

The Heights Community Development District

Board of Supervisors

Adam Harden, Chairman
Chas Bruck, Vice Chairperson
Frank Scalfaro, Assistant Secretary
Grant Kerekes, Assistant Secretary
I. Clay Thompson, III, Assistant Secretary

Brian Lamb, District Manager
Daniel L. Molloy, District Counsel
Todd Amaden, District Engineer

Regular Meeting Agenda

Wednesday, June 07, 2023, at 10:00 AM

The Regular Meeting of **The Heights Community Development District** will be held on **June 7, 2023, at 10:00AM** at the **Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join Zoom Meeting

<https://us06web.zoom.us/j/86491991657?pwd=a3Q5aGNOTnlxc1FIYnZQMmtwekJuZz09>

Meeting ID: 864 9199 1657 Passcode: 864 9199 1657

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

REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENT

Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

3. VENDOR/STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

4. BUSINESS ITEMS

- A. Acceptance of Financial Report for Fiscal Year Ending September 30, 2021, Tab 01
- B. Acceptance of Lease Agreement for Dovetail Property Management with Heights CDD Tab 02
- C. Consideration of Resolution 2023-01; Approving FY 2024 Proposed Budget & Setting Public Hearing Tab 03
- D. Annual Notice of Qualified Electors Tab 04
- E. Discussion on Tiki Boat Tampa Request Tab 05

5. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Public Hearing & Regular Meeting August 03, 2022, Tab 06
- B. Consideration of Board of Supervisor's Meeting Minutes of the Continued Public Hearing & Regular Meeting August 23, 2022 Tab 07
- C. Consideration of Operations and Maintenance Expenditures August – December 2022 Tab 08
- D. Consideration of Operations and Maintenance Expenditures January – April 2023 Tab 09

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

We look forward to speaking with 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

District Office

Inframark
2005 Pan Am Circle
Tampa, Florida 33607
(813) 873 – 7300

Meeting Location:

Offices of SoHo Capital
220 W. 7th Ave. Suite 100
Tampa, FL 33602



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 8, 2022

Memo to Management

Re: FY2021 Audit Recommendations

To Whom It May Concern:

During audit procedures we noted certain matters concerning the internal control over financial reporting that we believe are of such import to be communicated to management.

Repeated from Prior Year

Observation 1: Compliance with F.S. 218.73

The following conditions were identified:

- Based on document and check dates in the check register, it appears that the District may at times not be in compliance with the requirement for the payment of the purchase of goods or services other than construction services in 45 days as specified in s. 218.73.

Recommendation

- The District should implement internal control procedures to ensure and maintain documentation evidencing compliance with all relevant statutes.

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated September 8, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

 J. H. & Associates

September 8, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of The Heights Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$7,271,212).
- The change in the District's total net position in comparison with the prior fiscal year was \$94,115, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$864,455, a decrease of (\$3,041,904) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service, non-spendable for deposits, and the remainder is unassigned deficit fund balance in the general fund and capital projects fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general, debt service, and capital projects funds, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, liabilities exceeded assets at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		
	2021	2020
Assets, excluding capital assets	\$ 1,235,396	\$ 4,912,474
Capital assets, net of depreciation	21,789,108	19,191,838
Total assets	23,024,504	24,104,312
Current liabilities	689,698	1,370,223
Long-term liabilities	29,606,018	30,099,416
Total liabilities	30,295,716	31,469,639
Net Position		
Net investment in capital assets	(7,859,680)	(8,353,173)
Restricted	588,465	987,843
Unrestricted	3	3
Total net position	\$ (7,271,212)	\$ (7,365,327)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Operating grants and contributions	\$ 1,025,323	\$ 119,516
Capital grants and contributions	95	38,175
General revenues	634,189	1,044,372
Total revenues	1,659,607	1,202,063
Expenses:		
General government	97,031	81,812
Maintenance and operations	28,655	28,350
Interest	1,439,806	1,453,033
Total expenses	1,565,492	1,563,195
Change in net position	94,115	(361,132)
Net position - beginning	(7,365,327)	(7,004,195)
Net position - ending	\$ (7,271,212)	\$ (7,365,327)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$1,565,492. The costs of the District's activities were partially funded by program revenues. Program revenues were comprised of primarily of Developer contributions and interest revenue for the current and prior fiscal years. The increase in program revenues is primarily due to increases in Developer contributions for debt service payments. The decrease in general revenues in the current fiscal year is due to the lower tax increment revenues from the City of Tampa CRA related to the payment of debt service on the District's Bonds.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$21,789,108 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still in progress. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$29,510,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is expected that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact The Heights Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

FINANCIAL STATEMENTS

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	Governmental Activities
ASSETS	
Cash	\$ 1,857
Due from Developer	44,138
Deposits	185
Restricted assets:	
Investments	1,189,216
Capital assets:	
Nondepreciable	21,789,108
Total assets	<u>23,024,504</u>
LIABILITIES	
Accounts payable and accrued expenses	46,177
Contracts and retainage payable	283,822
Accrued interest payable	359,699
Non-current liabilities:	
Due within one year	505,000
Due in more than one year	29,101,018
Total liabilities	<u>30,295,716</u>
NET POSITION	
Net investment in capital assets	(7,859,680)
Restricted for debt service	588,465
Unrestricted	3
Total net position	<u>\$ (7,271,212)</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:				
Governmental activities:				
General government	\$ 97,031	\$ 125,684	\$ -	\$ 28,653
Maintenance and operations	28,655	-	95	(28,560)
Interest on long-term debt	1,439,806	899,639	-	(540,167)
Total governmental activities	1,565,492	1,025,323	95	(540,074)
General revenues:				
Tax Increment Revenue - CRA				634,187
Unrestricted investment earnings				2
Total general revenues				634,189
Change in net position				94,115
Net position - beginning				(7,365,327)
Net position - ending				\$ (7,271,212)

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,857	\$ -	\$ -	\$ 1,857
Investments	-	948,164	241,052	1,189,216
Due from Developer	44,138	-	-	44,138
Deposits	185	-	-	185
Total assets	<u>\$ 46,180</u>	<u>\$ 948,164</u>	<u>\$ 241,052</u>	<u>\$ 1,235,396</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 46,177	\$ -	\$ -	\$ 46,177
Contracts and retainage payable	-	-	283,822	283,822
Total liabilities	<u>46,177</u>	<u>-</u>	<u>283,822</u>	<u>329,999</u>
Deferred inflows of resources:				
Unavailable revenue - Developer	40,942	-	-	40,942
Total deferred inflows of resources	<u>40,942</u>	<u>-</u>	<u>-</u>	<u>40,942</u>
Fund balances:				
Nonspendable:				
Deposits	185	-	-	185
Restricted for:				
Debt service	-	948,164	-	948,164
Unassigned	(41,124)	-	(42,770)	(83,894)
Total fund balances	<u>(40,939)</u>	<u>948,164</u>	<u>(42,770)</u>	<u>864,455</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 46,180</u>	<u>\$ 948,164</u>	<u>\$ 241,052</u>	<u>\$ 1,235,396</u>

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Total fund balances - governmental funds \$ 864,455

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	21,789,108	
Accumulated depreciation	-	21,789,108

Assets recorded in the governmental fund financial statements that are not available to pay for current-period expenditures are unavailable revenue in the governmental funds.	40,942
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Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(359,699)	
Discount on bonds	49,904	
Original issue premium	(145,922)	
Bonds payable	(29,510,000)	(29,965,717)

Net position of governmental activities	<u>\$ (7,271,212)</u>
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See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
REVENUES				
Developer contributions	\$ 84,742	\$ 899,570	\$ -	\$ 984,312
Intergovernmental revenues	-	634,187	-	634,187
Interest income	2	69	95	166
Total revenues	84,744	1,533,826	95	1,618,665
EXPENDITURES				
Current:				
General government	97,031	-	-	97,031
Maintenance and operations	28,655	-	-	28,655
Debt Service:				
Principal	-	490,000	-	490,000
Interest	-	1,447,613	-	1,447,613
Capital outlay	-	-	2,597,270	2,597,270
Total expenditures	125,686	1,937,613	2,597,270	4,660,569
Excess (deficiency) of revenues over (under) expenditures	(40,942)	(403,787)	(2,597,175)	(3,041,904)
Fund balances - beginning	3	1,351,951	2,554,405	3,906,359
Fund balances - ending	\$ (40,939)	\$ 948,164	\$ (42,770)	\$ 864,455

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds \$ (3,041,904)

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	2,597,270
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	490,000
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental fund financial statements.	40,942
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as

Amortization of original issue discount/premium	3,398
Change in accrued interest	4,409
Change in net position of governmental activities	\$ 94,115

See notes to the financial statements

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Heights Community Development District ("District") was established on July 13, 2006 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by The City of Tampa Ordinance 2006-161. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with Riverside Heights Holding, LLC. ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District was funded with Developer contributions and tax increment revenues for the current fiscal year.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District. The fund was closed out during the current fiscal year.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Fair Value	Credit Risk	Maturities
First American Government Oblig Fund CI Y	\$ 1,189,216	S&P AAAM	Weighted average of the fund portfolio: 14 days
Total Investments	<u>\$ 1,189,216</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 19,191,838	\$ 2,597,270	\$ -	\$ 21,789,108
Total capital assets, not being depreciated	19,191,838	2,597,270	-	21,789,108
 Governmental activities capital assets, net	 \$ 19,191,838	 \$ 2,597,270	 \$ -	 \$ 21,789,108

The total projected cost of all infrastructure improvements for the District is estimated at \$23,500,000. The infrastructure will include roadways, potable water and wastewater systems, storm water management, and recreational facilities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain infrastructure are to be conveyed to others for ownership and maintenance responsibilities. During the prior fiscal year, \$3,592,436 in infrastructure was conveyed to other governmental entities for ownership and maintenance responsibilities.

The District has entered into a funding and acquisition agreement with the Developer to acquire certain work product and improvements related to the project. During the prior fiscal year, approximately \$4.9 million in capital assets was acquired from the Developer.

NOTE 6 – LONG TERM LIABILITIES

Series 2017

In August 2017, the District issued \$21,745,000 of Special Assessment and Revenue Bonds, Series 2017 with due dates from January 1, 2021 through January 1, 2050. The Bonds have fixed interest rates from 3.5% to 5.0%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2018. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

NOTE 6 – LONG TERM LIABILITIES (Continued)

Series 2017 (continued)

The Series 2017 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

Series 2018

In September 2018, the District issued \$8,255,000 of Special Assessment and Revenue Bonds, Series 2018 consisting of term bonds with due dates ranging from January 1, 2024 through January 1, 2050. The Bonds have fixed interest rates from 3.875% to 5.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each January 1 and July 1, commencing January 1, 2020. Principal on the Bonds is to be paid serially commencing January 1, 2021 through January 1, 2050.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occur as outlined in the Bond Indenture.

The Bonds are secured by pledged revenues consisting of special assessments and committed tax increment revenues – see Note 7 for additional information.

Bond Compliance

The Bond Indentures established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agreed to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District is in compliance with the requirements at September 30, 2021.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Balance	Additions	Reductions	Balance	One Year
<u>Governmental activities</u>					
Series 2017	\$ 21,745,000	\$ -	\$ 360,000	\$ 21,385,000	\$ 370,000
Plus: Bond premium	151,087	-	5,165	145,922	-
Series 2018	8,255,000	-	130,000	8,125,000	135,000
Less: Bond discount	51,671	-	1,767	49,904	-
Total	\$ 30,099,416	\$ -	\$ 493,398	\$ 29,606,018	\$ 505,000

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 505,000	\$ 1,429,703	\$ 1,934,703
2023	525,000	1,411,163	1,936,163
2024	540,000	1,391,991	1,931,991
2025	565,000	1,370,581	1,935,581
2026	585,000	1,346,794	1,931,794
2027-2031	3,335,000	6,314,494	9,649,494
2032-2036	4,240,000	5,384,219	9,624,219
2037-2041	5,405,000	4,182,134	9,587,134
2042-2046	6,915,000	2,640,013	9,555,013
2047-2050	6,895,000	716,056	7,611,056
Total	\$ 29,510,000	\$ 26,187,148	\$ 55,697,148

NOTE 7 – INTERLOCAL AGREEMENT

The District has entered into an Interlocal Agreement with the City of Tampa (City) and the Community Redevelopment Agency of the City of Tampa (CRA). Under the agreement, the District will be eligible to receive up to 74% of the CRA tax increment funds collected in the Tampa Heights Riverfront Community Redevelopment Area for eligible public improvements on a reimbursement basis. The District will be constructing certain improvements under the Tampa Heights Riverfront Development agreement, including a portion of Riverwalk, residential units and retail space. The term of the agreement will continue until September 30, 2043 or the completion of the public improvements, whichever is sooner. The CRA will remit committed tax revenues to the trust accounts of the District in an amount not to exceed the lesser of 74% of the tax increment funds collected in the Redevelopment Area or the annual debt service on qualified debt used to finance related public infrastructure.

During the current fiscal year, the District received \$634,187 related to this agreement. The amount was used to partially pay debt service on the Series 2017 and 2018 Bonds.

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$84,742, which includes a receivable and unavailable revenues of \$44,138 and \$40,942 respectively, at September 30, 2021.

The Developer has also agreed to fund the debt service on the Bonds which is not paid through special or prepaid assessments. During the current fiscal year, the Developer provided \$899,570 to the debt service fund.

NOTE 9 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$40,939) at September 30, 2021. The deficit was covered by assessments collected in the subsequent period.

At September 30, 2021, the District has a deficit fund balance in the capital projects fund of (\$42,770). The deficit will be eliminated in the subsequent period through tax increment revenues.

NOTE 10 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 11 – COMMITMENTS AND CONTINGENCIES

As of September 30, 2021, the District had open contracts for various construction projects. The contracts totaled approximately \$12.3 million, of which approximately \$1.3 million was uncompleted at September 30, 2021. The project is expected to be completed by the Developer.

NOTE 12 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 13 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	<u>Budgeted Amounts</u>		Variance with
	<u>Original and Final</u>	<u>Actual Amounts</u>	<u>Final Budget - Positive (Negative)</u>
REVENUES			
Developer contributions	\$ 198,652	\$ 84,742	\$ (113,910)
Interest	-	2	2
Total revenues	<u>198,652</u>	<u>84,744</u>	<u>(113,908)</u>
EXPENDITURES			
Current:			
General government	97,225	97,031	194
Physical environment	<u>101,427</u>	<u>28,655</u>	<u>72,772</u>
Total expenditures	<u>198,652</u>	<u>125,686</u>	<u>72,966</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>(40,942)</u>	<u>\$ (40,942)</u>
Fund balance - beginning		<u>3</u>	
Fund balance - ending		<u>\$ (40,939)</u>	

See notes to required supplementary information

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures for the fiscal year ended September 30, 2021 did not exceed appropriations.

**THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	None
Number of independent contractors compensated in September 2021	None
Employee compensation for FYE 9/30/2021 (paid/accrued)	Not applicable
Independent contractor compensation for FYE 9/30/2021	Not applicable
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes;	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate FYE 9/30/2021	Not applicable
Special assessments collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	
Series 2017, due January 1, 2050,	see Note 6 on page 18 for details
Series 2018, due January 1, 2050,	see Note 6 on page 18 for details



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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated September 8, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified. We did identify certain deficiencies in internal control, described in the accompanying management letter.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters involving the internal control over financial reporting and compliance that we have reported to management of the District in a separate letter dated September 8, 2022.

The District's responses to the finding identified in our audit are described in the accompanying Management Letter. We did not audit the District's responses and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

 & Associates

September 8, 2022



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

We have examined The Heights Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of The Heights Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

Grau & Associates

September 8, 2022



Grau & Associates

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MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
The Heights Community Development District
Hillsborough County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of The Heights Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated September 8, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated September 8, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. **Current year findings and recommendations.**
- II. **Status of prior year findings and recommendations.**
- III. **Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of The Heights Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank the District, and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

September 8, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2021-01 Internal Control Over Budget Compliance:

Observation: Florida Statutes requires certain procedures in adopting Budgets and levying assessments, including advertising, approving approved amounts, and public hearings prior to adopting Budget and levying final assessments. Per review of the minutes, certain procedures related to the proposed Budget and assessments for the subsequent fiscal year that was adopted in the current fiscal year does not appear to have been followed. Furthermore, no other documentation was provided to support compliance with advertising requirements.

Recommendation: We recommend that the District implement procedures and controls to ensure that all appropriate actions are taken to comply with statutory requirements related to the budget and assessments.

Management Response: Management will implement procedures to ensure that all appropriate actions are taken to comply with statutory requirements related to the budget and assessments.

2021-02 Internal Control Over Revenue

Observation: During and subsequent to the current fiscal year the Developer was not billed adequately to cover current year expenditures. Instead, the assessments collected for fiscal year 2022 were used to pay the current year expenditures.

