>	<b>412,020.68</b>	<b>15,608.68</b>	<b>393,837.26</b>	<b>(2,574.74)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$500,000.00</b>	<b>\$517,864.68</b>	<b>\$17,864.68</b>	<b>\$500,000.00</b>	<b>\$0.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>(\$0.00)</b>

# 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
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>1,403,175</b>
TIF Revenue	\$	393,300
<b>TOTAL TIF REVENUE *</b>	<b>\$</b>	<b>393,300</b>

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>1,403,175</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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

# THE HEIGHTS

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND SERIES 2018

#### REVENUES

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

#### 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
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>538,538</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>

#### ANALYSIS OF BONDS OUTSTANDING

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

\* 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

# 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
<b>Apartments</b>	1.00	314.00	314.00	314.00	\$ 334.08	\$ 213.11	\$ 547.19
<b>Condominiums</b>	1.25	0.00	0.00	0.00	\$ -	\$ -	\$ -
<b>Retail/Commercial (per 1,000 sq. ft.)</b>	1.25	174.65	174.65	218.31	\$ 417.60	\$ 266.38	\$ 683.98
<b>Office (per 1,000 sq. ft.)</b>	2.00	314.35	314.35	628.70	\$ 668.15	\$ 426.21	\$ 1,094.36
<b>Undeveloped</b>	1.00	1,335.00	1,335.00	1,335.00	\$ 334.08	\$ 213.11	\$ 547.19
<b>TOTAL</b>		<b>2,138.00</b>	<b>2,138.00</b>	<b>2,496.01</b>			

**Notations:**

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



**RESOLUTION 2022-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budgets for Fiscal Year 2022-2023 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022-2023; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of The Heights Community Development District (the “Assessment Roll”) attached to this Resolution as Exhibit “B” and

incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll relating to developed property (“Developed Property”) to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property (“Undeveloped Property”), all as set forth in Exhibit “B;” and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the cost to the specially benefitted lands is shown in Exhibits “A” and “B,” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with Exhibits “A” and “B.” The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

A. Uniform Method Assessments. The collection of the previously levied debt service assessments and operation and maintenance special assessments on the Developed Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibits “A” and “B.”

B. Direct Bill Assessments. The annual operations and maintenance assessments levied on the Undeveloped Property will be collected directly by the District in accordance with Florida law, as set forth in Exhibits “A” and “B.” Assessments directly collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2022, 25% due no later than February 1, 2023 and 25% due no later than May 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022-2023 – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable bond interest rate (for debt assessments) or statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments

in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District’s Assessment Roll, attached to this Resolution as Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes the Developed Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Heights Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Heights Community Development District.

PASSED AND ADOPTED this 3<sup>rd</sup> day of August, 2022.

ATTEST: THE HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT

ATTEST: THE HEIGHTS COMMUNITY  
DEVELOPMENT DISTRICT

By: \_\_\_\_\_  
its: Secretary / Assistant Secretary

By: \_\_\_\_\_  
its: Chairman / Vice-Chairman

Exhibit A: Budget  
Exhibit B: Assessment Roll (Uniform Method)  
Assessment Roll (Direct Collect)

**RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2023 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2023 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 3<sup>RD</sup> DAY OF AUGUST, 2022**

**ATTEST:**

**THE HEIGHTS  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIRMAN**

**EXHIBIT A**

**BOARD OF SUPERVISORS MEETING DATES  
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2023**

**FISCAL YEAR 2022/2023**

<b>October 05, 2022</b>	<b>10:00 a.m.</b>
<b>November 02, 2022</b>	<b>10:00 a.m.</b>
<b>December 07, 2022</b>	<b>10:00 a.m.</b>
<b>January 04, 2023</b>	<b>10:00 a.m.</b>
<b>February 01, 2023</b>	<b>10:00 a.m.</b>
<b>March 01, 2023</b>	<b>10:00 a.m.</b>
<b>April 05, 2023</b>	<b>10:00 a.m.</b>
<b>May 03, 2023</b>	<b>10:00 a.m.</b>
<b>June 07, 2023</b>	<b>10:00 a.m.</b>
<b>July 05, 2023</b>	<b>10:00 a.m.</b>
<b>August 02, 2023</b>	<b>10:00 a.m.</b>
<b>September 06, 2023</b>	<b>10:00 a.m.</b>

**All meetings will convene at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100,  
Tampa, FL 33602.**

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

June 1, 2022 Minutes of the Regular Meeting

## Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors for The Heights Community Development District was held on **Wednesday, June 1, 2022 at 10:00 a.m.** at the Offices of Soho Capital located at 220 W. 7<sup>th</sup> Ave., Suite 100, Tampa, FL 33602.

### 1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Regular Meeting of the Board of Supervisors of The Heights Community Development District to order on **Wednesday, June 2, 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 would be continued to Wednesday, June 8, 2022 at 10:00 a.m. at the same location.

### 2. AUDIENCE QUESTION ON 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
- B. Announcement of Qualified Electors
- C. 2022 Election Process
- D. Consideration of Resolution 2022-02; Requesting Supervisors of Elections to Conduct General Elections
- E. Discussion on Tiki Bout Tampa Request
- F. General Matters of the District

### 5. CONSENT AGENDA

- A. Consideration of Minutes of the Board of Supervisors Public Hearing & Meeting Aug. 04, 2021
- B. Consideration of Minutes of the Continued Public Hearing & Meeting Sept. 01, 2021
- C. Consideration of Operations and Maintenance Expenditures August - September 2021
- D. Consideration of Operations and Maintenance Expenditures October 2021 – April 2022
- E. Review of Financial Statements Month Ending April 30, 2022

### 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

### 8. ADJOURNMENT/CONTINUATION

47  
48 The meeting was continued to Wednesday, June 8, 2022 at 10:00 a.m. at the same location.  
49

50  
51  
52 *\*Please note the entire meeting is available on disc.*

53  
54 *\*These minutes were done in summary format.*

55  
56 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
57 *considered at the meeting is advised that person may need to ensure that a verbatim record of the*  
58 *proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

59 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
60 **meeting held on \_\_\_\_\_.**

61  
62  
63 \_\_\_\_\_  
64 **Signature**

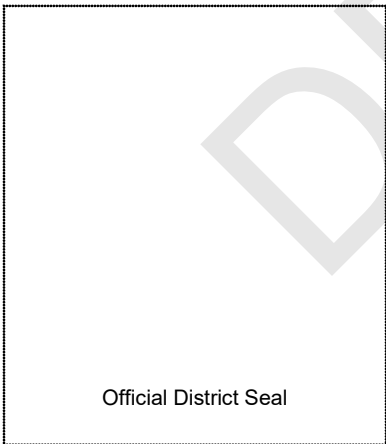
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68 **Signature**

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71 **Printed Name**

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73 \_\_\_\_\_  
74 **Printed Name**

75  
76 **Title:**  
77  **Chairman**  
78  **Vice Chairman**

79  
80 **Title:**  
81  **Secretary**  
 **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

# THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

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1 **June 8, 2022, Minutes of the Continued Regular Meeting**

2  
3 **Minutes of the Continued Regular Meeting**

4  
5 The Continued Regular Meetings of the Board of Supervisors for The Heights Community  
6 Development District was held on **Wednesday, June 8, 2022, at 10:00 a.m.** at the Offices of  
7 Soho Capital located at 220 W. 7<sup>th</sup> Ave., Suite 100, Tampa, FL 33602.  
8  
9