Recommendation: We recommend that the District implement procedures and controls to ensure that the Developer is billed timely for expenditures.

Management Response: Management will ensure that billing is prepared timely for budget deficits.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021, except as noted above.

REPORT TO MANAGEMENT (CONTINUED)

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

LEASE

BY AND BETWEEN

**THE HEIGHTS COMMUNITY DEVELOPMNT DISTRICT
"LANDLORD"**

AND

**DOVETAIL PROPERTY MANAGEMENT, LLC
"TENANT"**

LEASE

THIS INDENTURE OF LEASE (this “**Lease**”) made on the ____ day of August 2022, by THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida statutes, whose address is 2005 Pan Am Circle, Suite 120, Tampa, FL 33607, herein called “**Landlord**,” and DOVETAIL PROPERTY MANAGEMENT, LLC, whose address is 701 S Howard Ave Suite 106-322, Tampa, FL 33606, herein called “**Tenant**”.

1. Terms & Definitions.

- (a) Leased Premises. In consideration of the rents, covenants and agreements hereinafter reserved and contained on the part of the Tenant to be observed and performed, Landlord leases to the Tenant, and Tenant rents from Landlord, a portion of the property herein called the “Leased Premises” located at _____ Tampa, Florida, 33602, (the “Property”). The location of the Leased Premises is outlined on the site plan of the Property, which is marked Exhibit "A" attached hereto and made a part hereof.
- (b) The use and occupation of the Tenant of the Leased Premises shall include the use in common with others entitled thereto of the common areas, shown and depicted on Exhibit "A", and other facilities as may be designated from time to time by the Landlord, subject however to the terms and conditions of this Lease and to reasonable rules and regulations for the common areas thereof as prescribed from time to time by the Landlord for the entire Property.
- (c) Rent Commencement Date. The term shall start _____ 2022 (the “Rent Commencement Date”) and will continue for the period of Ten (10) Lease Years from the Rent Commencement Date. The Lease Term shall be computed from the first day of the first full calendar month immediately following the Rental Commencement Date or from the Rental Commencement Date, if the Rental Commencement Date occurs on the first day of the month. Except as otherwise specifically stated in this Lease, the "Lease Term" shall include the initial term and any extension, renewal or holdover thereof. The term "Lease Year" shall mean each consecutive twelve (12) month period from and after the Rental Commencement Date until expiration of the Lease Term, provided that if the Rent Commencement Date does not occur on the first day of the month, the first Lease Year shall include both the partial month in which the Rent Commencement Date occurs and the consecutive twelve (12) month period that follows. Landlord shall deliver to Tenant, and Tenant shall accept from Landlord, possession of the Leased Premises upon Tenant’s receipt of a fully executed Lease Agreement.
- (d) Tenant covenants and agrees to pay to Landlord, as rent for the Leased Premises, Minimum Annual Rent and Sales Tax. Tenant shall be required to pay upon execution and delivery of the Lease to Landlord, the first monthly installment of Minimum Annual Rent and Sales Tax which sum shall be applied to all Rent first due and payable under the terms of the Lease.
- (e) Use of Leased Premises. During the term of the Lease, Tenant agrees to use the Leased Premises, and operate therein solely as rentable docks and boat slips (the “Permitted Use”) and

for no other use or purpose without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. Tenant, at its sole cost and expense, shall obtain by executing a separate license agreement with Landlord, all permits and licenses, if any, required by law, to operate the Leased Premises for the Permitted Use, prior to the date Tenant opens the Leased Premises for business to the general public.

- (f) Landlord's Work: Landlord will deliver, and Tenant shall accept the Leased Premises in its "AS-IS CONDITION".

2. Rent.

- (a) All Minimum Annual Rent and other charges shall be paid by Tenant to Landlord at the address specified for service of notices upon Landlord in Section 18, or at such other place as may from time to time be designated by Landlord in writing at least ten (10) days before the next ensuing payment date. Minimum Annual Rent shall be increased in accordance with and at the times and to the amounts as set forth below:
- Tenant shall pay to Landlord One Hundred Dollars (\$100.00) monthly on the 1st of the month. Annually on the anniversary of the Lease, the rent shall escalate by three percent (3%).
- (b) Sales Tax: Tenant agrees to pay all sales tax or other tax which may be imposed by governmental authority upon the rental paid under this Lease Agreement, which tax amount shall be paid by Tenant to Landlord in equal installments concurrently with and proportionate to each monthly rental installment.

Minimum Annual Rent and Sales Tax are due in advance on the 1st day of each month, with a five (5) day grace period for mailing. If Tenant fails to pay Minimum Annual Rent by the 5th day of the month, Landlord will send notice to Tenant that such payment is past due. If Tenant fails to pay such payments, after ten (10) days written notice, Landlord may charge a \$10 late charge as Additional Rent. Further it is understood the Landlord does not send any monthly invoices, for Minimum Annual Rent.

3. Parking and Common Use Areas and Facilities

- (a) All automobile parking areas, driveways, entrances and exits thereto, and other facilities furnished by Landlord in or near the Leased Premises, employee parking areas, the truck way or truck ways, pedestrian sidewalks and ramps, landscaped areas, comfort stations, and other areas and improvements provided by Landlord for the general use, in common, of the Tenants, their officers, agents, employees and customers (the "**Common Areas**"), shall at all times be subject to the exclusive control and management of Landlord.
- (b) All Common Areas not within the Leased Premises, which Tenant is permitted to use and occupy jointly under this Section, are to be used and occupied under said rules and regulations, and if the amount of such area is diminished, Landlord shall not be subject to any liability nor

shall Tenant be entitled to any compensation, but there shall be a pro rata diminution or abatement of Minimum Annual Rent charged pursuant to this Lease. Such diminution of such areas shall not be deemed constructive or actual eviction.

- (c) Tenant shall not place or permit any obstructions or merchandise to be placed anywhere outside of the Leased Premises, without the prior written approval of Landlord, which approval shall not be unreasonably withheld, conditioned or delayed.
- (d) Landlord represents that the site plan, Exhibit "A" is a full and accurate illustration of the Property. Landlord further represents that it is, by virtue of ownership, exclusively and fully in a position with respect to such Property to perform on all covenants and representations it makes under this lease and to assure Tenant, in the absence of any default on Tenant's part, that Tenant will receive exclusive enjoyment of the Leased Premises under the terms and within the spirit of this Lease.

4. Tenant's Property

- (a) Tenant shall be responsible for and shall pay before delinquency all municipal, township, county or states taxes assessed during the term of the Lease against any leasehold interest or personal property of any kind, owned by or placed in, upon or about the Leased Premises by the Tenant.
- (b) Except for damages caused by the gross negligence or willful misconduct of Landlord or its agents, Landlord shall not be liable for any damage to property of Tenant or of others located on the Leased Premises, nor for the loss of or damage to any property of Tenant or of others by theft or otherwise. Landlord shall not be liable for any injury or damage to persons or property resulting from fire, explosion, falling plaster, steam, gas, electricity, water, rain or snow or leaks from any part of the Leased Premises or from the pipes, appliances or plumbing works or from the roof, street or sub-surface or from any other place or by dampness or by any other cause of whatsoever nature unless caused by the gross negligence or willful misconduct of Landlord or its agents, or a failure of Landlord to perform its maintenance obligations hereunder. Landlord shall not be liable for any such damage caused by other Tenants or persons in the Leased Premises, occupants of adjacent property, of the Property, or the public, or caused by operations in construction of any private, public or quasi-public work. Except for damages caused by the gross negligence or willful misconduct of Landlord or its agents, Landlord shall not be liable for any latent defect in the Leased Premises; provided, however, that Landlord hereby acknowledges that no known defects currently exist and, to extent that any such defect does exist, Landlord shall indemnify Tenant therefore.
- (c) Concurrent with Tenant's actual knowledge of same, Tenant shall give immediate notice to Landlord in case of fire, accidents or damages to the Leased Premises.

5. Access by Landlord.

Landlord shall have the right to enter the Leased Premises at all mutually convenient times during regular business hours to examine the same, to show them to prospective purchasers of the Property, and to make such repairs, alterations, improvements or additions as Landlord may deem necessary or desirable; provided that there is no interruption or disturbance to Tenant's business activities.

6. Insurance and Indemnity

- (a) Tenant shall, during the entire term, keep in full force and effect a policy of public liability and property damage insurance with respect to the Leased Premises, and the business operated by Tenant and any subtenants of Tenant in the Leased Premises. The limits of public liability shall be not less than One Million (\$1,000,000.00) Dollars single limit of liability (during construction) and One Million (\$1,000,000.00) dollars from the date of opening of business for bodily injury and Two Million (\$2,000,000.00) dollars property damage. The policy shall name Landlord, any person, firms or corporations designated by Landlord, as additional insured, and shall contain a clause that the insurer will not cancel or change the insurance without first giving the Landlord ten (10) days prior written notice. A copy of the policy or a certificate of insurance shall be delivered to Landlord within ten (10) business days of Tenant's receipt thereof.
- (b) Tenant agrees that it will not keep, use, sell or offer for sale in or upon the Leased Premises any article which may be prohibited by the standard form of fire insurance policy.
- (c) In the event Tenant's occupancy causes any increase of premium for the fire, boiler and/or casualty rates on the Leased Premises or any part thereof above the rate for the least hazardous type of occupancy legally permitted in the Leased Premises, the Tenant shall pay the additional premium thereof. Tenant also shall pay, in such, event, any additional premium on the rent insurance policy that may be carried by the Landlord for its protection against rent loss through fire. Bills for such additional premiums shall be rendered by Landlord to Tenant at such times as Landlord may elect, and shall be due from, and payable by Tenant when rendered, and the amount thereof shall be deemed to be, and paid as, Additional Rent.
- (d) Except in the event of the gross negligence or willful misconduct of Landlord or its agents, Tenant will indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Leased Premises, or the occupancy or use by Tenant of the Leased Premises or any part thereof, or occasioned wholly or in part by any act or omission of Tenant, its agent, contractors, employees, servants, Tenants or concessioners. In case Landlord shall, without fault on its part, be made a party to any litigation commenced by or against Tenant, then Tenant shall protect and hold Landlord harmless and shall pay all cost, expenses and reasonable attorney's fees incurred or paid by Landlord in connection with such litigation.
- (e) Tenant shall pay all cost, expenses and reasonable attorney's fees that may be incurred or paid by Landlord in enforcing the covenants and agreement in this Lease; provided that Tenant is in default hereunder beyond any applicable notice and cure period. Landlord shall pay all cost,

expenses and reasonable attorney's fee that may be incurred or paid by Tenant in enforcing the covenants and agreement in this Lease; provided that Landlord is in default hereunder beyond any applicable notice and cure period.

(f) Landlord shall indemnify, defend and hold harmless Tenant and Tenant's officers, employees, agents and invitees from and against all losses, damages, costs and expenses resulting from or relating to any injury to person or damage to or loss of property (i) on or about the Property (excluding the Leased Premises), (ii) on or about the Common Area and caused by negligence or misconduct of Landlord, its employees, subtenants, licensees or concessionaires, (iii) arising out of the use of the Property by Landlord and the conduct of its business therein, or (iv) arising out of any breach or default by Landlord in the performance of its obligations hereunder.

(g) The indicated party will be responsible for the care, maintenance and repair of the following:

Landlord: The common areas of the Property.

Tenant: The Leased Premises.

7. Utilities

(a) Tenant shall be solely responsible for and promptly pay all charges for water, or electricity or any other utility used or consumed in the Leased Premises.

(b) Tenant agrees to receive such services from whichever such enterprise is scheduled by Landlord to furnish them. Landlord will not be responsible under this Lease or otherwise for continuity or quality of utilities services unless caused by failure of Landlord to perform its obligation hereunder; nor will interruption of such amount to constructive eviction.

8. Assignment and Subletting

(a) Tenant will not be able to assign this lease in whole or in part, but they may sublet all or any part of the Leased Premises, without the prior written consent of Landlord in each instance. The consent by the Landlord to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment of subletting. The assignee must be a credit worthy equal or better than Tenant.

9. Waste; Governmental Regulations

(a) Tenant shall not commit or suffer to be committed any waste upon the Leased Premises or any nuisance or other act or thing which may disturb the quiet enjoyment of any other Tenants in the Property in which the Leased Premises are located, or which may disturb the quiet enjoyment of any person within five hundred feet of the boundaries of the Property.

(b) Tenant shall, at Tenant's sole cost and expense, comply with all of the requirements of all municipal, township, county, state, federal and other applicable governmental authorities, now

in force, or which may hereafter be in force, pertaining to the Leased Premises, and its business activities.

10. Destruction of Leased Premises

- (a) If the Property is damaged by fire or other casualty, or otherwise such that Tenant is deprived of reasonable access to the Leased Premises or Tenant cannot use the Leased Premises for Tenant's intended use, Tenant shall give prompt notice to Landlord, and the damage shall be repaired by Landlord, at its expense, to substantially the condition of the Leased Premises prior to the damage. Until the restoration of such areas is substantially completed or would have been substantially completed but for any delay by Tenant, payments of Rent shall be abated in the proportion by which the area of the part of the Leased Premises which is not usable (or accessible) and is not used by Tenant bears to the total area of the Leased Premises.
- (b) **Tenant's Termination Right.** If the Leased Premises are partially or totally damaged and are hereby rendered by Tenant, in its sole discretion, as untenable, or if the Property shall be so damaged that Tenant is deprived of reasonable access to the Leased Premises, and if Landlord elects to restore the Leased Premises, Landlord shall, within Ninety (90) days following the date of the damage, cause a contractor or architect selected by Landlord to give notice (the "**Restoration Notice**") to Tenant of the date by which such contractor or architect estimates the restoration of the Leased Premises shall be substantially completed. If such date, as set forth in the Restoration Notice, is unsatisfactory to Tenant, as determined by Tenant in its sole discretion, then Tenant shall have the right to terminate this Lease by giving notice (the "**Termination Notice**") to Landlord not later than thirty (30) days following Tenant's receipt of the Restoration Notice. If Tenant delivers a Termination Notice to Landlord, this Lease shall be deemed to have terminated as of the date of the giving of the Termination Notice.
- (c) **Inability to Collect.** Notwithstanding any of the foregoing provisions of this Section, if Tenant shall be unable to collect all of the insurance proceeds applicable to damage or destruction of the Leased Premises or any part of the Property by reason of any action or inaction on the part of Landlord, then, without prejudice to any other remedies which may be available against Tenant, Tenant shall have no obligation to restore the Leased Premises.

11. Eminent Domain

- (a) If the whole of the Leased Premises shall be acquired or condemned by eminent domain, then the term of this Lease shall cease and terminate as of the date of title vesting in such proceeding. All rentals shall be paid up to the date of such proceeding. Tenant shall have no claims against Landlord nor the condemning authority for the value of any expired term of this Lease.
- (b) In the event of any condemnation or taking as aforesaid, whether whole or partial, the Tenant shall not be entitled to any part of the award paid for such condemnation and Landlord is to receive the full amount of such award, the Tenant hereby expressly waiving any right or claim to any part thereof.

12. Remedies of Landlord

If the Tenant:

- (a) Does not pay in full when due, including within any applicable grace periods, any and all installment of Rent and/or any other charge or payment herein reserved when due and fails to secure such non-payment within ten (10) days of the notice of default given by the Landlord to Tenant,
- (b) Violates or fails to perform or otherwise breaks any covenant or agreement herein contained and fails to cure such violation or failure to perform for breach of covenant or agreement within thirty (30) days of notice of such default given by Landlord to Tenant,
- (c) Vacates the Leased Premises or removes or attempts to remove or manifests an intention to remove any goods or property with an intent to vacate the Leased Premises or in anticipation of effecting a breach of this lease, prior to the expiration of the then current term, and fails to cure such violation or failure to perform for breach of covenant or agreement within thirty (30) days of notice of such default given by Landlord to Tenant, unless such default is of such nature that it cannot be cured within such thirty (30) day period, in which case no event of default shall occur so long as Tenant shall commence the curing of the default within such thirty (30) day period and shall thereafter diligently prosecute the curing of same, or
- (d) Becomes insolvent, or makes an assignment for the benefit of creditors, or if a petition in bankruptcy is filed by or against the Tenant, or a bill in equity or other proceeding for the appointment of a receiver for the Tenant is filed, or if proceedings for reorganization or for composition with creditors under any State or Federal law be instituted by or against Tenant, or if the real or personal property of the Tenant shall be sold or levied upon by any Sheriff, Marshall or Constable, unless the petition is filed or case commenced by a party other than Tenant and is withdrawn or dismissed within sixty (60) days after the date of its filing, then there shall be deemed to be a breach of this Lease, and thereupon ipso facto, and without entry or other action by Landlord, the following remedies are among those available to Landlord:
 - (1) Landlord may perform, on behalf and at the expense of Tenant, any obligation of Tenant under this Lease which Tenant has failed to perform and of which Landlord shall have given Tenant notice, the cost of which performance by Landlord shall be deemed Additional Rent and shall be payable by Tenant to Landlord upon demand.
 - (2) This Lease and the term hereby created shall determine and become absolutely void without any right on the part of the Tenant to save the forfeiture by payment of any sum due or by other performance of any condition, term or covenant broken; whereupon, Landlord shall be entitled to recover damages for such breach in an amount equal to the amount of rent reserved for the balance of the term of this Lease, less the fair rental value of the said Leased Premises, for the residue of said term.
 - (3) Landlord shall, before invoking any rights under this Section, provide at least fifteen (15) days prior written notice to Tenant.

(4) No matter what the remedy elected by Landlord above and despite any indication to the contrary herein, in the event of any termination of possession or termination of this Lease, Landlord shall have a duty to mitigate its damages and to use commercially reasonable efforts to relet the Leased Premises.

13. Landlord Default.

Landlord shall not be in default hereunder unless Landlord fails to perform the obligations required of Landlord within thirty (30) days after written notice by Tenant to Landlord specifying the failure and state that it is a **“NOTICE OF DEFAULT”** in all capitalized bold letters and, following Landlord’s failure to act within such thirty (30) day notice period, provided, however, if the nature of Landlord’s obligation is such that more than thirty (30) days are required for performance, then Landlord shall not be in default if Landlord commences performance within such thirty (30) day period and thereafter diligently prosecutes the same to completion. In the case of a default by Landlord, prior to Tenant’s exercise of any remedy, the holder of any first mortgage or deed of trust encumbering the Property shall have the right, but not the obligation, to cure such a default. If Landlord has not commenced the cure within thirty (30) days of receipt of the Notice of Default, or Landlord does not thereafter diligently and continuously attempt to cure, then Tenant, at its, upon further written notice to Landlord of Tenant’s intention to exercise any remedy hereunder, which shall provide Landlord with an additional ten (10) days cure period thereafter (provided that Landlord shall not have such additional period to cure with respect to default under this Section, may incur any reasonable expense necessary to perform the obligation of Landlord specified in such notice and bill Landlord for the costs thereof. If Landlord fails to reimburse Tenant for such reasonable costs within thirty (30) days after Landlord’s receipt of such bill, Tenant may deduct such costs from the next due installments of Monthly Base Rent, until such costs are recouped by Tenant. In no event shall Tenant have the right to terminate this Lease as a result of Landlord’s default, and Tenant’s remedies shall be limited to an action at law for monetary damages, provided however, that Landlord’s liability in the event of Landlord’s default shall be limited to actual damage and Landlord shall have no liability for consequential, incidental, special or exemplary damages. Nothing herein contained shall be interpreted to mean that Tenant is excused from paying rent and charges due hereunder as a result of any default by Landlord. In no event shall Landlord be liable for consequential damages or Tenant’s lost profits resulting from Landlord’s default. If it is determined in any proceedings that Landlord has improperly failed to grant its consent or approval, where such consent or approval is required by this Lease, Tenant’s sole remedy shall be to obtain declaratory relief determining such withholding to have been improper, and Tenant hereby waives all claims for damages or set-off against Landlord resulting from any withholding of consent or approval by Landlord.

14. Rights of Assignee of Landlord.

The right to enter judgment against Tenant and to endorse all of the other provisions of this Lease herein above provided for may at the option of any assignee of this Lease, be exercised by an assignee of the Landlord’s right, title and interest in this Lease in his, her or their own name.

15. Remedies Cumulative

All of the remedies hereinbefore given to Landlord and Tenant and all rights and remedies given to it by law and equity shall be cumulative and concurrent.

16. Subordination and Attornment

This Lease shall be subordinate to the lien of any first mortgage, which may now or hereafter affect the real property of which the Leased Premises form a part, and to all renewals, modifications, consolidations, replacements and extensions thereof. Upon written notice given ten (10) days in advance of such subordination, Tenant shall execute a subordination agreement that Landlord may reasonably request; provided that Tenant has notice and opportunity to review and approve the terms of the subordination and will not be unreasonably withheld or delayed.

Tenant shall attorn to any foreclosing first mortgage, purchaser at a foreclosure sale or purchaser by deed in lieu of foreclosure, but no such mortgage or purchaser shall be (a) liable for any act or omission of Landlord, (b) bound by any payment of Rent or other charge made more than ten (10) days in advance of the due date thereof, or (c) bound by any assignment, surrender, termination, cancellation, amendment or modification of this Lease made without the express written consent of such mortgagee or purchaser. Landlord shall cause its mortgagee to agree that as long as the Tenant is not in default under this Lease beyond any applicable notice and cure period, Tenant's possession shall not be disturbed. Within sixty (60) days of the date of execution of this Lease, Landlord will use commercially reasonable efforts to deliver to Tenant a Subordination, Non-Disturbance & Attornment Agreement ("SNDA") signed by Landlord and Landlord's mortgagee on such mortgagee's standard form which shall be reasonably satisfactory to Tenant and Tenant's attorney. The failure of the Landlord to provide a SNDA shall give Tenant the right to terminate this Lease.

17. Maintenance of Leased Premises

(a) Tenant shall at all times keep the Leased Premises in good order, condition and repair, reasonable wear and tear and damage by unavoidable casualty excepted, except for structural portions of the Leased Premises, which shall be maintained by Landlord, but if Landlord is required to make repairs to structural portions by reason of Tenant's negligent acts or unreasonable omission to act, Landlord may add the actual out of pocket cost of reasonable repairs to the rent which shall thereafter become due.

(b) If Tenant refuses or neglects to repair property as required hereunder and to the reasonable satisfaction of Landlord, within fifteen (15) days after written demand, Landlord may make such repairs without liability to Tenant, or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay Landlord's costs for making such repairs, upon presentation of bill therefore, as additional rent.

(c) At the expiration of the tenancy hereby created, Tenant shall surrender the Leased Premises in the same condition as the Leased Premises were in upon delivery of possession thereto under this Lease, reasonable wear and tear excepted, and damage by unavoidable casualty excepted, and shall surrender all keys for the Leased Premises to Landlord at the place then fixed for the payment of

rent. Tenant shall remove all its trade fixtures before surrendering the Leased Premises as aforesaid and shall repair any damage to the Leased Premises caused thereby. Tenant's obligations to observe or perform this covenant shall survive the expiration or other termination of the term of this Lease. If Tenant refuses or neglects to repair the Leased Premises as required hereunder and to the reasonable satisfaction of Landlord, within fifteen (15) days after written demand, Landlord may make such repairs without liability to Tenant for any loss or damage that may accrue to Tenant's merchandise, fixture, or other property or to Tenant's business by reason thereof, and upon completion thereof, Tenant shall pay Landlord's costs for making such repairs, upon presentation of bill thereof, as Additional Rent.

(d) The rules and regulations to this Lease are appended to this Lease as Exhibit "B", made a part of this Lease, and Tenant agrees to comply with and observe the same. Tenant's failure to keep and observe said rules and regulations shall constitute a breach of the terms of this Lease in the manner as if the same were contained herein.

(e) Landlord reserves the right from time to time to amend or supplement said rules and regulations and to adopt and promulgate additional reasonable rules and regulations applicable to Leased Premises and the Property, provided that such rules are applied in a non-discriminatory manner. Notice of such additional rules and regulations, and amendments and supplements, if any, shall be given to Tenant and Tenant agrees thereupon to comply with and observe all such reasonable rules and regulations, and amendments there from and supplements thereof, provided the same shall apply uniformly to all Tenants of the Property.

18. Notices

All notices provided for under this lease shall be sent by either party by certified mail, return receipt requested, by overnight delivery, or by electronic mail followed by one of the previous methods, to the other party as follows:

Landlord: THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
2005 Pan Am Circle Suite 120
Tampa, FL 33607

Tenant: DOVETAIL PROPERTY MANAGEMENT, LLC
701 S Howard Ave Suite 106-322
Tampa, FL 33606

Notwithstanding the forgoing, all rent and other payments made under this lease maybe made by the first-class mail to the Landlord's current address. This lease constitutes the entire agreement between the parties, along with its exhibits, and no alteration or modification of such agreement may be made except in writing to the other party and signed by the party to be charged.

19. Exhibits

The following exhibits are attached and immediately follow the execution of this Lease:

EXHIBIT "A": Site Plan of the Property, architect's sketch.

EXHIBIT "B": Rules and Regulations of the Property.

EXHIBIT "C": Construction Provisions. Description of work to be performed by Landlord ("Landlord's Work") and by Tenant ("Tenant's Work") in or on the Leased Premises.

The descriptive headings used herein are for convenience only and they are not intended to indicate all of the matter in the sections, which follow them. Accordingly, they shall have no effect whatsoever in determining the rights or obligations of the parties.

20. Real Estate Brokers. Except as set forth in this Section, Landlord and Tenant represent and warrant that there are no claims for brokerage commissions or finders' fees in connection with the execution of this Lease, and each shall indemnify the other against and hold the other harmless from all liability arising from any such claim arising through it, including, without limitation, the cost of attorneys' fees and court costs in connection therewith.

21. Intentionally Deleted.

22. Notice Concerning Radon Gas. Florida law requires that the following notification concerning radon gas be provided to Tenant at the time of or prior to Tenant's execution of this Lease: "Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit." By execution of this Lease Tenant hereby acknowledges receipt of the foregoing notification

23. FORCE MAJEURE. In the event that Landlord or Tenant shall be delayed, or hindered or prevented from the performance of any act required hereunder, by reason of governmental restrictions, scarcity of labor or materials, or for other reasons beyond Landlord or Tenant's control, as applicable, the performance of such act shall be excused for the period of delay, and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay.

24. OFAC Certification. Tenant represents and warrants that, to the best of its knowledge, it is not a person or entity with whom Landlord is restricted from doing business under regulations of the Office of Foreign Asset Control ("OFAC") of the Department of the Treasury (including, but not limited to, those named on OFAC's Specially Designated and Blocked Persons list) or under any statute, executive order (including, without limitation, the September 24, 2001 Executive Order Blocking Property and Prohibiting Transactions With Persons Who Commit, Threaten to Commit, or Support Terrorism, as amended ["Executive Order 13224"]), or other governmental action.

25. Entire Agreement. This Lease and any and all Exhibits hereto set forth all of the covenants, promises, agreements, conditions and undertakings between Landlord and Tenant concerning the Leased Premises, and Landlord and Tenant hereby acknowledge and agree that Landlord has made no covenants, promises or agreements to Tenant other than those specifically set forth herein.

26. Amendments. This Lease may only be modified by writing executed by both Landlord and Tenant.

27. Time of Essence. Time is of the essence of each provision of this Lease.

28. Execution Date. Whenever this Lease refers to “Execution Date”, “the date of this Lease” or “the date this Lease has been executed” or “final execution of this Lease”, or any variation thereof, such date shall refer to the date the final party hereunder executes this Lease, which such date shall be inserted in the first paragraph of this Lease Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE
FOLLOWS.]**

IN WITNESS WHEREOF, the parties hereto, intending to be legally bound hereby, have hereunto set their hands and seals the day and year first above written.

Landlord:
THE HEIGHTS COMMUNITY DEVELOPMENT
DISTRICT

By:
Title:
Date: _____

Tenant:
DOVETAIL PROPERTY MANAGEMENT, LLC

By:
Title: _____
Date: _____

EXHIBIT “A”
SITE PLAN

The purpose of this Exhibit is to show the approximate location of the Leased Premises and Tenant usable area. It shall not be deemed to be a warranty, representation or agreement on the part of Landlord that the Property will be, or will remain, as depicted hereon, or that the tenants shown hereon (if any) are now, or will be, in occupancy at any time during the Lease Term.

EXHIBIT "B"
RULES AND REGULATIONS

1. All garbage and refuse shall be kept in the kind of container specified by Landlord, and shall be placed outside of the Leased Premises prepared for collection in the manner and at the times and places specified by Landlord. Tenant shall pay the cost of removal of any of Tenant's refuse or rubbish by a licensed contractor.

2. No aerial or antenna be erected on the Leased Premises, or on the grounds without, in each instance, the written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed. Any aerial or antenna so installed without such written consent shall be subject to removal without notice at any time.

3. No loud speaker, televisions, phonographs, radios or other devices shall be used in a manner so as to be heard or seen outside of the Leased Premises, without the prior written consent of Landlord, which consent shall not be unreasonably withheld, conditioned or delayed.

4. The outside areas immediately adjoining the Leased Premises about 35 foot all around shall be kept clean and free and from garbage and rubbish by Tenant to the satisfaction of Landlord, and Tenant shall not place or permit any obstructions in such areas.

5. Tenant shall contract, at Tenant's cost, a pest extermination contractor should the need arise.

6. Tenant shall not burn any trash or garbage of any kind in or about the Leased Premises, the Property, or within one mile of the outside property lines of the Property.

EXHIBIT "C"
CONSTRUCTION PROVISIONS

I. LANDLORD'S WORK: Except as otherwise provided in this Exhibit "C", Landlord will deliver, and Tenant shall accept, the Premises in its "As-Is Where-Is" condition. When delivered, the Premises shall be free of all debris and personal property of Landlord.

II. TENANT'S WORK: Tenant shall not be permitted to perform any construction on the Leased Premises, without written consent by Landlord. If permission is granted to Tenant to do any renovations or construction, the following will apply

III. TENANT'S PLANS (WORK NOT INCLUDED IN "LANDLORD'S WORK"):

A. Tenant's Plans: Tenant shall submit for Landlord's approval the plans and other items set forth below prior to any work done by Tenant. All of Tenant's Plans, shall be prepared by architects or engineers licensed by the State of Florida (the "State") and employed by Tenant at its expense. If possible, such architects or engineers shall have experience working with the applicable governmental building departments of the City of Tampa (the "City"). Tenant shall not submit plans and specifications which have been prepared by contractors, subcontractors or suppliers, as such plans will not be accepted by Landlord. It is the responsibility of Tenant's architect and contractor to verify all dimensions and field conditions

IV. CONSTRUCTION PROCEDURES:

A. General Regulations: All of Tenant's Work shall be done at Tenant's sole cost and expense in accordance with Tenant's Plans, all applicable governmental or quasi-governmental requirements, the regulations of Landlord's fire underwriters. At any time and from time to time during the performance of Tenant's Work, Landlord or Landlord's contractor may enter upon the Leased Premises and inspect the work being performed by Tenant and take such steps as they may deem necessary or desirable to assure the proper performance by Tenant of Tenant's Work and/or for the protection of the Building and/or areas adjacent to the Leased Premises. Any entry by Landlord or Landlord's contractor shall be in a manner calculated not to interfere unreasonably with the progress of Tenant's Work. In addition, Tenant's Work shall be performed in a thoroughly first class and workmanlike manner, shall incorporate only new materials, and shall be in good and usable condition upon the date of completion. Before any Tenant construction commences, Tenant shall complete any and all of its obligations for commencement of construction pursuant to the terms of the Lease.

B. Building Permit: The Tenant shall have the sole responsibility for the processing of the building permit.

C. Course of Construction Insurance: Tenant, at its expense, shall maintain in effect with an insurer rated not less than A X by A. M. Best Company, a policy of "All Risk" Builders Risk or other Installation Floater or Course of Construction policy as shall be acceptable to Landlord and approved by Landlord prior to the commencement of Tenant's construction operations. Said

coverage shall provide for policy limits equal to the completed replacement values of all work to be done, including all fixtures and equipment installed or to be installed at the Leased Premises by Tenant, as well as protection against loss of income due to covered perils in an amount equal to not less than eighteen (18) months of Tenant's projected income and endorsed to include Landlord, as its interests may appear. Furthermore, said coverage shall be placed on an Agreed Amount basis, without provision for Coinsurance Penalty, and shall name Landlord as a Loss Payee, as its interests may appear, and shall include a waiver of subrogation in favor of Landlord, as respects any claims made under coverage afforded by Tenant in compliance with this insuring requirement. Tenant and Tenant's insurer shall provide Landlord or Landlord's representative with Certificates of Insurance evidencing compliance with the provisions of this paragraph, prior to the commencement of any Tenant construction activity.

D. Fees and Charges: Tenant shall obtain and pay for all necessary permits and shall pay all plan check and other fees required by public authorities or utility companies with respect to Tenant's Work.

F. Temporary Utility Service: Temporary utility services, as well as Tenant's connection therefore during construction, including lighting and power, shall be obtained by Tenant at Tenant's expense from the appropriate public utility companies or Landlord's utility service. Temporary heat, if any, is to be provided by the temporary electrical service.