10 **1. CALL TO ORDER/ROLL CALL**

11  
12 Brian Lamb called the Continued Regular Meetings of the Board of Supervisors of The Heights  
13 Community Development District to order on **Wednesday, June 8, 2022, at 10:00 a.m.**  
14

15 Board Members Present and Constituting a Quorum:

16 Adam Harden	Chair
17 Clay Thomas	Supervisor
18 Shawna Ellis	Supervisor

19  
20 Staff Members Present:

21 Brian Lamb	District Manager, Meritus
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22  
23 There were no members of the general public in attendance.  
24  
25

26 **2. PUBLIC COMMENT ON AGENDA ITEMS**

27  
28 There were no public comments on agenda items.  
29  
30

31 **3. VENDOR AND STAFF REPORTS**

- 32 **A. District Counsel**
- 33 **B. District Engineer**
- 34 **C. District Manager**

35  
36 There are no staff reports at this time.  
37

38 **4. BUSINESS ITEMS**

- 39 **A. Consideration of Resolution 2022-01; Approving FY 2023 Proposed Budget &**
- 40 **Setting Public Hearing**

41  
42 The Board reviewed the resolution and motioned to approved.  
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MOTION TO:	Approve Resolution 2022-01.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion passed unanimously

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**B. Announcement of Qualified Electors**

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57

Mr. Lamb stated that there are 222 qualified electors.

58  
59

**C. 2022 Election Process**

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61

Mr. Lamb stated if the person is a resident, they qualify to serve on the Board.

62  
63

**D. Consideration of Resolution 2022-02; Requesting Supervisors of Elections to Conduct General Elections**

64  
65

The Board reviewed and discussed the resolution and motioned to decline general election.

66  
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MOTION TO:	Declined Resolution 2022-02.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	Supervisor Harden requested to direct the District Manager to communicate with Supervisor of Elections and inform them we will not participate on having the general election this year of 2022. Additionally, the District Manager should follow up with the District Counsel for any concerns or questions pertaining to the Supervisor of Electors when communication takes place.
RESULT:	Called to Vote: Motion Passed 3/0 - Motion passed unanimously

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**E. Discussion on Tiki Bout Tampa Request**

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Supervisor Harden stated Jim requested to operate from the water peer and be able to pick up people and drop them off on the dock. Mr. Lamb suggested to have the Chairman finalize an agreement with counsel for Tiki Bout request. It is required to have a thirty (30) to sixty (60) day provision period. Mr. Lamb explained the process of the District Counsel with drafting a use agreement with appropriate provision in protection of the District with renewal ability for leasing space and use operation.

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MOTION TO:	To Authorize the Chairman to work with the District Counsel to come up with a general form of agreement for consideration in use of both docks.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	Supervisor Harden requested to have a drafted agreement by next meeting.
RESULT:	Called to Vote: Motion Passed 3/0 - Motion passed unanimously

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99

**F. General Matters of the District**

100 Mr. Lamb explained the new related services contract below \$150,000 related to services  
101 outlined on the 2022 fiscal year budget occurring since October of 2021. The services are related  
102 to street sweeping and other indicated items within the Budget. The Board motioned to authorize  
103 service contract.  
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MOTION TO:	To Authorize District staff to work with development staff to get a services agreement in place starting fiscal year of 2022 from October forward for public round services that are necessary under the development agreement and CRA plan not to exceed \$150,000.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Thompson
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion Passed 3/0 - Motion passed unanimously

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**5. CONSENT AGENDA**

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- A. Consideration of Minutes of the Board of Supervisors Public Hearing & Meeting Aug. 04, 2021**
- B. Consideration of Minutes of the Continued Public Hearing & Meeting Sept. 01, 2021**
- C. Consideration of Operations and Maintenance Expenditures August - September 2021**
- D. Consideration of Operations and Maintenance Expenditures October 2021 – April 2022**
- E. Review of Financial Statements Month Ending April 30, 2022**

129 The Board reviewed the Consent Agenda items.  
130

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

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139 **10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

140  
141 There were no supervisor requests or audience comments.  
142

143

144 **11. ADJOURNMENT**

145

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

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154 \*Please note the entire meeting is available on disc.  
155

156 \*These minutes were done in summary format.  
157

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

161 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**  
162 **meeting held on \_\_\_\_\_.**  
163

164  
165 \_\_\_\_\_  
166 **Signature**

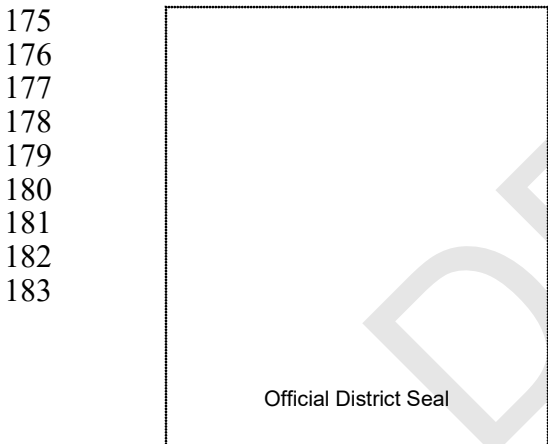
165 \_\_\_\_\_  
166 **Signature**

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168 \_\_\_\_\_  
169 **Printed Name**

167  
168 \_\_\_\_\_  
169 **Printed Name**

170  
171 **Title:**  
172  **Chairman**  
173  **Vice Chairman**

170  
171 **Title:**  
172  **Secretary**  
173  **Assistant Secretary**



*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark .	76825	\$ 5,128.63		District Management Services - April 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,128.63</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221007995097 050422	\$ 118.58		Electric Service thru 04/28/2022
Tampa Electric	221008541585 042222	11,098.54		Electric Service thru 04/14/2022
Tampa Electric	221008541585 052022	11,544.46		Electric Service thru 05/16/2022
Tampa Electric	221008569735 042922	882.43	<b>\$ 23,644.01</b>	Electric Service thru 04/22/2022
<b>Utilities Sub-Total</b>		<b>\$ 23,644.01</b>		
<b>Regular Services</b>				
Keystone Property Maintenance	15220	\$ 1,025.00		Lawn Maintenance thru 4/30/2022
Landmark Engineering & Surveying Corporation	2130089 172	416.25		Professional Engineering Service thru 4/30/2022
Landmark Engineering & Surveying Corporation	2140039 57	177.50	<b>\$ 593.75</b>	Professional Engineering Service thru 4/30/2022
<b>Regular Services Sub-Total</b>		<b>\$ 1,618.75</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 30,391.39</b>		

**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#**  
 #76825

**DATE**  
 4/29/2022

**BILL TO**

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

**CUSTOMER ID**  
 C2314

**NET TERMS**  
 Net 30

**PO#**

**DUE DATE**  
 5/29/2022

**Services provided for the Month of: April 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- April	3	Ea	0.15	0.45
Postage - Postage- April	6	Ea	0.53	3.18
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	833.33	833.33
District Management Services - District Management	1	Ea	4,166.67	4,166.67
<b>Subtotal</b>				<b>5,128.63</b>

<b>Subtotal</b>	\$5,128.63
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$5,128.63</b>

**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: 05/04/2022  
Account: 221007995097

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

Current month's charges:	\$118.58
Total amount due:	\$118.58
Payment Due By:	05/25/2022