G. Cleanup: Tenant shall maintain the Leased Premises and the adjacent Common Areas in a clean and orderly condition during construction. Tenant shall promptly deposit in Landlord-provided receptacles all unused construction materials, equipment, shipping containers, packaging, debris, and waste from the building site. Tenant shall contain all construction materials, equipment, fixtures, merchandise, shipping containers and debris within the Leased Premises. Trash storage for the Leased Premises shall be confined to covered metal containers. Tenant shall reimburse Landlord for the removal from the Project by Landlord of trash and debris generated by Tenant or Tenant's contractors and subcontractors during Tenant's construction period.

H. Violations: If Tenant is notified of any violations of applicable governmental requirements, either by appropriate governmental agencies or by Landlord, Tenant shall correct such violations as soon as reasonably possible. Should Tenant fail to correct such violations promptly, Landlord shall have the right to correct such violations at Landlord's actual cost plus a fifteen percent (15%) administrative charge.

I. Notices of Contract and Termination: Prior to commencing any of Tenant's Work, Tenant shall obtain and record a Notice of Contract with a payment and performance bond attached meeting all legal requirement. Tenant shall obtain and record a Notice of Termination meeting all legal requirement promptly following completion of Tenant's Work. Once the Notice of Termination is properly recorded, Tenant shall promptly distribute copies of same to a list of recipients specified by Landlord.

V. TENANT'S USE OF A CONTRACTOR:

Tenant may select any contractor for the construction of Tenant's Work provided such contractor is bondable, is licensed by and meets all insurance requirements established by appropriate governmental agencies and is approved by Landlord, which approval shall not be unreasonably withheld. To the end that there shall be no labor dispute which would interfere with the construction completion or operation of the Project or any part thereof including the Leased Premises, Tenant shall engage the service of only such contractors or subcontractors as will work in harmony and without causing any labor dispute with each other and with contractors and subcontractors working for Landlord or others in or upon the Project or any part thereof. Landlord maintains sole and absolute discretion to disapprove Tenant's contractor for any reason.

VII. AT COMPLETION OF TENANT'S WORK: Tenant will provide Landlord with the following within thirty (30) days following construction completion:

- A. A Certificate of Occupancy (C of O).
- B. Unconditional Waivers of Liens and Sworn Statements in such form as may be required by Landlord from all persons performing labor and/or supplying materials in connection with such work showing that all parties have been paid in full.
- C. Tenant shall furnish a copy of the License to do Business.

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of The Heights Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 10, 2023

HOUR: 10:00 a.m.

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

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

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

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

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

PASSED AND ADOPTED ON JUNE 07, 2023

Attest:

**The Heights Community
Development District**

Assistant Secretary

Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2023/2024

2024

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024 PROPOSED ANNUAL OPERATING BUDGET



June 7, 2023

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET

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June 7, 2023

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 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
REVENUES					
SPECIAL ASSESSMENTS - SERVICES CHARGES					
Operations & Maintenance Assmts - Tax Roll	500,000.00	456,662.00	43,338.00	500,000.00	0.00
Operations & Maintenance Assmts - Off Roll	0.00	0.00	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS - SERVICES CHARGES	500,000.00	456,662.00	43,338.00	500,000.00	0.00
INTEREST EARNINGS					
Interest Earnings	0.00	203.00	0.00	203.00	203.00
TOTAL INTEREST EARNINGS	0.00	203.00	0.00	203.00	203.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	0.00	0.00	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0.00	0.00	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES					
Miscellaneous - Other	0.00	23,992.00	0.00	23,992.00	23,992.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	23,992.00	0.00	23,992.00	23,992.00
TOTAL REVENUES	\$500,000.00	\$480,857.00	\$43,338.00	\$524,195.00	\$24,195.00
EXPENDITURES					
LEGISLATIVE					
Supervisor Fees	2,381.00	0.00	2,000.00	2,000.00	(381.00)
TOTAL LEGISLATIVE	2,381.00	0.00	2,000.00	2,000.00	(381.00)
FINANCIAL & ADMINISTRATIVE					
District Management & Accounting Services	50,000.00	20,833.00	29,167.00	50,000.00	0.00
District Engineer	3,000.00	6,500.00	0.00	6,500.00	3,500.00
Disclosure Report	10,000.00	4,167.00	5,833.00	10,000.00	0.00
Trustees Fees	8,200.00	4,041.00	4,040.26	8,081.26	(118.74)
Auditing Services	8,700.00	0.00	8,500.00	8,500.00	(200.00)
Postage, Phone, Faxes, Copies	1,238.00	18.00	482.00	500.00	(738.00)
Public Officials Insurance	2,663.00	2,694.00	2,306.00	5,000.00	2,337.00
Legal Advertising	1,000.00	0.00	1,000.00	1,000.00	0.00
Bank Fees	100.00	0.00	100.00	100.00	0.00
Dues, Licenses & Fees	200.00	254.00	246.00	500.00	300.00
Office Supplies	106.00	0.00	80.00	80.00	(26.00)
Website Administration	1,500.00	625.00	875.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	88,207.00	40,632.00	52,629.26	93,261.26	5,054.26
LEGAL COUNSEL					
District Counsel	8,277.00	4,313.00	3,687.00	8,000.00	(277.00)
TOTAL LEGAL COUNSEL	8,277.00	4,313.00	3,687.00	8,000.00	(277.00)
ELECTRIC UTILITY SERVICES					
Electric Utility Services	7,297.00	51,969.00	73,031.00	125,000.00	117,703.00
TOTAL ELECTRIC UTILITY SERVICES	7,297.00	51,969.00	73,031.00	125,000.00	117,703.00
OTHER PHYSICAL ENVIRONMENT					
Contingency Expense	361,838.00	40,284.00	159,716.00	200,000.00	(161,838.00)
Decorative Light Maintenance	4,000.00	0.00	4,000.00	4,000.00	0.00
General Liability Insurance	2,000.00	3,294.00	1,706.00	5,000.00	3,000.00
Landscape Maintenance	24,000.00	10,879.00	25,121.00	36,000.00	12,000.00
Plant Replacement Program	2,000.00	0.00	2,000.00	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	393,838.00	54,457.00	192,543.00	247,000.00	(146,838.00)
CONSTRUCTION IN PROGRESS					
Construction in Progress	0.00	(133,094.00)	133,094.00	0.00	0.00
TOTAL CONSTRUCTION IN PROGRESS	0.00	(133,094.00)	133,094.00	0.00	0.00
TOTAL EXPENDITURES	\$500,000.00	\$18,277.00	\$456,984.26	\$475,261.26	(\$24,738.74)
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$462,580.00	(\$413,646.26)	\$48,933.74	\$48,933.74

FISCAL YEAR 2023
BUDGET ANALYSIS

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Proposed Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
REVENUES			
SPECIAL ASSESSMENTS			
Operations & Maintenance Assmts-Tax Roll	500,000.00	500,000.00	0.00
Operations & Maintenance Assmts-Off Roll	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	500,000.00	500,000.00	0.00
INTEREST EARNINGS			
Interest Earnings	0.00	0.00	0.00
TOTAL INTEREST EARNINGS	0.00	0.00	0.00
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE			
Developer Contributions	0.00	0.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCE	0.00	0.00	0.00
OTHER MISCELLANEOUS REVENUES			
Miscellaneous - Other	0.00	0.00	0.00
TOTAL OTHER MISCELLANEOUS REVENUES	0.00	0.00	0.00
TOTAL REVENUES	\$500,000.00	\$500,000.00	\$0.00
EXPENDITURES			
LEGISLATIVE			
Supervisor Fees	2,381.00	2,000.00	(381.00)
TOTAL LEGISLATIVE	2,381.00	2,000.00	(381.00)
FINANCIAL & ADMINISTRATIVE			
District Management & Accounting Services	50,000.00	50,000.00	0.00
District Engineer	3,000.00	10,000.00	7,000.00
Disclosure Report	10,000.00	10,000.00	0.00
Trustees Fees	8,200.00	8,200.00	0.00
Auditing Services	8,700.00	8,700.00	0.00
Postage, Phone, Faxes, Copies	1,238.00	500.00	(738.00)
Public Officials Insurance	2,663.00	5,000.00	2,337.00
Legal Advertising	1,000.00	1,000.00	0.00
Bank Fees	100.00	100.00	0.00
Dues, Licenses & Fees	200.00	500.00	300.00
Office Supplies	106.00	100.00	(6.00)
Website Administration	1,500.00	1,500.00	0.00
ADA Website Compliance	1,500.00	1,500.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	88,207.00	97,100.00	8,893.00
LEGAL COUNSEL			
District Counsel	8,277.00	10,000.00	1,723.00
TOTAL LEGAL COUNSEL	8,277.00	10,000.00	1,723.00
ELECTRIC UTILITY SERVICES			
Electric Utility Services	7,297.00	156,000.00	148,703.00
TOTAL ELECTRIC UTILITY SERVICES	7,297.00	156,000.00	148,703.00
OTHER PHYSICAL ENVIRONMENT			
Contingency Expense	361,838.00	187,900.00	(173,938.00)
Decorative Light Maintenance	4,000.00	4,000.00	0.00
General Liability Insurance	2,000.00	5,000.00	3,000.00
Landscape Maintenance	24,000.00	36,000.00	12,000.00
Plant Replacement Program	2,000.00	2,000.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	393,838.00	234,900.00	(158,938.00)
CONSTRUCTION IN PROGRESS			
Construction in Progress	0.00	0.00	0.00
TOTAL CONSTRUCTION IN PROGRESS	0.00	0.00	0.00
TOTAL EXPENDITURES	\$500,000.00	\$500,000.00	\$0.00
EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

Recording Secretary

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Financial Services

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

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.

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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.

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

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.

FISCAL YEAR 2024
PROPOSED ANNUAL OPERATING BUDGET

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Road & Street Facilities

Pavement & Drainage Repairs & Maintenance

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

Cabana Operations & Maintenance

This item provides for operations, maintenance, and supplies to the District's cabana area.

Security System

This item is for the alarm system and monitoring at the clubhouse.

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES		
CDD Debt Service Assessments	\$	1,900,350
TOTAL REVENUES	\$	1,900,350
TIF Revenue	\$	-
TOTAL TIF REVENUE *	\$	-
EXPENDITURES		
Series 2017 July Bond Interest Payment	\$	497,175
Series 2017 January Bond Principal Payment	\$	395,000
Series 2017 January Bond Interest Payment	\$	1,008,175
TOTAL EXPENDITURES	\$	1,900,350
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2023	\$	20,630,000
Principal Payment Applied Toward Series 2017 Bonds	\$	395,000
Bonds Outstanding - Period Ending 1/1/2024	\$	20,235,000

* Total TIF Revenues shall be deposited in the Committed Tax Increment account and will be allocated to each Series of bonds proportionally to the Debt Service requirements for each Series. Receipt and application of the TIF revenue funds will reduce the CDD's Debt Service Assessments obligations. 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	\$	732,497
TOTAL REVENUES	\$	732,497
TIF Revenue	\$	-
TOTAL TIF REVENUE *	\$	-
EXPENDITURES		
Series 2018 July Bond Interest Payment	\$	193,959
Series 2018 January Bond Principal Payment	\$	145,000
Series 2018 January Bond Interest Payment	\$	393,538
TOTAL EXPENDITURES	\$	732,497
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 1/1/2023	\$	7,850,000
Principal Payment Applied Toward Series 2018 Bonds	\$	145,000
Bonds Outstanding - Period Ending 1/1/2024	\$	7,705,000

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

** Semi-annual Payments are made on 7/1 and 1/1 of each year.
FY 2023 payments are 7/1/23 and 1/1/24

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			FISCAL YEAR 2024			\$ Inc/(Dec) in Annual Assmt	% Inc/(Dec) in Annual Assmt
					Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessmen t	Debt Service Series 2017 & Series 2018 Shortfall Per Unit	O&M Per Unit	Total Assessmen t		
Apartments	1.00	314.00	314.00	314.00	\$ 334.08	\$ 213.11	\$ 547.19	\$ 334.04	\$ 213.11	\$ 547.15	\$ (0.04)	-0.01%
Condominiums	1.25	0.00	0.00	0.00		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
Retail/Commercial (per 1,000 sq. ft.)	1.25	174.65	174.65	218.31	\$ 417.60	\$ 266.38	\$ 683.98	\$ 417.55	\$ 266.38	\$ 683.93	\$ (0.05)	-0.01%
Office (per 1,000 sq. ft.)	2.00	314.35	314.35	628.70	\$ 668.15	\$ 426.21	\$ 1,094.36	\$ 668.09	\$ 426.21	\$ 1,094.29	\$ (0.06)	-0.01%
Undeveloped	1.00	1,335.00	1,335.00	1,335.00	\$ 334.08	\$ 213.11	\$ 547.19	\$ 334.04	\$ 213.11	\$ 547.15	\$ (0.04)	-0.01%
TOTAL		2,138.00	2,138.00	2,496.01								

Notations:

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



April 21, 2023

To whom it may concern,

As per F.S. 190.006, you'll find the number of qualified registered electors for your Community Development District as of April 15, 2023, listed below.

Community Development District	Number of Registered Electors
The Heights	215

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

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

Respectfully,

Enjoli White
Senior Candidate Services Manager



TIKI BOAT TAMPA

275 Bayshore Blvd Unit 1007
Tampa, FL 33606

11/9/2021

The Heights CDD

Dear Brian K. Lamb:

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

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

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

Sincerely,

Scott Walters

813-784-4742

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

August 03, 2022, Minutes of the Public Hearing and Regular Meeting

Minutes of the Public Hearing and Regular Meeting

The Public Hearing and Regular Meetings of the Board of Supervisors for The Heights Community Development District was 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.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of The Heights Community Development District to order on **Wednesday, August 03, 2022, at 10:00 a.m.**

2. ADJOURNMENT/CONTINUATION

Mr. Lamb announced the meeting to be continued to **Tuesday, August 23, 2022, at 10:00 a.m.** at Offices of Soho Capital located at 220 W. 7th Ave., Suite 100, Tampa, FL 33602.

**These minutes were done in summary format.*

**The entire meeting is available on audio recording.*

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

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

Signature

Signature

Printed Name

Printed Name

Title:

☐ Chairman

☐ Vice Chairman

Title:

☐ Secretary

☐ Assistant Secretary

Recorded by Records Administrator

Signature

Official District Seal

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

August 23, 2022, Minutes of the Continued Public Hearing and Regular Meeting

Minutes of the Continued Public Hearing and Regular Meeting

The Continued Public Hearing and Regular Meetings of the Board of Supervisors for The Heights Community Development District was held on **Tuesday, August 23, 2022, at 10:00 a.m.** at the Offices of Soho Capital located at 220 W. 7th Ave., Suite 100, Tampa, FL 33602.

1. CALL TO ORDER/ROLL CALL

Brian Lamb called the Continued Public Hearing and Regular Meetings of the Board of Supervisors of The Heights Community Development District to order on **Tuesday, August 23, 2022, at 10:15 a.m.**

Board Members Present and Constituting a Quorum:

Adam Harden	Chair
Grant Kerekes	Supervisor
Shawna Ellis	Supervisor

Staff Members Present:

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

There were no members of the general public in attendance.

2. PUBLIC COMMENT ON AGENDA ITEMS

There were no public comments on agenda items.

3. RECESS TO PUBLIC HEARING

Mr. Lamb directed the Board to recess to Public Hearing.

4. PUBLIC HEARING ON FISCAL YEAR 2023 BUDGET

A. Open the Public Hearing on Adopting Fiscal Year 2023 Budget

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

B. Staff Presentation

There were no staff presentation.

C. Public Comment

There were no public comments.

D. Consideration of Resolution 2022-03; Adopting Fiscal Year 2023 Budget

Mr. Lamb discussed and reviewed the resolution with the Board.

MOTION TO:	Approve Resolution 2022-03.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

E. Close the Public Hearing on Adopting Fiscal Year 2023 Budget

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS

A. Open the Public Hearing on Levying O&M Assessments

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

83
84 **B. Staff Presentation**
85

86 There were no staff presentation.
87

88 **C. Public Comment**
89

90 There were no public comments.
91

92 **D. Consideration of Resolution 2022-04; Levying O&M Assessments**
93

94 The Board reviewed and discussed the resolution.
95

MOTION TO:	Approve Resolution 2022-04.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

102
103 **E. Close the Public Hearing on Levying O&M Assessments**
104

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

111
112 **6. RETURN AND PROCEED TO THE REGULAR MEETING**
113

114 Mr. Lamb directed the Board to proceed to the regular meeting.
115

116 **7. VENDOR AND STAFF REPORTS**

117 **A. District Counsel**
118

119 Mr. Molloy mentioned the development expansion resolution and having to refile the original
120 petition which then was sent out to all the city agencies. Mr. Harden stated he spoke to Susan
121 Johnson and indicated that she would like the Board to reverify all the foliates and to resume to
122 add four acers. Mr. Molloy stated he will go by the property appraiser maps and use the original

legal description to (x) out the ones we have no control over. There are several parcels that are holding us up. Mr. Harden will email the property appraiser and add Mr. Molloy on the email for updates.

B. District Engineer

There were no reports on behalf the District Engineer.

C. District Manager

Mr. Lamb mentioned coordinating with Mr. Molloy and Chairman regarding a Special meeting to start the process of the rule and assessment related to the dock rental. There is a thirty day requirement from the start of it to the conclusion.

8. BUSINESS ITEMS

A. Consideration of Resolution 2022-05; Setting Fiscal Year 2023 Meeting Schedule

The Board reviewed the resolution and motioned to approve.

MOTION TO:	Approve Resolution 2022-05.
MADE BY:	Supervisor Harden
SECONDED BY:	Supervisor Ellis
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion passed unanimously

F. General Matters of the District

There were no general matters of the district at this time.

9. CONSENT AGENDA

A. Consideration of Minutes of the Board of Supervisors Meeting June 01, 2022

B. Consideration of Minutes of the Board of Supervisors Continued Meeting June 08, 2022

C. Consideration of Operations and Maintenance Expenditures May 2022

D. Consideration of Operations and Maintenance Expenditures June 2022

E. Consideration of Operations and Maintenance Expenditures July 2022

F. Review of Financial Statements Month Ending June 30, 2022

The Board reviewed the consent agenda items.

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

10. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS

There were no supervisor requests or audience comments.

11. ADJOURNMENT

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

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

**These minutes were done in summary format.*

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

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

Signature

Printed Name

Title:

☐ **Chairman**

☐ **Vice Chairman**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. Johnsons Lawn & Landscaping, Inc.	18664	\$ 1,800.00		Lawn Maintenance - July
Monthly Contract Sub-Total		\$ 1,800.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 080322	\$ 127.08		Electricity Service - Thru 7/28/22
Tampa Electric	221008541585 080522	11,544.46		Electricity Service - Thru 7/15/22
Tampa Electric	221008541585 081922	11,544.46		Electricity Service - Thru 08/15/22
Tampa Electric	221008569735 072822	820.42	\$ 24,036.42	Electricity Service - Thru 7/22/22
Utilities Sub-Total		\$ 24,036.42		
Regular Services				
Grau & Associates	23049	\$ 3,500.00		Audit FYE 09/30/2021
Keystone Property Maintenance	15875	1,025.00		Lawn Maintenance - August
Landmark Engineering & Surveying Corporation	2130089 175	908.50		Construction Administration - 08/15/22
Regular Services Sub-Total		\$ 5,433.50		
Additional Services				
Landmark Engineering & Surveying Corporation	2140039 60	\$ 150.00		Professional Engineer - 08/15/22
Additional Services Sub-Total		\$ 150.00		
TOTAL:		\$ 31,419.92		

**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



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

Invoice

Date	Invoice #
7/29/2022	18664

Bill To

The Heights CDD
SoHo Capital
701 S Howard Ave Suite 106-322
Tampa, FL 33606

Job Name

The Heights

Service Month

July

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 7/6/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 7/20/2022)		900.00	900.00
	<i>4667 53900 RSN</i>			
PLEASE WRITE INVOICE NUMBER ON CHECK			Total	\$1,800.00

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

Statement Date: 08/03/2022

Account: 221007995097

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

Current month's charges:	\$127.08
Total amount due:	\$127.08
Payment Due By:	08/24/2022

Your Account Summary

Previous Amount Due	\$122.87
Payment(s) Received Since Last Statement	-\$122.87
Current Month's Charges	\$127.08
Total Amount Due	\$127.08

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See reverse side for more information

Account: 221007995097

Current month's charges:	\$127.08
Total amount due:	\$127.08
Payment Due By:	08/24/2022

Amount Enclosed \$ 605704857548

00004753 01 AB 0.49 33607 FTECO108032223123210 00000 05 01000000 003 05 23400 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

6057048575482210079950970000000127083

Account: 221007995097
Statement Date: 08/03/2022
Current month's charges due 08/24/2022

Details of Charges – Service from 06/29/2022 to 07/28/2022

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	07/28/2022	23,201		22,480		721 kWh	1	30 Days

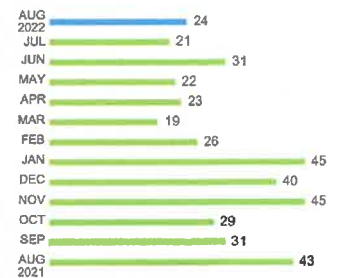
Daily Basic Service Charge	30 days @ \$0.74000	\$22.20
Energy Charge	721 kWh @ \$0.07035/kWh	\$50.72
Fuel Charge	721 kWh @ \$0.04126/kWh	\$29.75
Storm Protection Charge	721 kWh @ \$0.00315/kWh	\$2.27
Clean Energy Transition Mechanism	721 kWh @ \$0.00402/kWh	\$2.90
Florida Gross Receipt Tax		\$2.77
Electric Service Cost		\$110.61
Franchise Fee		\$7.24
Municipal Public Service Tax		\$9.23
Total Electric Cost, Local Fees and Taxes		\$127.08

Total Current Month's Charges

\$127.08

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Seeking approval to increase bills less than 1 percent

Tampa Electric has requested an increase in its base rates and charges. If approved by the Florida Public Service Commission, the new rates will be effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Visit tampaelectric.com/ratecommunications to view the proposed rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 08/05/2022
Account: 221008541585

Current month's charges:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	08/26/2022

Your Account Summary

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



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energy bills for families in need
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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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: 221008541585

Current month's charges:	\$11,544.46
Total amount due:	\$11,544.46
Payment Due By:	08/26/2022

Amount Enclosed \$

600000474129

00004887 01 AV 0.45 33607 FTECO108062201284710 00000 03 01000000 014 02 14063 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

6000004741292210085415850000011544467



ACCOUNT INVOICE

tampaelectric.com



Account: 221008541585
Statement Date: 08/05/2022
Current month's charges due 08/26/2022

Details of Charges – Service from 06/16/2022 to 07/15/2022

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

00004887-0014662-Page 3 of 6





ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 08/19/2022

Account: 221008541585

Unpaid balance

\$11,544.46

Current month's charges:	\$11,544.46
Total amount due:	\$23,088.92
Payment Due By:	09/09/2022

Your Account Summary

Previous Amount Due	\$11,544.46
Payment(s) Received Since Last Statement	\$0.00
Unpaid Balance	\$11,544.46
Current Month's Charges	<u>\$11,544.46</u>
Total Amount Due	\$23,088.92

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TRUSTED
BUSINESS
PARTNER**
BUSINESS CUSTOMERS

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008541585

Unpaid balance

\$11,544.46

Current month's charges:	\$11,544.46
Total amount due:	\$23,088.92
Payment Due By:	09/09/2022

Amount Enclosed

\$ 11,544.46

636568999828

00002036 01 AV 0.45 33607 FTECO108192222375510 00000 03 01000000 013 02 11564 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

6365689998282210085415850000023088922

Account: 221008541585
Statement Date: 08/19/2022
Current month's charges due 09/09/2022

Details of Charges – Service from 07/16/2022 to 08/15/2022

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 31 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

00002036-0006348-Page 3 of 6

Important Messages

Bills to increase less than 1 percent

The Florida Public Service Commission approved an increase in Tampa Electric's base rates and charges effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Customer bills will increase by less than 1 percent. Visit tampaelectric.com/ratecommunications to view rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

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ACCOUNT INVOICE

tampaelectric.com



Statement Date: 07/28/2022

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:	08/18/2022

Your Account Summary

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



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in your community.

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- **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: 221008569735

Current month's charges:	\$820.42
Total amount due:	\$820.42
Payment Due By:	08/18/2022

Amount Enclosed \$

674840453602

Received

AUG 01 2022

00002805 01 AB 0.49 33607 FTECO107282222185810 00000 05 01000000 003 05 21362 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

67484045360222100856973500000000820422

Account: 221008569735
Statement Date: 07/28/2022
Current month's charges due 08/18/2022

Details of Charges – Service from 06/23/2022 to 07/22/2022

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

00002005-0008694 Page 3 of 8



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23049
Date 08/03/2022

SERVICE	AMOUNT
Audit FYE 09/30/2021	\$ <u>3,500.00</u>
Current Amount Due	\$ <u>3,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,500.00	0.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.



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

Invoice 15875

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

DATE
08/01/2022

PLEASE PAY
\$1,025.00

DUE DATE
08/31/2022

DATE	ACCOUNT SUMMARY	AMOUNT
07/01/2022	Balance Forward	2,050.00
	Other payments and credits after 07/01/2022 through 07/31/2022	-2,050.00
08/01/2022	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	1,025.00

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

CHECK TOTAL OF NEW CHARGES 1,025.00

TOTAL DUE \$1,025.00

THANK YOU.

4604 PS
53500



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

Invoice

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

Invoice Date: Aug 15, 2022
Invoice No: 2130089-175
Billing Through: Jul 31, 2022

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$692.50
	Revise AB Plan per Client Direction & Staff Comments; Revise PD Plan per same				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.50	\$150.00	\$525.00	
	CADD Drafter	1.00	\$85.00	\$85.00	
	Administrative Staff	1.50	\$55.00	\$82.50	

Reimbursable Expenses:

<u>Date</u>	<u>Description</u>	<u>Units</u>	<u>Cost</u>	<u>Amount</u>
2022-07-06	Copies & Prints - Plotter (Color) AB Site Plan to City of Tampa (4 sets of 2 sheets)	8.00	\$4.00	\$32.00
2022-07-07	Copies & Prints - Plotter (Color) AB Site Plan to City of Tampa (4 sets of 2 sheets)	8.00	\$4.00	\$32.00
2022-07-13	Copies & Prints - Plotter (Color) AB Site Plan to City of Tampa (4 sets of 2 sheets)	8.00	\$4.00	\$32.00
2022-07-13	Copies & Prints - Plotter (Color) PD-A Site Plan to City of Tampa (4 sets of 5 sheets)	30.00	\$4.00	\$120.00

Total Reimbursable Expenses: \$216.00

Amount Due This Invoice: \$908.50

(Page 1 of 1)

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



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

Invoice

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

Invoice Date: Aug 15, 2022
Invoice No: 2140039-60
Billing Through: Jul 31, 2022

The Heights CDD (2140039:)

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

Amount Due This Invoice: \$150.00

RL
3/23
5/30

The Heights Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. Johnsons Lawn & Landscaping, Inc.	18707	\$ 2,700.00		Lawn Maintenance - 08/31/2022
Monthly Contract Sub-Total		\$ 2,700.00		
Variable Contract				
Variable Contract Sub-Total		\$ 0.00		
Utilities				
Tampa Electric	221007995097 090222	\$ 124.13		Electricity Service - Thru 08/29/22
Tampa Electric	221008569735 082622	820.42	\$ 944.55	Electricity Service - Thru 08/22/22
Utilities Sub-Total		\$ 944.55		
Regular Services				
Keystone Property Maintenance	16104	\$ 1,025.00		Lawn Maintenance - 09/01/22
Landmark Engineering & Surveying Corporation	2130089 176	530.00		Professional Service - Thru 08/31/22
Landmark Engineering & Surveying Corporation	2140039 61	225.00	\$ 755.00	District Engineer - 08/31/22
Regular Services Sub-Total		\$ 1,780.00		
Additional Services				
Keystone Property Maintenance	15985	\$ 660.00		Tree Trimming - 08/24/22
Molloy & James	18412	1,350.00		Professional Service - Thru 08/31/22
Additional Services Sub-Total		\$ 2,010.00		
TOTAL:		\$ 7,434.55		

**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



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

Invoice

Date	Invoice #
8/31/2022	18707

Bill To
The Heights CDD SoHo Capital 701 S Howard Ave Suite 106-322 Tampa, FL 33606

Job Name
The Heights

Service Month
August

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 8/3/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 8/17/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Third Cutting 8/31/2022)		900.00	900.00
		<i>53900 4604</i>		

PLEASE WRITE INVOICE NUMBER ON CHECK

Total

\$2,700.00

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

8/7/22

Statement Date: 09/02/2022

Account: 221007995097

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

Current month's charges:	\$124.13
Total amount due:	\$124.13
Payment Due By:	09/23/2022

Your Account Summary

Previous Amount Due	\$127.08
Payment(s) Received Since Last Statement	-\$127.08
Current Month's Charges	\$124.13
Total Amount Due	\$124.13

An audit you can look forward to.

Schedule a FREE energy audit and one of our certified auditors will identify ways you can save energy and money.

tampaelectric.com/bizsave

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

Our outage map is refreshed every five minutes.

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

tampaelectric.com/outagemap



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$124.13
Total amount due:	\$124.13
Payment Due By:	09/23/2022

Amount Enclosed \$

615581404166

00005891 01 AV 0.45 33607 FTECO109032200152810 00000 02 01000000 013 02 12410 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

6155814041662210079950970000000124139

Account: 221007995097
Statement Date: 09/02/2022
Current month's charges due 09/23/2022

Details of Charges – Service from 07/29/2022 to 08/29/2022

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

Rate Schedule: General Service - Non Demand

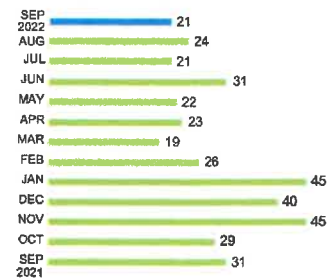
Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	08/29/2022	23,882		23,201		681 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	681 kWh @ \$0.07089/kWh	\$48.28
Fuel Charge	681 kWh @ \$0.04126/kWh	\$28.10
Storm Protection Charge	681 kWh @ \$0.00315/kWh	\$2.15
Clean Energy Transition Mechanism	681 kWh @ \$0.00402/kWh	\$2.74
Florida Gross Receipt Tax		\$2.70
Electric Service Cost		\$107.97
Franchise Fee		\$7.07
Municipal Public Service Tax		\$9.09

Total Electric Cost, Local Fees and Taxes
\$124.13
Total Current Month's Charges
\$124.13

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)




ACCOUNT INVOICE

tampaelectric.com



Statement Date: 08/26/2022

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:	09/16/2022

Your Account Summary

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

One Less Worry :)

Paperless Billing -
Contact free;
worry free!

Sign up for free today!

tampaelectric.com/paperless



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

Thanks for your vote of confidence.

We are proud to be recognized as a 2022 Trusted Business Partner, according to the 2022 Cogent Syndicated annual Utility Trusted Brand & Customer Engagement: Business study.

tampaelectric.com/news



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:	09/16/2022

Amount Enclosed \$

674840468513

00001937 01 AB 0.49 33607 FTECO10826222152510 00000 05 01000000 004 05 21771 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

6748404685132210085697350000000820424

Account: 221008569735
Statement Date: 08/26/2022
Current month's charges due 09/16/2022

Details of Charges – Service from 07/23/2022 to 08/22/2022

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 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

00001937-0005210-Page 3 of 6

Important Messages

Bills to increase less than 1 percent

The Florida Public Service Commission approved an increase in Tampa Electric's base rates and charges effective with September bills. As part of Tampa Electric's base-rate settlement agreement, the company may adjust bills if interest rates reach certain levels. With rising interest rates, Tampa Electric must pay more to borrow money, and those costs are shared by all customers. Customer bills will increase by less than 1 percent. Visit tampaelectric.com/ratecommunications to view rates for residential, small commercial, commercial and industrial and outdoor lighting customers.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. Our diverse fuel mix for the 12-month period ending June 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



KEYSTONE

Property Maintenance

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

Invoice 16104

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

DATE
09/01/2022

PLEASE PAY
\$1,685.00

DUE DATE
10/01/2022

DATE	ACCOUNT SUMMARY	AMOUNT
08/24/2022	Balance Forward	660.00
	Other payments and credits after 08/24/2022 through 08/31/2022	0.00
09/01/2022	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	1,685.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4, HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE /CDD AREA	1	750.00	750.00
CHECK	TOTAL OF NEW CHARGES		1,025.00

TOTAL DUE **\$1,685.00**

THANK YOU.

53900
4604

\$1,025.00

9/7/22



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

Invoice

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

Invoice Date: Sep 15, 2022
Invoice No: 2130089-176
Billing Through: Aug 31, 2022

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$530.00
	Revise PD-A Zoning Plan; Revise Traffic & Signage Plans (4-Way Stop)				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	0.50	\$175.00	\$87.50	
	Senior Professional Engineer	2.00	\$150.00	\$300.00	
	Designer / Senior CADD	1.50	\$95.00	\$142.50	

Amount Due This Invoice: \$530.00

51300
3103



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

Invoice

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

Invoice Date: Sep 15, 2022
Invoice No: 2140039-61
Billing Through: Aug 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
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.50	\$150.00	\$225.00	

Amount Due This Invoice: \$225.00

51300
3103



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

Invoice 15985

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

DATE
08/24/2022

PLEASE PAY
\$660.00

DUE DATE
09/08/2022

DATE	ACCOUNT SUMMARY	AMOUNT
08/01/2022	Balance Forward	1,025.00
	Other payments and credits after 08/01/2022 through 08/23/2022	-1,025.00
08/24/2022	Other invoices from this date	0.00
	New charges (details below)	660.00
	Total Amount Due	660.00

DESCRIPTION	QTY	RATE	AMOUNT
Tree Trimming	11	60.00	660.00

TRIMMED 11 PALMS AND DUMP FEE BETWEEN 220
BUILDING AND STONES THROW

CHECK

TOTAL OF NEW CHARGES

660.00

TOTAL DUE

\$660.00

THANK YOU.