### Your Account Summary

Previous Amount Due	\$116.86
Payment(s) Received Since Last Statement	-\$116.86
<b>Current Month's Charges</b>	<b>\$118.58</b>
<b>Total Amount Due</b>	<b>\$118.58</b>

**DOWNED IS DANGEROUS!**

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

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](http://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**

mail phone online pay agent

See reverse side for more information

Account: 221007995097

Current month's charges:	\$118.58
Total amount due:	\$118.58
Payment Due By:	05/25/2022
<b>Amount Enclosed</b>	<b>\$</b>
627926976984	

00002071 01 AB 0.46 33607 FTECO105052201400610 00000 06 01000000 008 05 25853 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



00002071-0006368-Page 1 of 6

Received  
MAY 09 2022



**Account:** 221007995097  
**Statement Date:** 05/04/2022  
**Current month's charges due** 05/25/2022

## Details of Charges – Service from 03/30/2022 to 04/28/2022

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

**Rate Schedule: General Service - Non Demand**

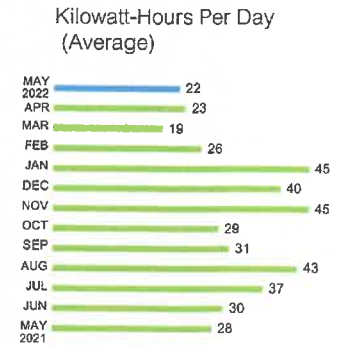
Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	04/28/2022	20,895		20,235		660 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	660 kWh @ \$0.07035/kWh	\$46.43
Fuel Charge	660 kWh @ \$0.04126/kWh	\$27.23
Storm Protection Charge	660 kWh @ \$0.00315/kWh	\$2.08
Clean Energy Transition Mechanism	660 kWh @ \$0.00402/kWh	\$2.65
Florida Gross Receipt Tax		\$2.58
<b>Electric Service Cost</b>		<b>\$103.17</b>
Franchise Fee		\$6.76
Municipal Public Service Tax		\$8.65
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$118.58</b>

**Total Current Month's Charges** **\$118.58**

### Tampa Electric Usage History



00002071-0006368-Page 3 of 6

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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 March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.





# ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g](#) [i](#) [n](#)

Statement Date: 04/22/2022  
Account: 221008541585

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

Current month's charges:	\$11,544.46
Total amount due:	\$11,098.54
Payment Due By:	05/13/2022

## Your Account Summary

Previous Amount Due	\$6,373.65
Payment(s) Received Since Last Statement	-\$6,373.65
Miscellaneous Credits	-\$445.92
Credit balance after payments and credits	-\$445.92
<b>Current Month's Charges</b>	<b>\$11,544.46</b>
<b>Total Amount Due</b>	<b>\$11,098.54</b>

# One Less Worry :)

Paperless Billing -  
Contact free;  
worry free!

**Sign up for free today!**

[tampaelectric.com/paperless](http://tampaelectric.com/paperless)



00005435-0012215-Page 1 of 4

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

## Yard project?

### Avoid damage and fines

Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)

**CALL**  
811

**WAIT** two  
business days

Start  
**DIGGING!**

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



**WAYS TO PAY YOUR BILL**

mail

phone

online

pay agent

See reverse side for more information

Account: 221008541585

Current month's charges:	\$11,544.46
Total amount due:	\$11,098.54
Payment Due By:	05/13/2022

**Amount Enclosed** \$ \_\_\_\_\_  
600000449961

00005435 01 AV 0.42 33607 FTECO104232200045510 00000 01 01000000 014 01 5435 002

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



Received  
APR 28 2022

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

6000004499612210085415850000011098546



# ACCOUNT INVOICE

tampaelectric.com



**Account:** 221008541585  
**Statement Date:** 04/22/2022  
**Current month's charges due** 05/13/2022

## Details of Charges – Service from 03/17/2022 to 04/14/2022

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 29 days

Lighting Energy Charge	4326 kWh @ \$0.03079/kWh	\$133.20
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.04060/kWh	\$175.64
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		\$9.10
Franchise Fee		\$708.22
Municipal Public Service Tax		\$23.72

**\$11,544.46**

### Lighting Charges

**\$11,544.46**

### Total Current Month's Charges

### Miscellaneous Credits

Sales Tax Credit

-\$445.92

### Total Current Month's Credits

**-\$445.92**

00005435-0012216- Page 3 of 4



Statement Date: 05/20/2022  
Account: 221008541585

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

Current month's charges:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	06/10/2022

### Your Account Summary

Previous Amount Due	\$11,098.54
Payment(s) Received Since Last Statement	-\$11,098.54
<b>Current Month's Charges</b>	<b>\$11,544.46</b>
<b>Total Amount Due</b>	<b>\$11,544.46</b>

Received  
MAY 25 2022

**DOWNED IS DANGEROUS!**

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

00004349-0013518-Page 1 of 6

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](http://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: 221008541585

Current month's charges:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	06/10/2022
<b>Amount Enclosed</b>	<b>\$</b>

609408517851

00004349 01 AV 0.42 33607 FTECO105202223081510 00000 02 01000000 008 02 9141 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

6094085178512210085415850000011544461

Account: **221008541585**  
 Statement Date: 05/20/2022  
 Current month's charges due **06/10/2022**

## Details of Charges – Service from 04/15/2022 to 05/16/2022

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 32 days

Lighting Energy Charge	4326 kWh @ \$0.03079/kWh	\$133.20
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.04060/kWh	\$175.64
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		\$9.10
Franchise Fee		\$708.22
Municipal Public Service Tax		\$23.72
<b>Lighting Charges</b>		<b>\$11,544.46</b>

### Total Current Month's Charges

**\$11,544.46**

00004349-0013620- Page 3 of 6

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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 March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.



Received  
MAY 04 2022

**ACCOUNT INVOICE**

tampaelectric.com



Statement Date: 04/29/2022  
Account: 221008569735

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

Current month's charges:	\$882.43
Total amount due:	\$882.43
Payment Due By:	05/20/2022

**Your Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$882.43</b>
<b>Total Amount Due</b>	<b>\$882.43</b>

**One Less Worry :)**

Paperless Billing -  
Contact free;  
worry free!



**Sign up for free today!**

[tampaelectric.com/paperless](http://tampaelectric.com/paperless)

00006228-0013869-Page 1 of 4

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

**Yard project?**  
**Avoid damage and fines**  
Learn more at [tampaelectric.com/811](http://tampaelectric.com/811)

**CALL 811**

**WAIT** two business days

**Start DIGGING!**

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: 221008569735

Current month's charges:	\$882.43
Total amount due:	\$882.43
Payment Due By:	05/20/2022

**Amount Enclosed** \$ \_\_\_\_\_  
600000451856

00006228 01 AV 0.42 33607 FTECO104292222523810 00000 01 01000000 015 01 6228 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

6000004518562210085697350000000882434

**Account:** 221008569735  
**Statement Date:** 04/29/2022  
**Current month's charges due** 05/20/2022

**Details of Charges – Service from 03/29/2022 to 04/22/2022**

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

**Rate Schedule: LS-2 Customer Specified Lighting**

**Lighting Service Items LS-2 (Bright Choices) for 25 days**

Lighting Energy Charge	\$0.00
Monthly Charge	\$769.99
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00
State Tax	\$62.01
<b>Lighting Charges</b>	<b>\$882.43</b>

**Total Current Month's Charges** **\$882.43**

**Important Messages**

**Welcome to Tampa Electric!**

Please visit [tampaelectric.com/rates](http://tampaelectric.com/rates) for information about your electric rates and charges.