53900
~~4600~~
4604


9/7/20

Please include invoice number in check memo.

Molloy & James

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

Received
SEP 18 2022

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 9/8/2022
INVOICE NO: 18412
BILLING THROUGH: 8/31/2022

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
8/1/2022	Dan Molloy	Review memo on audit	1.00	\$375.00	\$375.00
8/4/2022	Dan Molloy	Resubmit application.	0.50	\$375.00	\$187.50
8/4/2022	Dan Molloy	Telephone conf with city on expansion, prep.	2.10	\$375.00	\$787.50
TOTAL SERVICES			3.60		\$1,350.00

SUBTOTAL \$1,350.00

AMOUNT DUE THIS INVOICE \$1,350.00

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
\$14,587.50	\$164.98	18359	7/6/2022	\$1,162.50	\$1,162.50	--

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$1,350.00

51300
3103
9/18/22

The Heights Community Development District Summary of Operations and Maintenance Invoices

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

Approved (with any necessary revisions noted):

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

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

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

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

INVOICE

INVOICE NO.: 10958

DATE: 10/01/2021

DUE DATE: 10/01/2021

BILLING ADDRESS

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

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





ACCOUNT INVOICE

tampaelectric.com



Statement Date: 10/04/2021

Account: 221007995097

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

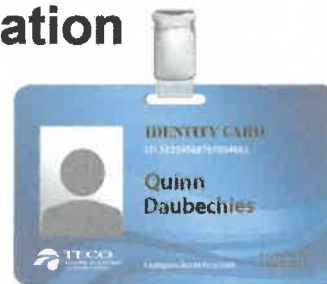
Current month's charges:	\$134.38
Total amount due:	\$134.38
Payment Due By:	10/25/2021

Your Account Summary

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

Safety tip: ask for identification

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



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

Save Energy. Save Money.

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

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

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

Amount Enclosed \$
641507073926

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



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

64150707392622100799509700000000134385

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

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

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

Rate Schedule: General Service - Non Demand

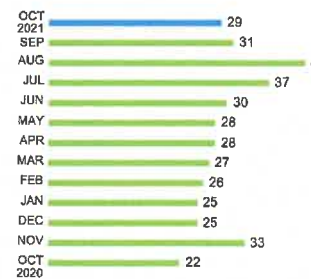
Meter Location: DOCKSIDE

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

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

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Adjust for Winter Pricing

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

Don't get "tricked" by scammers.

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



Florida Department of Economic Opportunity, Special District Accountability Program
FY 2021/2022 Special District Fee Invoice and Update Form
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 85027			Date Invoiced: 10/01/2021
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2021: \$175.00

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

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



Heights Community Development District, The
 Mr. Brian K. Lamb
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

2. Telephone: (813) 397-5121
 3. Fax: (813) 873-7070
 4. Email: brian.lamb@merituscorp.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: theheightscdd.org
 8. County(ies): Hillsborough
 9. Function(s): Community Development
 10. Boundary Map on File: 09/29/2006
 11. Creation Document on File: 08/03/2006
 12. Date Established: 07/13/2006
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: City of Tampa
 15. Creation Document(s): City Ordinances 2006-161 and 243
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments
 19. Most Recent Update: 10/06/2020

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

Registered Agent's Signature:  Date: 10/5/2021

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

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

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

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2019/2020 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

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

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

STEP 4: Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management,

107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.



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

Invoice

Date	Invoice #
9/24/2021	18189

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

Job Name
The Heights

Service Month
September

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 09/08/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 09/22/2021)		900.00	900.00
	4604 5354 B			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

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



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

Invoice

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

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

The Heights CDD (2140039:)

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

Amount Due This Invoice: \$287.50

B^d
3/03
5/30

Molloy & James

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

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

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

Meritus - The Heights CDD

PROFESSIONAL SERVICES

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

EXPENSES

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

Received
OCT 13 2021

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

This invoice is due upon receipt

South Florida Fence



P.O. BOX 925
SEFFNER, FL 33583

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

Invoice

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

Sold To:

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

ShipTo:

ARMATURE WORKS PARKING LOT
1910 NORTH OLA
TAMPA, FL

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

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

Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

ADVERTISING INVOICE

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

PAYMENT DUE UPON RECEIPT

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

4807
5/13/20
10

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

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

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

THE HEIGHTS CDD

2005 PAN AM CIRCLE #300

TAMPA, FL 33607

Received
OCT 04 2021

REMIT TO:

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

0000184841-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough


Before the undersigned authority personally appeared **Deirdre Almeida** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Baylink Hillsborough** was published in **Tampa Bay Times: 9/29/21** in said newspaper in the issues of

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **09/29/2021**



Signature of Notary Public

Personally known ☒ or produced identification

Type of identification produced _____

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2022
THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of The Heights Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2021 to be held at The Offices of SoHo Capital located at 220 W. 7th Ave. Suite 100, Tampa, FL 33602 on the following dates at 10:00 a.m.:

October 06, 2021	10:00 a.m.
November 03, 2021	10:00 a.m.
December 01, 2021	10:00 a.m.
January 05, 2022	10:00 a.m.
February 02, 2022	10:00 a.m.
March 02, 2022	10:00 a.m.
April 06, 2022	10:00 a.m.
May 04, 2022	10:00 a.m.
June 01, 2022	10:00 a.m.
July 06, 2022	10:00 a.m.
August 03, 2022	10:00 a.m.
September 07, 2022	10:00 a.m.

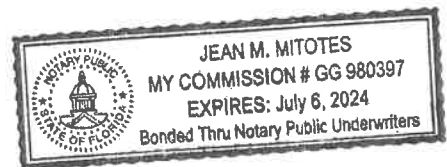
There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

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

Brian Lamb
District Manager
Run Date: 09/29/2021

0000184841



The Heights Community Development District Summary of Operations and Maintenance Invoices

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

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

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

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

☐ Chairman ☐ Vice Chairman ☐ Assistant Secretary

Meritus Districts

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Voice: 813-397-5121

Fax: 813-873-7070

INVOICE

INVOICE NO.: 11073

DATE: 11/01/2021

DUE DATE: 11/01/2021

BILLING ADDRESS

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

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

*Discontinued
300 x 2*

AS

*600.00
4520.55*



ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 11/02/2021

Account: 221007995097

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

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

Total amount due: **\$317.66**

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

Your Account Summary

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



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

SCAMMERS ARE CALLING

Don't be a victim.

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

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

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

Total amount due: **\$317.66**

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

Amount Enclosed **\$183.28**

632865144786

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



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

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

6328651447862210079950970000000317663



ACCOUNT INVOICE

tampaelectric.com



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

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

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

Rate Schedule: General Service - Non Demand

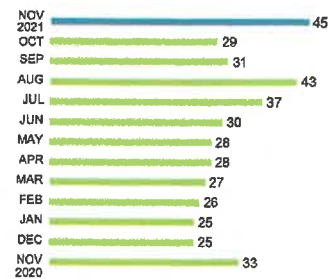
Meter Location: DOCKSIDE

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

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

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)



Important Messages

More clean energy to you ----

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



ADA Site Compliance
6400 Boynton Beach Blvd 742721
Boynton Beach, FL 33474
accounting@adasitecompliance.com



Invoice

BILL TO

The Heights CDD

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
2006	10/26/2021	\$1,500.00	11/09/2021	14	

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

BALANCE DUE

\$1,500.00

BY 5105
5130

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

Total 1,508

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Date 11/1/2021

SERVICE

AMOUNT

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

\$ 1,508.00

Current Amount Due

\$ 1,508.00

GA110121 RB

Invoice Month	Request Date	Client Name	PR#	Responder	Qty	Price	Amount
October	09/30/2021	Avelar Creek CDD	X53043176V40	U.S. Bank	1	29	29
October	09/30/2021	Belmond Reserve	I5304318M054	U.S. Bank	1	29	29
October	09/30/2021	Berry Bay	X53043195S56	U.S. Bank	1	29	29
October	09/30/2021	Corkscrew Farms	M53043217X72	U.S. Bank	2	29	58
October	09/30/2021	Carlton Lakes	T5304328M027	U.S. Bank	3	29	87
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Mill	Q5304330G395	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Preserve CDD	J5304336P477	U.S. Bank	1	29	29
October	09/30/2021	Cypress Shadows	L53043376V97	U.S. Bank	2	29	58
October	09/30/2021	Grand Oaks	X5304344A254	U.S. Bank	2	29	58
October	09/30/2021	Champions Reserve	E53043476V75	U.S. Bank	1	29	29
October	09/30/2021	La Collina	X53043517X44	U.S. Bank	1	29	29
October	09/30/2021	Longleaf	T53043576V87	U.S. Bank	2	29	58
October	09/30/2021	North Park Isle	A5304360G320	U.S. Bank	1	29	29
October	09/30/2021	Parkway Center	Z5304362I113	U.S. Bank	3	29	87
October	09/30/2021	Rivercrest	Y5304364A273	U.S. Bank	2	29	58
October	09/30/2021	Shell Point	L53043676V82	U.S. Bank	1	29	29
October	09/30/2021	Sherwood Manor CDD	Y5304370G395	U.S. Bank	1	29	29
October	09/30/2021	South Fork III	R53043717X10	U.S. Bank	3	29	87
October	09/30/2021	Spencer Creek	L53043739R56	U.S. Bank	1	29	29
October	09/30/2021	Spring Lake	R5304376P498	U.S. Bank	2	29	58
October	09/30/2021	Summit at Fern Hill	H53043817X23	U.S. Bank	2	29	58
October	09/30/2021	The Heights CDD	V53043839R14	U.S. Bank	2	29	58
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Timber Creek CDD	J5304384A258	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	Touchstone CDD	I53043858K24	U.S. Bank	1	29	29
October	09/30/2021	South Creek	L53043876V22	U.S. Bank	1	29	29
October	09/30/2021	Creek Preserve	H53043958K10	U.S. Bank	2	29	58
October	09/30/2021	Parrish Plantation	Q53044058K66	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	V-Dana	S5304412I119	U.S. Bank	1	29	29
October	09/30/2021	Ventana CDD	M5304414A275	U.S. Bank	2	29	58
October	09/30/2021	Bull Frog Creek	W53054258K26	U.S. Bank	2	29	58
						Total	1,508

\$29.00

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Date 11/1/2021

SERVICE

AMOUNT

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

\$ 1,508.00

Current Amount Due

\$ 1,508.00



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

Invoice

Date	Invoice #
10/29/2021	18286

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

Job Name
The Heights

Service Month
October

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 10/06/2021)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 10/20/2021)		900.00	900.00
	<i>UWY 5390 m</i>			

PLEASE WRITE INVOICE NUMBER ON CHECK

Total \$1,800.00

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



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

Invoice

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

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

The Heights CDD (2140039:)

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

Amount Due This Invoice: \$771.25

3/03
51300
16

Molloy & James

325 South Boulevard

Tampa, FL 33606

Tel: 813-254-7157

hpostler@mjlaw.us

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686

INVOICE DATE: 11/5/2021

INVOICE NO: 18106

BILLING THROUGH: 10/31/2021

Meritus - The Heights CDD

PROFESSIONAL SERVICES

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

SUBTOTAL \$862.50

AMOUNT DUE THIS INVOICE **\$862.50**

This invoice is due upon receipt

Handwritten notes:
176
310B7
5 1421

ACCOUNT SUMMARY

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

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

Received

NOV 10 2021



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

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

2/3

THE^HEIGHTS CDD
ATTN DISTRICT
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

THE HEIGHTS CDD SERIES 2018

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

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

THE HEIGHTS CDD SERIES 2018

Invoice Number: 6306227
Account Number: 275194000
Current Due: \$4,040.63
Direct Inquiries To: STACEY JOHNSON
Phone: 407-835-3805

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 275194000
Invoice # 6306227
Attn: Fee Dept St. Paul

Please mail payments to:

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





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

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

3/3

THE HEIGHTS CDD SERIES 2018

Accounts Included 275194000 275194001 275194002 275194003 275194004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
Subtotal Administration Fees - In Advance 10/01/2021 - 09/30/2022				\$3,750.00
Incidental Expenses	3,750.00	0.0775		\$290.63
Subtotal Incidental Expenses				\$290.63
TOTAL AMOUNT DUE				\$4,040.63



THE HEIGHTS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	80877	\$5,132.19		DISTRICT INVOICE JULY 2022
INFRAMARK LLC	81973	\$5,132.51		DISTRICT INVOICE AUG 2022
INFRAMARK LLC	86242	\$4,299.08		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87582	\$4,293.38	\$18,857.16	DISTRICT INVOICE DEC 2022
K. JOHNSONS LAWN &	18872	\$1,800.00		LANDSCAPE MAINT. NOV. 2022
Monthly Contract Subtotal		\$20,657.16		
Variable Contract		\$0.00		
Variable Contract Subtotal		\$0.00		
Utilities				
TAMPA ELECTRIC	221007995097 110222	\$125.03		ELECTRICITY SERVICES 09/29/22-10/27/22
TAMPA ELECTRIC	221007995097 120522	\$155.66		ELECTRICITY SERVICES 10/28/22-11/29/22
TAMPA ELECTRIC	221008541585 122022	\$11,897.24		ELECTRICITY SERVICES 11/15/22 -12/14/22
TAMPA ELECTRIC	221008569735 112922	\$832.73	\$13,010.66	ELECTRICITY SERVICES 10/22/22-11/21/22
Utilities Subtotal		\$13,010.66		
Regular Services				
KEYSTONE PROPERTY MAINTENANCE	16547	\$2,400.00		PARKING GARAGE CDD AREA
MOLLOY & JAMES	18496	\$1,875.00		PROFESSIONAL SERVICES THRU - 11/17/22
THE HEIGHTS CDD	12062022-40	\$186,667.02		SERIES 2017 & 2018 FY23 TAX DIST ID 602
Regular Services Subtotal		\$190,942.02		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$224,609.84		

THE HEIGHTS CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#80877

DATE

7/31/2022

CUSTOMER ID

C2314

NET TERMS

Net 30

PO#**DUE DATE**

8/30/2022

BILL TO

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies- June	2	Ea	0.15		0.30
Postage- June	13	Ea	0.53		6.89
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
Subtotal					5,132.19

Subtotal

\$5,132.19

Tax

\$0.00

Total Due

\$5,132.19

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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#81973

DATE

8/25/2022

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**

9/24/2022

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Copies - Color Copies- July	1	Ea	0.50		0.50
Copies - B/W Copies- July	9	Ea	0.15		1.35
Postage - Postage- July	10	Ea	0.57		5.66
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
Subtotal					5,132.51

Subtotal	\$5,132.51
-----------------	------------

Tax	\$0.00
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Total Due	\$5,132.51
------------------	------------

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#86242

DATE

11/30/2022

CUSTOMER ID

C2314

NET TERMS

Net 30

PO#**DUE DATE**

12/30/2022

BILL TO

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

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	4,166.67		4,166.67
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Postage - Postage- September	13	Ea	0.57		7.41
Subtotal					4,299.08

Subtotal \$4,299.08

Tax \$0.00

Total Due \$4,299.08

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#87582

DATE

12/21/2022

CUSTOMER ID

C2314

NET TERMS

Net 30

PO#**DUE DATE**

1/20/2023

BILL TO

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	4,166.67		4,166.67
Website Maintenance - Website Maintenance / Admin	1	Ea	125.00		125.00
Postage - Postage- September	3	Ea	0.57		1.71
Subtotal					4,293.38

Subtotal	\$4,293.38
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Tax	\$0.00
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Total Due	\$4,293.38
------------------	------------

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 #
11/30/2022	18872

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

Job Name
The Heights

Service Month
November

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 11/09/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 11/23/2022)		900.00	900.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$1,800.00
--------------	-------------------

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

Received
NOV 07 2022

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 11/02/2022

Account: 221007995097

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

Current month's charges:	\$127.85
Total amount due:	\$125.03
Payment Due By:	11/23/2022

Your Account Summary

Previous Amount Due	\$120.49
Payment(s) Received Since Last Statement	-\$120.49
Miscellaneous Credits	-\$2.82
Credit balance after payments and credits	-\$2.82
Current Month's Charges	\$127.85
Total Amount Due	\$125.03



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

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

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- 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 800-873-TIPS.