00006228-0013890-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 15220

**BILL TO**  
 HEIGHTS CDD  
 2005 PAN AM  
 CIRCLE, STE300  
 TAMPA, FL 33607

DATE 05/01/2022	PLEASE PAY \$1,025.00	DUE DATE 05/31/2022
--------------------	--------------------------	------------------------

DATE	ACCOUNT SUMMARY	AMOUNT
04/01/2022	Balance Forward	1,025.00
	Other payments and credits after 04/01/2022 through 04/30/2022	-1,025.00
05/01/2022	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

*B\* 4604 1300*

CHECK	TOTAL OF NEW CHARGES	1,025.00
	TOTAL DUE	<b>\$1,025.00</b>

*h*  
\$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:** May 15, 2022  
**Invoice No:** 2130089-172  
**Billing Through:** Apr 30, 2022

**Heights Redevelopment (2130089:)**

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	<b>Construction Administration</b>				<b>\$416.25</b>
	<b>Coordinate Stop Signs; Update TECO Exhibit; Finalize SWFWMD Clearance</b>				
	<i>Description</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
	Senior Professional Engineer	2.50	\$150.00	\$375.00	
	Administrative Staff	0.75	\$55.00	\$41.25	

**Amount Due This Invoice: \$416.25**

*Bsd  
 3/23  
 5/13/22*

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



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:** May 15, 2022  
**Invoice No:** 2140039-57  
**Billing Through:** Apr 30, 2022

**The Heights CDD (2140039:)**

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$177.50
	<b>Review &amp; Sign Requisitions</b>				
	<i>Description</i>		<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
	Senior Professional Engineer		1.00	\$150.00	\$150.00
	Administrative Staff		0.50	\$55.00	\$27.50

**Amount Due This Invoice:** \$177.50

3103  
 51300  
 AS

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	77959	\$ 5,128.63		District Management Services - May 2022
<b>Monthly Contract Sub-Total</b>		<b>\$ 5,128.63</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221007995097 060322	\$ 152.09		Electric Service thru 05/27/2022
Tampa Electric	221008541585 062122	11,544.46		Electric Service thru 06/15/2022
Tampa Electric	221008569735 052722	758.41	<b>\$ 12,454.96</b>	Electric Service thru 05/23/2022
<b>Utilities Sub-Total</b>		<b>\$ 12,454.96</b>		
<b>Regular Services</b>				
K. Johnsons Lawn & Landscaping, Inc.	18520	\$ 2,700.00		Lawn Maintenance thru 3/30/22
K. Johnsons Lawn & Landscaping, Inc.	18521	1,800.00	<b>\$ 4,500.00</b>	Lawn Maintenance thru 4/27/22
Landmark Engineering & Surveying Corporation	2130089 173	2,802.50		Professional Engineering Services( Construction Admin.) thru 5/31/22
Landmark Engineering & Surveying Corporation	2140039 58	225.00	<b>\$ 3,027.50</b>	Professional Engineering Services thru 5/31/22
Molloy & James	18314	325.00		Professional Services - 05/25/2022
Molloy & James	18330	1,050.00	<b>\$ 1,375.00</b>	Professional Services - 05/27/2022
<b>Regular Services Sub-Total</b>		<b>\$ 8,902.50</b>		
<b>Additional Services</b>				
<b>Additional Services Sub-Total</b>		<b>\$ 0.00</b>		
<b>TOTAL:</b>		<b>\$ 26,486.09</b>		

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

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

---

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary

**Meritus Districts**  
 A Division of Inframark, LLC

# INVOICE

2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

**INVOICE#**  
 #77959

**DATE**  
 5/26/2022

**BILL TO**  
 The Heights CDD  
 2005 Pan Am Circle  
 Ste 300  
 Tampa FL 33607  
 United States

**CUSTOMER ID**  
 C2314

**NET TERMS**  
 Net 30

**PO#**

**DUE DATE**  
 6/25/2022

**Services provided for the Month of: May 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Copies - B/W Copies- May	3	Ea	0.15	0.45
Postage - Postage- May	6	Ea	0.53	3.18
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00	125.00
Dissemination Services - Dissemination Services	1	Ea	833.33	833.33
District Management Services - District Management	1	Ea	4,166.67	4,166.67
<b>Subtotal</b>				<b>5,128.63</b>

<b>Subtotal</b>	\$5,128.63
<b>Tax</b>	\$0.00
<b>Total Due</b>	<b>\$5,128.63</b>

**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





# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 06/03/2022

Account: 221007995097

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

Current month's charges:	\$152.09
Total amount due:	\$152.09
Payment Due By:	06/24/2022

## Your Account Summary

Previous Amount Due	\$118.58
Payment(s) Received Since Last Statement	-\$118.58
<b>Current Month's Charges</b>	<b>\$152.09</b>
<b>Total Amount Due</b>	<b>\$152.09</b>

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

00000310-0000984-Page 1 of 5

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



Ready for storm season?

We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$152.09
Total amount due:	\$152.09
Payment Due By:	06/24/2022

**Amount Enclosed** \$ 630396131593

00000310 01 AB 0.46 33607 FTECO106042200064410 0000 06 01000000 004 05 24163 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

6303961315932210079950970000000152097



# ACCOUNT INVOICE

tampaelectric.com | [f](#) [t](#) [p](#) [g+](#) [in](#)

**Account:** 221007995097  
**Statement Date:** 06/03/2022  
**Current month's charges due** 06/24/2022

## Details of Charges – Service from 04/29/2022 to 05/27/2022

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

**Rate Schedule: General Service - Non Demand**

Meter Location: DOCKSIDE

00000910-0000935-Page 3 of 6

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000697056	05/27/2022	21,802	20,895	907 kWh	1	29 Days

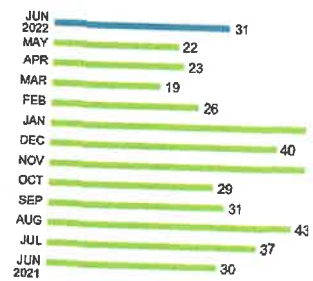
Daily Basic Service Charge	29 days @ \$0.74000	\$21.46
Energy Charge	907 kWh @ \$0.07035/kWh	\$63.81
Fuel Charge	907 kWh @ \$0.04126/kWh	\$37.42
Storm Protection Charge	907 kWh @ \$0.00315/kWh	\$2.86
Clean Energy Transition Mechanism	907 kWh @ \$0.00402/kWh	\$3.65
Florida Gross Receipt Tax		\$3.31
<b>Electric Service Cost</b>		<b>\$132.51</b>
Franchise Fee		\$8.68
Municipal Public Service Tax		\$10.90
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$152.09</b>

**Total Current Month's Charges**

**\$152.09**

### Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



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

Statement Date: 06/21/2022  
 Account: 221008541585

Current month's charges:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	07/12/2022

### Your Account Summary

Previous Amount Due	\$11,544.46
Payment(s) Received Since Last Statement	-\$11,544.46
<b>Current Month's Charges</b>	<b>\$11,544.46</b>
<b>Total Amount Due</b>	<b>\$11,544.46</b>

Received  
 JUN 24 2022

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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

Ready for storm season?



We are.

Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	07/12/2022

Amount Enclosed \$ \_\_\_\_\_  
 615581359767

00004565 01 AV 0.42 33607 FTECO106212223142310 00000 02 01000000 008 02 9357 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

6155813597672210085415850000011544466





**Account:** 221008541585  
**Statement Date:** 06/21/2022  
**Current month's charges due** 07/12/2022

## Details of Charges – Service from 05/17/2022 to 06/15/2022

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 30 days

Lighting Energy Charge	4326 kWh @ \$0.03079/kWh	\$133.20
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.04060/kWh	\$175.64
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		\$9.10
Franchise Fee		\$708.22
Municipal Public Service Tax		\$23.72

**Lighting Charges** **\$11,544.46**

**Total Current Month's Charges** **\$11,544.46**

00004565-0014683-Page 3 of 6





# ACCOUNT INVOICE

tampaelectric.com



Statement Date: 05/27/2022

Account: 221008569735

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

Current month's charges:	\$820.42
Total amount due:	\$758.41
Payment Due By:	06/17/2022

## Your Account Summary

Previous Amount Due	\$882.43
Payment(s) Received Since Last Statement	-\$882.43
Miscellaneous Credits	-\$62.01
Credit balance after payments and credits	-\$62.01
<b>Current Month's Charges</b>	<b>\$820.42</b>
<b>Total Amount Due</b>	<b>\$758.41</b>

**DOWNED IS DANGEROUS!**

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

Visit [tampaelectric.com/safety](http://tampaelectric.com/safety) for more safety tips.

00002544-0007795-Page 1 of 5

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](http://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: 221008569735

Current month's charges:	\$820.42
Total amount due:	\$758.41
Payment Due By:	06/17/2022
<b>Amount Enclosed</b>	<b>\$</b>

620519599596

00002544 01 AB 0.46 33607 FTECO105272222445510 00000 05 01000000 002 05 21292 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  
JUN 02 2022

6205195995962210085697350000000758410

**Account:** 221008569735  
**Statement Date:** 05/27/2022  
**Current month's charges due** 06/17/2022

## Details of Charges – Service from 04/23/2022 to 05/23/2022

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

**Rate Schedule: LS-2 Customer Specified Lighting**

### Lighting Service Items LS-2 (Bright Choices) for 31 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$769.99
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00

**Lighting Charges** \$820.42

**Total Current Month's Charges** \$820.42

### Miscellaneous Credits

Sales Tax Credit -\$62.01

**Total Current Month's Credits** -\$62.01

00002544-000796-Page 3 of 6

## Important Messages

### Be prepared this storm season

Visit your county's emergency management website to determine your flood zone, your hurricane evacuation zone, get flood depth data, flood insurance information or help with property flood protection.

### Help for those with special needs

Emergency authorities can assist with arranging transportation or finding a shelter for those with special needs. A statewide registry provides county health departments and emergency management agencies with information to prepare and respond to disasters. Visit [floridadisaster.org](http://floridadisaster.org) to learn more.

### More clean energy to you

Tampa Electric has reduced its use of coal by more than 90% 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 March 2022 includes Natural Gas 78%, Purchased Power 10%, Solar 6%, Coal 6% and less than one percent of oil. Visit [tampaelectric.com/solar](http://tampaelectric.com/solar) to learn more.





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

# Invoice

Date	Invoice #
3/31/2022	18520

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

Job Name
The Heights

Service Month
March

*Handwritten note: 1st Year 5390*

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 3/2/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 3/16/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Third Cutting 3/30/2022)		900.00	900.00

**REVIEWED**  
 By Cynthia Penta at 3:17 pm, May 25, 2022

**PLEASE WRITE INVOICE NUMBER ON CHECK**

<b>Total</b>	<b>\$2,700.00</b>
--------------	-------------------

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 #
4/29/2022	18521

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

Job Name
The Heights

Service Month
April

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 4/13/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 4/27/2022)		900.00	900.00
<i>BN 4604 5395</i>				

**REVIEWED**  
 By Cynthia Penta at 3:17 pm, May 25, 2022

**PLEASE WRITE INVOICE NUMBER ON CHECK**

<b>Total</b>	<b>\$1,800.00</b>
--------------	-------------------

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:** Jun 15, 2022  
**Invoice No:** 2130089-173  
**Billing Through:** May 31, 2022

**Heights Redevelopment (2130089:)**

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	<b>Construction Administration</b>				\$2,802.50
	<b>Revise Zoning Plan; Create Map for Riverwalk West Sidewalk; Revise Traffic/Signage/Striping Plans</b>				
	<i>Description</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
	Senior Professional Engineer	5.50	\$150.00	\$825.00	
	Professional Engineer	1.00	\$125.00	\$125.00	
	Designer / Senior CADD	19.50	\$95.00	\$1,852.50	

**Amount Due This Invoice: \$2,802.50**

WV  
 3/1/23  
 5/13/24



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:** Jun 15, 2022  
**Invoice No:** 2140039-58  
**Billing Through:** May 31, 2022

**The Heights CDD (2140039:)**

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-DE	District Engineer				\$225.00
	<b>Review &amp; Sign Requisitions</b>				
	<i>Description</i>		<i>Hours</i>	<i>Rate</i>	<i>Amount</i>
	Senior Professional Engineer		1.50	\$150.00	\$225.00

**Amount Due This Invoice:** \$225.00

3103  
 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: 6/3/2022  
INVOICE NO: 18314  
BILLING THROUGH: 5/31/2022

### Meritus - The Heights CDD

#### PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
5/25/2022	Billy Molloy	Expansion Research.	1.00	\$325.00	\$325.00
<b>TOTAL SERVICES</b>			<b>1.00</b>		<b>\$325.00</b>

*RM  
3/10/22  
5/14/22*

**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
\$11,025.00	\$164.98	18242	4/4/2022	\$325.00	\$325.00	--
<b>TOTAL AMOUNT DUE INCLUDING THIS INVOICE</b>						<b>\$325.00</b>

Received  
JUN 07 2022



# 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

*3107  
5/24/22  
m*

## INVOICE

TAX ID: 59-2866686  
INVOICE DATE: 6/3/2022  
INVOICE NO: 18330  
BILLING THROUGH: 5/31/2022

### Meritus - The Heights CDD

#### PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
5/27/2022	Dan Molloy	Heights review status and telephone conference with Chair.	2.80	\$375.00	\$1,050.00
<b>TOTAL SERVICES</b>			<b>2.80</b>		<b>\$1,050.00</b>

**SUBTOTAL** \$1,050.00

**AMOUNT DUE THIS INVOICE** \$1,050.00

This invoice is due upon receipt

#### ACCOUNT SUMMARY

SERVICES BTB	EXPENSES BTB	LAST INV NO	LAST INV DATE	LAST INV AMT	LAST PAY AMT	PREV UNPAID AMT
\$12,075.00	\$164.98	18314	6/3/2022	\$325.00	\$325.00	\$325.00
<b>TOTAL AMOUNT DUE INCLUDING THIS INVOICE</b>						<b>\$1,375.00</b>

Received  
JUN 07 2022

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
Inframark	79422	\$ 5,147.43		District Management Services - June 2022
K. Johnsons Lawn & Landscaping, Inc.	18634	1,800.00		Lawn Maintenance thru 5/25/22
K. Johnsons Lawn & Landscaping, Inc.	18642	1,800.00	<b>\$ 3,600.00</b>	Lawn Maintenance thru 6/22/22
<b>Monthly Contract Sub-Total</b>		<b>\$ 8,747.43</b>		
<b>Variable Contract</b>				
<b>Variable Contract Sub-Total</b>		<b>\$ 0.00</b>		
<b>Utilities</b>				
Tampa Electric	221007995097 070522	\$ 122.87		Electric Service thru 06/28/2022
Tampa Electric	221008569735 062822	820.42	<b>\$ 943.29</b>	Electric Service thru 06/22/2022
<b>Utilities Sub-Total</b>		<b>\$ 943.29</b>		
<b>Regular Services</b>				
Keystone Property Maintenance	15665	\$ 2,050.00		Lawn Maintenance thru 7/01/22
Landmark Engineering & Surveying Corporation	2140039 59	300.00		Professional Engineering Service - 7/15/22
Landmark Engineering & Surveying Corporation	2130089 174	492.50		Professional Engineering Services - 07/15/22
Molloy & James	18359	1,162.50		Professional Services thru 06/27/2022
Outdoor Concepts of Tampa Bay, Inc	8498	75.00		Service Call/Inspection - February 2022
Outdoor Concepts of Tampa Bay, Inc	8720	89.40		Service Call/Inspection - June 2022
Outdoor Concepts of Tampa Bay, Inc	8766	78.60	<b>\$ 243.00</b>	Service Cell/Inspection - July 2022
Tampa Bay Times	106078 071022	1,322.00		Advertising Services thru 07/10/2022
<b>Regular Services Sub-Total</b>		<b>\$ 5,570.00</b>		
<b>Additional Services</b>				

The Heights Community Development District  
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Additional Services Sub-Total		\$ 0.00		
<b>TOTAL:</b>		<b>\$ 15,260.72</b>		

Approved (with any necessary revisions noted):

---

Signature

Printed Name

**Title (check one):**

Chairman  Vice Chairman  Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
#79422

**DATE**  
6/30/2022

**CUSTOMER ID**  
C2314

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
7/30/2022

**BILL TO**

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage- May	6	Ea	0.53		3.18
B/W Copies- May	55	Ea	0.15		8.25
Color Copies- May	22	Ea	0.50		11.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Dissemination Services	1	Ea	833.33		833.33
District Management	1	Ea	4,166.67		4,166.67
<b>Subtotal</b>					5,147.43

<b>Subtotal</b>	\$5,147.43
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$5,147.43

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

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



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

# Invoice

Date	Invoice #
5/31/2022	18634

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

Job Name
The Heights

Service Month
May

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 5/11/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 5/25/2022)		900.00	900.00
<i>NS 5390</i> <i>4601</i>				

**PLEASE WRITE INVOICE NUMBER ON CHECK**

**Total \$1,800.00**

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 #
6/30/2022	18642

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

Job Name
The Heights

Service Month
June

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 6/8/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 6/22/2022)		900.00	900.00
<i>1211 May 5399</i>				

**PLEASE WRITE INVOICE NUMBER ON CHECK**

<b>Total</b>	<b>\$1,800.00</b>
--------------	-------------------

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

Statement Date: 07/05/2022  
Account: 221007995097

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

Current month's charges:	\$122.87
Total amount due:	\$122.87
Payment Due By:	07/26/2022

### Your Account Summary

Previous Amount Due	\$152.09
Payment(s) Received Since Last Statement	-\$152.09
<b>Current Month's Charges</b>	<b>\$122.87</b>
<b>Total Amount Due</b>	<b>\$122.87</b>

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

[tampaelectric.com/share](http://tampaelectric.com/share)

00003399-0010970-Page 1 of 5

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

## SCAM ALERT!

### 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

Current month's charges:	\$122.87
Total amount due:	\$122.87
Payment Due By:	07/26/2022
<b>Amount Enclosed</b>	<b>\$</b>

610643098397

00003399 01 AV 0.42 33607 FTECO107052223510510 00000 03 01000000 015 02 12737 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

6106430983972210079950970000000122872

**Account:** 221007995097  
**Statement Date:** 07/05/2022  
**Current month's charges due** 07/26/2022

## Details of Charges – Service from 05/28/2022 to 06/28/2022

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	06/28/2022	22,480		21,802		678 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.74000	\$23.68
Energy Charge	678 kWh @ \$0.07035/kWh	\$47.70
Fuel Charge	678 kWh @ \$0.04126/kWh	\$27.97
Storm Protection Charge	678 kWh @ \$0.00315/kWh	\$2.14
Clean Energy Transition Mechanism	678 kWh @ \$0.00402/kWh	\$2.73
Florida Gross Receipt Tax		\$2.67
<b>Electric Service Cost</b>		<b>\$106.89</b>
Franchise Fee		\$7.00
Municipal Public Service Tax		\$8.98

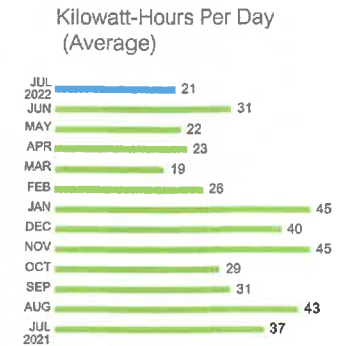
**Total Electric Cost, Local Fees and Taxes**

**\$122.87**

**Total Current Month's Charges**

**\$122.87**

### Tampa Electric Usage History



00003399-0010971-Page 3 of 6





Statement Date: 06/28/2022  
Account: 221008569735

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

Current month's charges:	\$820.42
Total amount due:	\$820.42
Payment Due By:	07/19/2022

### Your Account Summary

Previous Amount Due	\$758.41
Payment(s) Received Since Last Statement	-\$758.41
<b>Current Month's Charges</b>	<b>\$820.42</b>
<b>Total Amount Due</b>	<b>\$820.42</b>

00003673-0011373-Page 1 of 6

## A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [tecoaccount.com](http://tecoaccount.com) today!

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



Our Storm Protection Plan team has been hard at work strengthening and modernizing our grid outside, so even during storm season he can turn the lights on again...and again...and again.

Visit [tampaelectric.com/reliability](http://tampaelectric.com/reliability)

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: 221008569735

Current month's charges:	\$820.42
Total amount due:	\$820.42
Payment Due By:	07/19/2022

**Amount Enclosed** \$ \_\_\_\_\_  
671136737272

00003673 01 AB 0.46 33607 FTECO106282222370510 00000 05 01000000 005 05 22515 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

**Account:** 221008569735  
**Statement Date:** 06/28/2022  
**Current month's charges due** 07/19/2022

## Details of Charges – Service from 05/24/2022 to 06/22/2022

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

**Rate Schedule: LS-2 Customer Specified Lighting**

### Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	\$0.00
Monthly Charge	\$769.99
Lighting Fuel Charge	\$0.00
Storm Protection Charge	\$0.00
Clean Energy Transition Mechanism	\$0.00
Florida Gross Receipt Tax	\$0.00
Franchise Fee	\$50.43
Municipal Public Service Tax	\$0.00

**Lighting Charges**

**\$820.42**

**Total Current Month's Charges**

**\$820.42**

00003673-0011374-Page 3 of 6





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

Invoice 15665

**BILL TO**  
 HEIGHTS CDD  
 2005 PAN AM  
 CIRCLE, STE300  
 TAMPA, FL 33607

<b>DATE</b> 07/01/2022	<b>PLEASE PAY</b> \$2,050.00	<b>DUE DATE</b> 07/31/2022
---------------------------	---------------------------------	-------------------------------

DATE	ACCOUNT SUMMARY	AMOUNT
06/01/2022	Balance Forward	1,025.00
	Other payments and credits after 06/01/2022 through 06/30/2022	0.00
07/01/2022	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	<b>Total Amount Due</b>	<b>2,050.00</b>

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 **\$2,050.00**

*For June + July  
2022*

THANK YOU.