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:	\$127.85
Total amount due:	\$125.03
Payment Due By:	11/23/2022

Amount Enclosed \$

605087623740

00003462 01 AB 0.49 33607 FTECO11102223140010 00000 05 01000000 001 05 22202 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

6050876237402210079950970000000125034

Account: 221007995097
Statement Date: 11/02/2022
Current month's charges due 11/23/2022

Details of Charges – Service from 09/29/2022 to 10/27/2022

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	10/27/2022	25,277		24,550		727 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	727 kWh @ \$0.07089/kWh	\$51.54
Fuel Charge	727 kWh @ \$0.04126/kWh	\$30.00
Storm Protection Charge	727 kWh @ \$0.00315/kWh	\$2.29
Clean Energy Transition Mechanism	727 kWh @ \$0.00402/kWh	\$2.92
Florida Gross Receipt Tax		\$2.78
Electric Service Cost		\$111.28
Franchise Fee		\$7.29
Municipal Public Service Tax		\$9.28
Total Electric Cost, Local Fees and Taxes		\$127.85

Total Current Month's Charges **\$127.85**

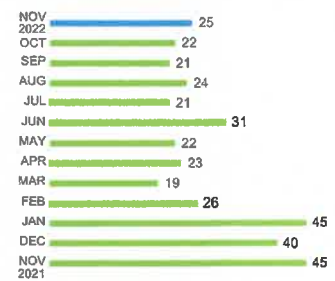
Miscellaneous Credits

Interest for Cash Security Deposit - Electric **-\$2.82**

Total Current Month's Credits **-\$2.82**

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Change in Deposit Interest

This billing statement reflects a credit of 2 percent interest. This account has had an active deposit for 23 months and, in accordance with the Florida Public Service Commission rules, the interest rate on the deposit for this account has increased to 3 percent going forward.

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.





Received

DEC 12 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/05/2022

Account: 221007995097

Past Due – Pay Immediately \$125.03

Current month's charges: \$155.66

Total amount due: \$280.69

Payment Due By: 12/27/2022

Your Account Summary

Previous Amount Due	\$125.03
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$125.03
Current Month's Charges	\$155.66
Total Amount Due	\$280.69

00004103-0011700-Page 1 of 4



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

One Less Worry :)

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Past Due – Pay Immediately \$125.03

Current month's charges: \$155.66

Total amount due: \$280.69

Payment Due By: 12/27/2022

Amount Enclosed \$ 155.66

627927104962

00004103 01 AB 0.49 33607 FTECO112052223153710 00000 04 01000000 003 05 22970 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

6279271049622210079950970000000280697

Account: 221007995097
Statement Date: 12/05/2022
Current month's charges due 12/27/2022

Details of Charges – Service from 10/28/2022 to 11/29/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	11/29/2022	26,177		25,277		900 kWh	1	33 Days

Daily Basic Service Charge	33 days @ \$0.75000	\$24.75
Energy Charge	900 kWh @ \$0.07089/kWh	\$63.80
Fuel Charge	900 kWh @ \$0.04126/kWh	\$37.13
Storm Protection Charge	900 kWh @ \$0.00315/kWh	\$2.84
Clean Energy Transition Mechanism	900 kWh @ \$0.00402/kWh	\$3.62
Florida Gross Receipt Tax		\$3.39
Electric Service Cost		\$135.53
Franchise Fee		\$8.88
Municipal Public Service Tax		\$11.25

Total Electric Cost, Local Fees and Taxes

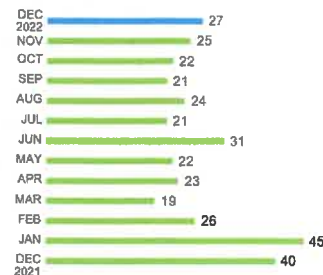
\$155.66

Total Current Month's Charges

\$155.66

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Lighting Customers

Tampa Electric has requested an increase to bills to collect its 2023 costs. If approved by the Florida Public Service Commission (PSC), the increase will be effective with January bills. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.





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

Invoice 16547

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

DATE
11/01/2022

PLEASE PAY
\$2,400.00

DUE DATE
12/01/2022

DATE	ACCOUNT SUMMARY	AMOUNT
10/01/2022	Balance Forward	1,375.00
	Other payments and credits after 10/01/2022 through 10/31/2022	0.00
11/01/2022	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	2,400.00

DESCRIPTION	QTY	RATE	AMOUNT
Lawn Maintenance BLOCK 4,HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY	1	275.00	275.00
Lawn Maintenance PARKING GARAGE /CDD AREA	1	750.00	750.00
CHECK	TOTAL OF NEW CHARGES		1,025.00

REVIEWED \$1,025.00
By Cynthia Penta at 6:09 pm, Nov 17, 2022

TOTAL DUE **\$2,400.00**

THANK YOU.

Previous Amounts billed and submitted via
separate invoice.

Molloy & James

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

Received
DEC 12 2022

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 12/9/2022
INVOICE NO: 18496
BILLING THROUGH: 11/30/2022

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
11/2/2022	Dan Molloy	Drafting.	1.00	\$375.00	\$375.00
11/10/2022	Dan Molloy	Drafting.	1.50	\$375.00	\$562.50
11/17/2022	Dan Molloy	Prepare legal for expansion.	2.50	\$375.00	\$937.50
TOTAL SERVICES			5.00		\$1,875.00

SUBTOTAL \$1,875.00

AMOUNT DUE THIS INVOICE \$1,875.00

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
\$19,350.00	\$164.98	18435	10/5/2022	\$2,887.50	\$2,887.50	--

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$1,875.00



Received
DEC 23 2022

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 12/20/2022

Account: 221008541585

Past Due – Pay Immediately \$11,721.42

Current month's charges: \$11,897.24

Total amount due: \$23,618.66

Payment Due By: 01/10/2023

Your Account Summary

Previous Amount Due	\$23,440.24
Payment(s) Received Since Last Statement	-\$11,718.82
Past Due – Pay Immediately	\$11,721.42
Current Month's Charges	\$11,897.24
Total Amount Due	\$23,618.66



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

One Less Worry :)

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008541585

Past Due – Pay Immediately \$11,721.42

Current month's charges: \$11,897.24

Total amount due: \$23,618.66

Payment Due By: 01/10/2023

Amount Enclosed \$

620519726291

00003831 01 AV 0.45 33607 FTECO11220222504810 00000 02 01000000 009 02 9834 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

6205197262912210085415850000023618662

Account: 221008541585
Statement Date: 12/20/2022
Current month's charges due 01/10/2023

Details of Charges – Service from 11/15/2022 to 12/14/2022

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 30 days

Lighting Energy Charge	4326 kWh @ \$0.03102/kWh	\$134.19
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		\$9.12
Franchise Fee		\$708.29
Municipal Public Service Tax		\$23.82
Lighting Charges		\$11,545.64
Other Fees and Charges		
Lighting Late Payment Fee		\$351.60
Total Other Fees and Charges		\$351.60

Total Current Month's Charges

\$11,897.24

Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.





ACCOUNT INVOICE

tampaelectric.com



Received

DEC 05 2022

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

Statement Date: 11/29/2022

Account: 221008569735

Past Due – Pay Immediately **\$820.42**

Current month's charges: **\$832.73**

Total amount due: **\$1,653.15**

Payment Due By: **12/20/2022**

Your Account Summary

Previous Amount Due

\$820.42

Payment(s) Received Since Last Statement

\$0.00

Past Due – Pay Immediately

\$820.42

Current Month's Charges

\$832.73

Total Amount Due

\$1,653.15



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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

SCAMMERS ARE CALLING

Don't be a victim.

- Scammers can alter caller ID numbers to make it look like TECO is calling.
- We will never ask you to buy a prepaid card or download a payment app.
- 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 800-873-TIPS.



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

Past Due – Pay Immediately **\$820.42**

Current month's charges: **\$832.73**

Total amount due: **\$1,653.15**

Payment Due By: **12/20/2022**

Amount Enclosed **\$ 832.73**

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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

6624948746082210085697350000001653150

Account: 221008569735
Statement Date: 11/29/2022
Current month's charges due 12/20/2022

Details of Charges – Service from 10/22/2022 to 11/21/2022

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**

Other Fees and Charges

Lighting Late Payment Fee	\$12.31
Total Other Fees and Charges	\$12.31

Total Current Month's Charges **\$832.73**

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer, and we're on track to save customers approximately \$90 million in fuel costs this year due to solar power generation. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Sept. 2022 includes Natural Gas 79%, Purchased Power 9%, Solar 7% and Coal 5%.



CHECK REQUEST FORM
The Heights

Date: 12/14/2022

Invoice#: 12062022-40

Vendor#: V00023

Vendor Name: The Heights

Pay From: Valley Acct# 5949

Description: Series 2017 & Series 2018 - FY 23 Tax Dist. ID 602

Code to: 201.131000.1000

Amount: \$186,667.02

Requested By: Toni Campbell 12/14/2022

THE HEIGHTS CDD

DISTRICT CHECK REQUEST

Today's Date 12/6/2022
Check Amount \$186,667.02
Payable To The Heights CDD
Check Description Series 2017 & Series 2018 - FY 22 Tax Dist. ID 602
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk #	<u> </u>	Date <u> </u>

THE HEIGHTS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.0000%

		38.95%	38.95%	61.05%	61.05%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue			
Date Received	Amount Received							
11/3/2022	298,331.10	116,188.29	116,188.29	182,142.81	182,142.81	-	595	1546
12/6/2022	✓ 305,741.29	119,074.27	119,074.27	186,667.02	✓ 186,667.02	-	602	
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TOTAL	604,072.39	235,262.56	235,262.56	368,809.83	368,809.83	-		
Net Total on Roll	1,283,826.00		500,000.00		783,826.00			
Collection Surplus / (Deficit)	(679,753.61)		(264,737.44)		(415,016.17)			

THE HEIGHTS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
LANDMARK ENGINEERING &	2130089-179	\$5,900.00		CONSTRUCTION ADMINISTRATION
LANDMARK ENGINEERING &	2140039-64	\$225.00	\$6,125.00	DISTRICT ENGINEER SERVICES THRU - 11/30/22
Variable Contract Subtotal		\$6,125.00		
Utilities				
TAMPA ELECTRIC	221007995097 010523	\$151.82		ELECTRICITY SERVICES 11/30/22-12/29/22
TAMPA ELECTRIC	221008569735 122922	\$832.91	\$984.73	ELECTRICITY SERVICES 11/22/22-11/21/22
Utilities Subtotal		\$984.73		
Regular Services				
MOLLOY & JAMES	18501	\$825.00		PROFESSIONAL SERVICES THRU - 12/31/22
THE HEIGHTS CDD	01052023-1	\$18,387.14		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID 606
Regular Services Subtotal		\$19,212.14		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$26,321.87		

Approved (with any necessary revisions noted):

<p style="text-align: center;">THE HEIGHTS CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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

Invoice

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

Invoice Date: Dec 15, 2022
Invoice No: 2130089-179
Billing Through: Nov 30, 2022

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$450.00
	Review SWFWMD Permit Status; Coordinate Lidar Topo of Entire Project				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	3.00	\$150.00	\$450.00	

Reimbursable Expenses:

<u>Date</u>	<u>Description</u>	<u>Vendor Name</u>	<u>Units</u>	<u>Cost</u>	<u>Amount</u>
2022-11-30	Outside Consultant - UAV LiDAR	SurvTech Solutions, Inc.	1.00	\$5,450.00	\$5,450.00

Total Reimbursable Expenses: **\$5,450.00**

Amount Due This Invoice: **\$5,900.00**



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

Invoice

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

Invoice Date: Dec 15, 2022
Invoice No: 2140039-64
Billing Through: Nov 30, 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
	Review & Sign Requisitions				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	1.50	\$150.00	\$225.00	

Amount Due This Invoice: \$225.00

Statement Date: 01/05/2023

Account: 221007995097

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

Current month's charges:	\$153.14
Total amount due:	\$151.82
Payment Due By:	01/26/2023

Your Account Summary

Previous Amount Due	\$280.69
Payment(s) Received Since Last Statement	-\$280.69
Miscellaneous Credits	-\$1.32
Credit balance after payments and credits	-\$1.32
Current Month's Charges	\$153.14
Total Amount Due	\$151.82

Received
JAN 13 2023

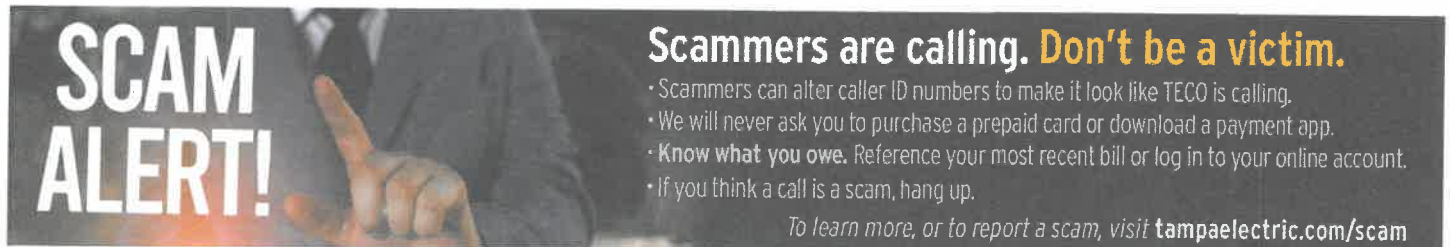


**Save Energy.
Save Money.**

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

tampaelectric.com/bizsave

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



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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$153.14
Total amount due:	\$151.82
Payment Due By:	01/26/2023

Amount Enclosed \$ 606939515475

00004511 01 AB 0.49 33607 FTECO101052322213810 00000 04 01000000 006 05 24838 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

6069395154752210079950970000000151829

Account: 221007995097
Statement Date: 01/05/2023
Current month's charges due 01/26/2023

Details of Charges – Service from 11/30/2022 to 12/29/2022

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

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	12/29/2022	26,966		26,177		789 kWh	1	30 Days

Daily Basic Service Charge	30 days @ \$0.75000	\$22.50
Energy Charge	789 kWh @ \$0.07990/kWh	\$63.04
Fuel Charge	789 kWh @ \$0.04832/kWh	\$38.12
Storm Protection Charge	789 kWh @ \$0.00400/kWh	\$3.16
Clean Energy Transition Mechanism	789 kWh @ \$0.00427/kWh	\$3.37
Florida Gross Receipt Tax		\$3.34
Electric Service Cost		\$133.53
Franchise Fee		\$8.75
Municipal Public Service Tax		\$10.86

Total Electric Cost, Local Fees and Taxes
\$153.14

Total Current Month's Charges

\$153.14

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

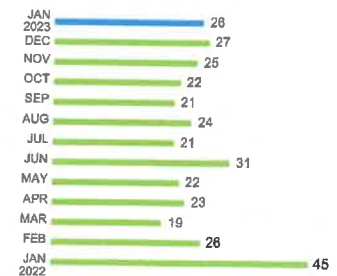
-\$1.32

Total Current Month's Credits

-\$1.32

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Annual Deposit Interest Credit

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





Received

ACCOUNT INVOICE

JAN 04 2023

tampaelectric.com



Statement Date: 12/29/2022

Account: 221008569735

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

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	01/19/2023

Your Account Summary

Previous Amount Due	\$1,653.15
Payment(s) Received Since Last Statement	-\$1,653.15
Current Month's Charges	\$832.91
Total Amount Due	\$832.91

00002145-0005890-Page 1 of 4



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

One Less Worry :)

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



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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008569735

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	01/19/2023

Amount Enclosed \$
660025771890

00002145 01 AB 0.48 33607 FTECO112292222210710 00000 04 01000000 001 04 20319 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

6600257718902210085697350000000832914

Account: 221008569735
Statement Date: 12/29/2022
Current month's charges due 01/19/2023

Details of Charges – Service from 11/22/2022 to 12/21/2022

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
Other Fees and Charges	
Lighting Late Payment Fee	\$12.49
Total Other Fees and Charges	\$12.49

Total Current Month's Charges **\$832.91**

Important Messages

Important Rate Information for Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request for 2023 rates. Visit tampaelectric.com/RateCommunications to review the new lighting rates, which take effect in January 2023.