*cf604  
5320*



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: Jul 15, 2022  
 Invoice No: 2140039-59  
 Billing Through: Jun 30, 2022

**The Heights CDD (2140039:)**

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

*Handwritten notes:*  
 BM  
 3/15/22  
 DTB

**Amount Due This Invoice: \$300.00**



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

## Invoice

Mr. Brian Lamb  
 The Heights CDD  
 c/o Meritus  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

**Invoice Date:** Jul 15, 2022  
**Invoice No:** 2130089-174  
**Billing Through:** Jun 30, 2022

### Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	<b>Construction Administration</b>				\$492.50
	<b>Revise AB Plan per Client Request</b>				
	<i>Description</i>	<i>Hours</i>	<i>Rate</i>	<i>Amount</i>	
	Senior Professional Engineer	3.00	\$150.00	\$450.00	
	CADD Drafter	0.50	\$85.00	\$42.50	

*Handwritten notes:*  
 1.1-CA  
 3/10/22  
 5/13/22

**Amount Due This Invoice: \$492.50**

# 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: 7/6/2022  
INVOICE NO: 18359  
BILLING THROUGH: 6/30/2022

### Meritus - The Heights CDD

#### PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
6/1/2022	Dan Molloy	Review Agenda, Memo.	0.80	\$375.00	\$300.00
6/2/2022	Dan Molloy	Tele Conference with Chair, Record Consent.	1.10	\$375.00	\$412.50
6/27/2022	Dan Molloy	Review Publication and Memo.	1.20	\$375.00	\$450.00
<b>TOTAL SERVICES</b>			<b>3.10</b>		<b>\$1,162.50</b>

3107  
5140

**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
\$13,237.50	\$164.98	18330	6/3/2022	\$1,050.00	\$1,375.00	--

**TOTAL AMOUNT DUE INCLUDING THIS INVOICE** \$1,162.50

Recd  
JUL 08 2022



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

# Invoice

Date	Invoice #
2/11/2022	8498

**PAST DUE**

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/Inspection - February - 021022  <i>Bill            4604            5320</i>		75.00	75.00

There will be a 3% charge for all credit card payment

**Total** \$75.00

Phone #	E-mail
727-647-1767	outdoorconceptsfl@gmail.com

**Payments/Credits** \$0.00

**Balance Due** *M* \$75.00



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

# Invoice

Date	Invoice #
6/17/2022	8720

**PAST DUE**

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/Inspection - June - 061622		75.00	75.00
Nozzle (rainbird)	8	1.80	14.40
<i>RSK</i> <i>4604 8720</i>			

There will be a 3% charge for all credit card payment

**Total** \$89.40

Phone #	E-mail
727-647-1767	outdoorconceptsfl@gmail.com

**Payments/Credits** \$0.00

**Balance Due** \$89.40





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

# Invoice

Date	Invoice #
7/15/2022	8766

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/Inspection - July - 071422	1	75.00	75.00
Nozzle (rainbird)	2	1.80	3.60

*BU*  
*4604*  
*5390*

There will be a 3% charge for all credit card payment

**Total** \$78.60

Phone #	E-mail
727-647-1767	outdoorconceptsfl@gmail.com

**Payments/Credits** \$0.00

**Balance Due** \$78.60

# 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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
07/03/22 - 07/10/22		THE HEIGHTS CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
07/10/2022	Deirdre Bonett	106078	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$1,322.00		0000234087	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/03/22	07/10/22	0000234087	Times	Legals CLS	Budget Hearing	2	2x61 L	\$1,320.00
07/03/22	07/10/22	0000234087	Tampabay.com	Legals CLS	Budget Hearing AffidavitMaterial	2	2x61 L	\$0.00 \$2.00

RM  
480  
5/13/22

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

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
07/03/22 - 07/10/22		THE HEIGHTS CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
07/10/2022	Deirdre Bonett	106078	
<b>Total Amount Due</b>		<b>Ad Number</b>	
\$1,322.00		0000234087	

#### ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

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

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

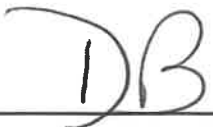
**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
COUNTY OF Hillsborough

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** 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 said newspaper by print in the issues of: **7/3/22, 7/10/22** or by publication on the newspaper's website, if authorized, on

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

  
\_\_\_\_\_  
Signature Affiant

Sworn to and subscribed before me this .07/10/2022

  
\_\_\_\_\_  
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 2022/2023 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 03, 2023 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, 2022 and ending September 30, 2023 ("Fiscal Year 2022/2023") 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](http://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.

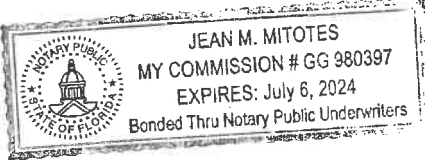
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 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 03, 2022 & July 10, 2022

0000234087



# The Heights Community Development District

Financial Statements  
(Unaudited)

Period Ending  
June 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 6/30/2022  
(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
<b>Assets</b>								
Cash - Valley National	359,719	0	0	0	0	0	0	359,719
Investments - Revenue 1000 Series 2017	0	94,542	0	0	0	0	0	94,542
Investments - Interest 1001 Series 2017	0	510,825	0	0	0	0	0	510,825
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	199,481	0	0	0	0	199,481
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	215,549	0	0	215,549
Investments - Capitalized Interest 4005 Series 2018	0	0	0	0	0	0	0	0
Accounts Receivable-Other	0	0	0	0	0	0	0	0
Due From Developer	0	0	0	0	0	0	0	0
Due From Capital Projects Fund	0	0	0	0	0	0	0	0
Prepaid Items - Misc	0	0	0	0	0	0	0	0
Prepaid Insurance-Gen Liab	0	0	0	0	0	0	0	0
Prepaid Insurance-Professional Liability	0	0	0	0	0	0	0	0

The Heights Community Development District

Balance Sheet  
As of 6/30/2022  
(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	26,212,193	0	26,212,193
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
<b>Total Assets</b>	<b>359,904</b>	<b>1,308,967</b>	<b>444,031</b>	<b>20</b>	<b>215,549</b>	<b>26,295,582</b>	<b>29,005,000</b>	<b>57,629,052</b>
<b>Liabilities</b>								
Accounts Payable	5,968	0	0	0	0	0	0	5,968
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
<b>Total Liabilities</b>	<b>5,968</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29,005,000</b>	<b>29,010,968</b>
<b>Fund Equity &amp; Other Credits</b>								
<b>Contributed Capital</b>								
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	26,295,582	0	26,295,582
Other	397,767	605,352	199,481	0	(25,483)	0	0	1,177,117

The Heights Community Development District

Balance Sheet

As of 6/30/2022

(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>353,936</u>	<u>1,308,967</u>	<u>444,031</u>	<u>20</u>	<u>215,549</u>	<u>26,295,582</u>	<u>0</u>	<u>28,618,084</u>
Total Liabilities & Fund Equity	<u><u>359,904</u></u>	<u><u>1,308,967</u></u>	<u><u>444,031</u></u>	<u><u>20</u></u>	<u><u>215,549</u></u>	<u><u>26,295,582</u></u>	<u><u>29,005,000</u></u>	<u><u>57,629,052</u></u>

## The Heights Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments-Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,000	513,109	13,109	3 %
Interest Earnings				
Interest Earnings	0	221	221	0 %
Contributions & Donations From Private Sources				
Developer Contributions	0	9,074	9,074	0 %
Other Miscellaneous Revenues				
Miscellaneous	0	8,689	8,689	0 %
<b>Total Revenues</b>	<b>500,000</b>	<b>531,094</b>	<b>31,094</b>	<b>6 %</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	4,000	0	4,000	100 %
Financial & Administrative				
District Management & Accounting Services	50,000	38,100	11,900	24 %
District Engineer	3,000	5,838	(2,838)	(95)%
Disclosure Report	10,000	7,500	2,500	25 %
Trustees Fees	9,000	8,081	919	10 %
Auditing Services	8,500	558	7,942	93 %
Postage, Phone, Faxes, Copies	100	1,268	(1,168)	(1,168)%
Public Officials Insurance	2,663	0	2,663	100 %
Legal Advertising	1,000	0	1,000	100 %
Bank Fees	100	40	60	60 %
Dues, Licenses & Fees	175	200	(25)	(14)%
Office Supplies	50	106	(56)	(113)%
Website Administration	1,500	1,125	375	25 %
ADA Website Compliance	1,500	1,500	0	0 %
Legal Counsel				
District Counsel	6,000	9,977	(3,977)	(66)%
Electric Utility Services				
Electric Utility Services	6,000	44,333	(38,333)	(639)%
Other Physical Environment				



## The Heights Community Development District

### Statement of Revenues and Expenditures

001 - General Fund

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Contingency Expense	362,156	0	362,156	100 %
Decorative Light Maintenance	5,000	0	5,000	100 %
General Liability Insurance	3,256	0	3,256	100 %
Landscape Maintenance	24,000	14,650	9,350	39 %
Plant Replacement Program	2,000	0	2,000	100 %
<b>Total Expenditures</b>	<u>500,000</u>	<u>133,277</u>	<u>366,723</u>	<u>73 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer	0	(50)	(50)	0 %
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>397,767</u>	<u>397,767</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>(43,831)</u>	<u>(43,831)</u>	<u>0 %</u>
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>353,936</u></u>	<u><u>353,936</u></u>	<u><u>0 %</u></u>

## The Heights Community Development District

### Statement of Revenues and Expenditures

200 - Debt Service Fund Series 2017

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Assmts-Tax Roll	0	804,377	804,377	0 %
Debt Service Off Roll	1,406,650	1,224,368	(182,282)	(13)%
Interest Earnings				
Interest Earnings	0	415	415	0 %
<b>Total Revenues</b>	<u>1,406,650</u>	<u>2,029,160</u>	<u>622,510</u>	<u>44 %</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	1,021,650	517,300	504,350	49 %
Principal Payments	385,000	370,000	15,000	4 %
<b>Total Expenditures</b>	<u>1,406,650</u>	<u>887,300</u>	<u>519,350</u>	<u>37 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer	0	(536,507)	(536,507)	0 %
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>605,352</u>	<u>605,352</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
	0	703,614	703,614	0 %
<b>Fund Balance, End of Period</b>	<u><u>0</u></u>	<u><u>1,308,967</u></u>	<u><u>1,308,967</u></u>	<u><u>0 %</u></u>

## The Heights Community Development District

### Statement of Revenues and Expenditures

201 - Debt Service Fund Series 2018

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Special Assessments - Capital Improvements				
Debt Service Off Roll	538,963	0	(538,963)	(100)%
Interest Earnings				
Interest Earnings	0	71	71	0 %
<b>Total Revenues</b>	<u>538,963</u>	<u>71</u>	<u>(538,892)</u>	<u>(100)%</u>
<b>Expenditures</b>				
Debt Service Payments				
Interest Payments	398,963	202,097	196,866	49 %
Principal Payments	140,000	135,000	5,000	4 %
<b>Total Expenditures</b>	<u>538,963</u>	<u>337,097</u>	<u>201,866</u>	<u>37 %</u>
<b>Other Financing Sources</b>				
Interfund Transfer	0	536,507	536,507	0 %
<b>Excess of Revenues Over (Under) Expenditures</b>	<u>0</u>	<u>199,481</u>	<u>199,481</u>	<u>0 %</u>
<b>Fund Balance, Beginning of Period</b>				
	0	244,550	244,550	0 %
<b>Fund Balance, End of Period</b>	<u>0</u>	<u>444,031</u>	<u>444,031</u>	<u>0 %</u>

## The Heights Community Development District

### Statement of Revenues and Expenditures

300 - Capital Projects Fund Series 2017

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
Excess of Revenues Over (Under) Expenditures	0	0	0	0 %
Fund Balance, Beginning of Period	0	20	20	0 %
Fund Balance, End of Period	0	20	20	0 %

## The Heights Community Development District

### Statement of Revenues and Expenditures

301 - Capital Projects Fund Series 2018

From 10/1/2021 Through 6/30/2022

(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Retained Earnings-Reserved	0	160,701	160,701	0 %
Interest Earnings				
Interest Earnings	0	76	76	0 %
Total Revenues	0	160,777	160,777	0 %
<b>Expenditures</b>				
Retained Earnings-Reserved	0	(7,414,033)	7,414,033	0 %
Other Physical Environment				
Improvements Other Than Buildings	0	1,125,559	(1,125,559)	0 %
Total Expenditures	0	(6,288,473)	6,288,473	0 %
<b>Other Financing Sources</b>				
Interfund Transfer	0	7,494,364	7,494,364	0 %
Total Other Financing Sources	0	8,594,364	8,594,364	0 %
Excess of Revenues Over (Under) Expenditures	0	(25,483)	(25,483)	0 %
Fund Balance, End of Period	0	215,549	215,549	0 %

The Heights Community Development District  
Reconcile Cash Accounts

Summary

Cash Account: 10102 Cash - Valley National  
Reconciliation ID: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Bank Balance	371,263.03
Less Outstanding Checks/Vouchers	11,544.46
Plus Deposits in Transit	50.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	359,768.57
Balance Per Books	<u>359,768.57</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: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1513	6/30/2022	System Generated Check/Voucher	11,544.46	Tampa Electric
Outstanding Checks/Vouchers			11,544.46	

The Heights Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National

Reconciliation ID: 06/30/2022

Reconciliation Date: 6/30/2022

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1505	5/26/2022	System Generated Check/Voucher	593.75	Landmark Engineering & Surveying Corporation
1506	5/26/2022	System Generated Check/Voucher	11,544.46	Tampa Electric
1507	6/2/2022	System Generated Check/Voucher	4,500.00	K. Johnson's Lawn & Landscaping, Inc.
1508	6/9/2022	System Generated Check/Voucher	5,128.63	Inframark LLC
1509	6/9/2022	System Generated Check/Voucher	758.41	Tampa Electric
1510	6/16/2022	System Generated Check/Voucher	1,375.00	Molloy & James
1511	6/16/2022	System Generated Check/Voucher	152.09	Tampa Electric
1512	6/23/2022	System Generated Check/Voucher	3,027.50	Landmark Engineering & Surveying Corporation
Cleared Checks/Vouchers			27,079.84	
			27,079.84	



The Heights Community Development District  
Reconcile Cash Accounts

Detail

Cash Account: 10102 Cash - Valley National  
Reconciliation ID: 06/30/2022  
Reconciliation Date: 6/30/2022  
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR276	6/30/2022	Interest Credited Deposit 6.30.22	31.61	
Cleared Deposits			31.61	