Molloy & James

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

Received

JAN 09 2023

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 1/5/2023
INVOICE NO: 18501
BILLING THROUGH: 12/31/2022

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
12/6/2022	Dan Molloy	Review correspondence.	0.10	\$375.00	\$37.50
12/16/2022	Dan Molloy	Drafting of Rules.	2.10	\$375.00	\$787.50
TOTAL SERVICES			2.20		\$825.00

SUBTOTAL \$825.00

AMOUNT DUE THIS INVOICE \$825.00

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
\$20,175.00	\$164.98	18496	12/9/2022	\$1,875.00	\$2,887.50	\$1,875.00
TOTAL AMOUNT DUE INCLUDING THIS INVOICE						\$2,700.00

CHECK REQUEST FORM
The Heights

Date:

1/26/2023

Invoice#:

01052023-1

Vendor#:

V00023

Vendor Name:

The Heights

Pay From:

Valley Acct# 5949

Description:

Series 2017 & Series 2018 - FY 23 Tax Dist. ID 606

Code to:

201.131000.1000

Amount:

\$18,387.14

Requested By:

Toni Campbell

1/26/2023

THE HEIGHTS CDD

DISTRICT CHECK REQUEST

Today's Date 1/5/2023
Check Amount \$18,387.14
Payable To The Heights CDD
Check Description Series 2017 & Series 2018 - FY 22 Tax Dist. ID 606
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric
Authorization

DM		
Fund	<u>001</u>	
G/L	<u>20702</u>	
Object Code		
Chk	#	Date

THE HEIGHTS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022

	Dollar Amounts	Fiscal Year 2023 Percentages
Net O&M	500,000.00	38.946%
Net DS	783,826.00	61.054%
Net Total	1,283,826.00	100.00000%

Date Received	Amount Received	38.95%		38.95%	61.05%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue				
11/3/2022	298,331.10	116,188.29	116,188.29	182,142.81	182,142.81	-	595	1546	
12/6/2022	305,741.29	119,074.27	119,074.27	186,667.02	186,667.02	-	602	1560	
1/5/2023	30,116.23	11,729.09	11,729.09	18,387.14	18,387.14	-	606		
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THE HEIGHTS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. JOHNSONS LAWN &	18912	\$1,800.00		LANDSCAPE MAINT. DECEMBER 2022
K. JOHNSONS LAWN &	18946	\$1,800.00	\$3,600.00	LANDSCAPE MAINT. JANUARY 2023
Monthly Contract Subtotal		\$3,600.00		
Variable Contract				
LANDMARK ENGINEERING &	2140039-65	\$75.00		DISTRICT ENGINEER SERVICES THRU - 01/31/23
Variable Contract Subtotal		\$75.00		
Utilities				
TAMPA ELECTRIC	221007995097 020323	\$163.11		ELECTRICITY SERVICES 12/30/22-01/30/23
TAMPA ELECTRIC	221008541585 012323	\$11,801.94		ELECTRICITY SERVICES 12/15/22-01/17/23
TAMPA ELECTRIC	221008569735 013023	\$832.91	\$12,797.96	ELECTRICITY SERVICES 12/22/22-01/24/23
Utilities Subtotal		\$12,797.96		
Regular Services				
RIVERSIDE HEIGHTS HOLDINGS	177	\$4,937.50		WASTE SERVICES JULY-DECEMBER 2022
THE HEIGHTS CDD	02032023-1	\$322,091.15		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID 610
Regular Services Subtotal		\$327,028.65		
Additional Services				
BWG CONCRETE, LLC	1439	\$16,200.00		RAMPS/SIDEWALKS
BWG CONCRETE, LLC	1437A	\$1,100.00		CONCRETE SERVICES
BWG CONCRETE, LLC	1440	\$2,907.00	\$20,207.00	RETAINAGE DUE
DOVETAIL DEVELOPMENT, LLC	33	\$1,166.60		REIMBURSEMENT - PORTABLE SANITATION
RPM CONSTRUCTION AND SERVICES, LLC	918	\$7,790.90		SIGNS AND INSTALL
SO-HO CAPITAL LLC	1663	\$2,407.19		THREAD FASTENERS
Additional Services Subtotal		\$31,571.69		
TOTAL		\$375,073.30		

<p style="text-align: center;">THE HEIGHTS CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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

Invoice

Date	Invoice #
12/30/2022	18912

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

Job Name
The Heights

Service Month
December

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 12/07/2022)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 12/21/2022)		900.00	900.00
<div>REVIEWED By Cynthia Penta at 2:10 pm, Feb 15, 2023</div>				

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 #
1/31/2023	18946

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

Job Name
The Heights

Service Month
January

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 01/04/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 01/18/2023)		900.00	900.00
<div>REVIEWED By Cynthia Penta at 2:10 pm, Feb 15, 2023</div>				

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$1,800.00
--------------	-------------------

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



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

Invoice

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

Invoice Date: Feb 15, 2023
Invoice No: 2140039-65
Billing Through: Jan 31, 2023

The Heights CDD (2140039:)

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

Amount Due This Invoice: \$75.00



Received

FEB 13 2023

ACCOUNT INVOICE

tampaelectric.com



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

Statement Date: 02/03/2023

Account: 221007995097

Past Due – Pay Immediately \$151.82

Current month's charges: \$163.11

Total amount due: \$314.93

Payment Due By: 02/24/2023

Your Account Summary

Previous Amount Due	\$151.82
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay Immediately	\$151.82
Current Month's Charges	\$163.11
Total Amount Due	\$314.93



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Past Due – Pay Immediately \$151.82

Current month's charges: \$163.11

Total amount due: \$314.93

Payment Due By: 02/24/2023

Amount Enclosed \$

645211053573

00005444 01 AB 0.50 33607 FTECO102032323273010 00000 04 01000000 005 05 24282 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

6452110535732210079950970000000314937

Account: 221007995097
Statement Date: 02/03/2023
Current month's charges due: 02/24/2023

Details of Charges – Service from 12/30/2022 to 01/30/2023

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	01/30/2023	27,806	26,966		840 kWh	1	32 Days

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	840 kWh @ \$0.07990/kWh	\$67.12
Fuel Charge	840 kWh @ \$0.04832/kWh	\$40.59
Storm Protection Charge	840 kWh @ \$0.00400/kWh	\$3.36
Clean Energy Transition Mechanism	840 kWh @ \$0.00427/kWh	\$3.59
Florida Gross Receipt Tax		\$3.56
Electric Service Cost		\$142.22
Franchise Fee		\$9.32
Municipal Public Service Tax		\$11.57

Total Electric Cost, Local Fees and Taxes

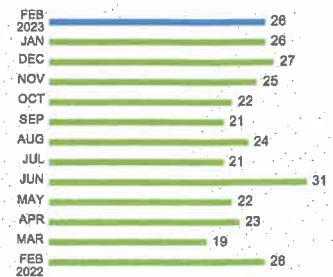
\$163.11

Total Current Month's Charges

\$163.11

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



Received

JAN 30 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/23/2023

Account: 221008541585

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

Current month's charges:	\$11,801.94
Total amount due:	\$11,801.94
Payment Due By:	02/13/2023

Your Account Summary

Previous Amount Due	\$23,618.66
Payment(s) Received Since Last Statement	-\$23,618.66
Current Month's Charges	\$11,801.94
Total Amount Due	\$11,801.94

**Save Energy.
Save Money.**

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

tampaelectric.com/bizsave

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

**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 card or download a payment app.
- **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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$11,801.94
Total amount due:	\$11,801.94
Payment Due By:	02/13/2023

Amount Enclosed \$

608174096246

00004259 01 AV 0.47 33607 FTECO101232322240310 00000 02 01000000 010 02 10858 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

6081740962462210085415850000011801946

Account: 221008541585
Statement Date: 01/23/2023
Current month's charges due 02/13/2023

Details of Charges – Service from 12/15/2022 to 01/17/2023

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 34 days

Lighting Energy Charge	4326 kWh @ \$0.03511/kWh	\$151.89
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.04767/kWh	\$206.22
Storm Protection Charge	4326 kWh @ \$0.01466/kWh	\$63.42
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Florida Gross Receipt Tax		\$10.85
Franchise Fee		\$712.81
Municipal Public Service Tax		\$28.05
Lighting Charges		\$11,623.48

Other Fees and Charges

Lighting Late Payment Fee	\$178.46
Total Other Fees and Charges	\$178.46

Total Current Month's Charges

\$11,801.94

00004259-0009198-Page 3 of 4





Received

FEB 3 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 01/30/2023

Account: 221008569735

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

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	02/20/2023

Your Account Summary

Previous Amount Due	\$832.91
Payment(s) Received Since Last Statement	-\$832.91
Current Month's Charges	\$832.91
Total Amount Due	\$832.91

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Save Money.**

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

tampaelectric.com/bizsave

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

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To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$832.91
Total amount due:	\$832.91
Payment Due By:	02/20/2023

Amount Enclosed \$

689655292939

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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

6896552929392210085697350000000832910

Account: 221008569735
Statement Date: 01/30/2023
Current month's charges due 02/20/2023

Details of Charges – Service from 12/22/2022 to 01/24/2023

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 34 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

Other Fees and Charges

Lighting Late Payment Fee	\$12.49
---------------------------	---------

Total Other Fees and Charges

\$12.49

Total Current Month's Charges

\$832.91

00001060-0002363-Page 3 of 4



Riverside Heights Holdings, LLC
 701 S Howard Ave Ste 106-322
 FL US
 +1 4076151603
 sheilamar@soho-capital.com

Invoice

BILL TO

The Heights CDD.

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
177	01/20/2023	\$4,937.50	02/19/2023	Net 30	

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Entity Reimbursements	Waste Management July 2022	1	611.43	611.43T
Entity Reimbursements	Waste Management August 2022	1	337.98	337.98T
Entity Reimbursements	Waste Management September 2022	1	1,179.24	1,179.24T
Entity Reimbursements	Waste Management October 2022	1	776.17	776.17T
Entity Reimbursements	Waste Management November 2022	1	660.46	660.46T
Entity Reimbursements	Waste Management December 2022	1	1,372.22	1,372.22T

Reimbursement to RHH for Quarter 3 & 4 Waste Management

SUBTOTAL	4,937.50
TAX	0.00
TOTAL	4,937.50
BALANCE DUE	\$4,937.50

Date	Type	Payee	Memo	Total
01/12/2023	Bill Payment (Check)	Waste Management		\$(1,372.22)
12/31/2022	Bill	Waste Management	December 2022	
12/16/2022	Bill Payment (Check)	Waste Management	Service	\$ 1,372.22
				\$ (660.46)
			November 2022	
12/01/2022	Bill	Waste Management	Service	\$ 660.46
11/29/2022	Bill Payment (Check)	Waste Management		\$ (776.17)
			October 2022	
10/31/2022	Bill	Waste Management	Service	\$ 776.17
10/03/2022	Bill Payment (Check)	Waste Management		\$(1,179.24)
			September 2022	
			2 pick ups/inactivity charge	
10/03/2022	Bill	Waste Management		\$ 1,179.24
09/16/2022	Bill Payment (Check)	Waste Management		\$ (337.98)
08/31/2022	Bill	Waste Management	August 2022	\$ 337.98
08/19/2022	Bill Payment (Check)	Waste Management		\$ (611.43)
07/31/2022	Bill	Waste Management	July 2022	\$ 611.43
Due From CDD			Total	\$ 4,937.50



INVOICE

Customer ID:

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

15-26622-63008

RIVERSIDE HEIGHTS HOLDINGS LLC

07/01/22-07/31/22

08/01/2022

9857889-2206-2

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**Customer Service: (813) 621-3055****Your Payment is Due****Aug 31, 2022**

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

Your Total Due**\$611.43**

If payment is received after
08/31/2022: **\$ 626.72**

Previous Balance

616.43

+

Payments

(616.43)

+

Adjustments

0.00

+

Current Invoice Charges

611.43

=

Total Account Balance Due**611.43****DETAILS OF SERVICE****Details for Service Location:**

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

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

30 YD FLAT ROLLOFF

Ticket Total

Date	Ticket	Quantity	Amount
07/19/22	31757	1.00	384.38
			384.38

INACTIVITY CHARGE

F30:06/23-07/07/22

Ticket Total

07/19/22	M25292	1.00	164.74
			0.00
			164.74

ENVIRONMENTAL CHARGE

ADMINISTRATIVE CHARGE

Total Charges for Service Location

Total Current Charges**APPROVED****By Cynthia Penta at 8:46 pm, Aug 17, 2022**

53.81

8.50

611.43

611.43

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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date

08/01/2022

Invoice Number

9857889-2206-2

Customer ID

(Include with your payment)

15-26622-63008**Payment Terms**

Total Due by 08/31/2022

If Received after 08/31/2022

Total Due

\$611.43

\$626.72

Amount

2206000152662263008098578890000006114300000061143 1

0031107 01 A8 0.491 **AUTO T1 0 7213 33606-247399 -C04-P31138-1

10290082

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



Remit To:

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

THINK GREEN:

405-0216048-2206-0



INVOICE

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

Customer Name:

RIVERSIDE HEIGHTS HOLDINGS LLC

Service Period:

08/01/22-08/31/22

Invoice Date:

09/01/2022

Invoice Number:

9865385-2206-1

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**Customer Service: (813) 621-3055****Your Payment is Due****Oct 01, 2022**

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

Your Total Due**\$337.98**

If payment is received after
10/01/2022: **\$ 346.43**

Previous Balance

611.43

+

Payments

(611.43)

+

Adjustments

0.00

+

Current Invoice Charges

337.98

=

Total Account Balance Due**337.98****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 15-26622-63008

Description	Date	Ticket	Quantity	Amount
INACTIVITY CHARGE F30:07/20-08/03/22 Ticket Total	08/18/22	M32330	1.00	164.74 0.00 164.74
INACTIVITY CHARGE F30:08/04-08/18/22 Ticket Total	08/18/22	M32331	1.00	164.74 0.00 164.74
ADMINISTRATIVE CHARGE Total Charges for Service Location				8.50 337.98
Total Current Charges				337.98

APPROVED**By Cynthia Penta at 6:13 pm, Sep 14, 2022**

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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date

09/01/2022

Invoice Number

9865385-2206-1

Customer ID

(Include with your payment)

15-26622-63008**Payment Terms**

Total Due by 10/01/2022
If Received after 10/01/2022

Total Due

\$337.98
\$346.43

Amount

2206000152662263008098653850000003379800000033798 3

0034684 01 AB 0.491 **AUTO T9 0 7244 33606-247399 -C04-P34718-1

I0290089

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



Remit To:

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

THINK GREEN®

Printed on
recycled paper.

405-0216048-2206-0



INVOICE

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

Customer Name:

RIVERSIDE HEIGHTS HOLDINGS LLC

Service Period:

09/01/22-09/30/22

Invoice Date:

10/03/2022

Invoice Number:

9872626-2206-9

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Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.



Customer Service: (813) 621-3055

Your Payment is Due**Nov 02, 2022**

If full payment of the invoiced amount is not received within your contractual terms, you will be charged a monthly late charge of 2.5% of the unpaid balance, with a minimum monthly charge of \$5.00, allowed under applicable law, regulations and local ordinances.

APPROVED**By Cynthia Penta at 5:03 pm, Oct 24, 2022****Your Total Due****\$1,179.24**

If payment is received after 11/02/2022: **\$ 1,208.72**

Previous Balance

337.98

+

Payments

(337.98)

+

Adjustments

0.00

+

Current Invoice Charges

1,179.24

=

Total Account Balance Due**1,179.24****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 15-26622-63008

Description	Date	Ticket	Quantity	Amount
30 YD FLAT ROLLOFF	09/12/22	152900	1.00	384.38
EXCESS OF 5 TONS			1.39	113.71
Ticket Total				498.09
INACTIVITY CHARGE	09/23/22	M41522	1.00	164.74
F30:08/19-09/02/22				0.00
Ticket Total				164.74
30 YD FLAT ROLLOFF	09/23/22	184560	1.00	384.38
JOB #5/O				0.00
Ticket Total				384.38

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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date

10/03/2022

Invoice Number

9872626-2206-9

Customer ID

(Include with your payment)

15-26622-63008**Payment Terms**

Total Due by 11/02/2022
If Received after 11/02/2022

Total Due

\$1,179.24
\$1,208.72

Amount

2206000152662263008098726260000011792400000117924 0

0041463 01 AB 0.491 **AUTO T3 0 7276 33606-247399 -C04-P41504-11

10290096

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



Remit To:

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



Printed on
recycled paper.



INVOICE

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

Customer Name:

RIVERSIDE HEIGHTS HOLDINGS LLC

Service Period:

10/01/22-10/31/22

Invoice Date:

11/01/2022

Invoice Number:

9879842-2206-5

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Dec 01, 2022**

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

Your Total Due**\$1,955.41**

If payment is received after
12/01/2022: **\$ 2,004.29**

Previous Balance

1,179.24

Payments

0.00

Adjustments

0.00

Current Invoice Charges

776.17

Total Account Balance Due**1,955.41****DETAILS OF SERVICE****Details for Service Location:**

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

Customer ID: 15-26622-63008

Description	Date	Ticket	Quantity	Amount
30 YD FLAT ROLLOFF	10/13/22	224461	1.00	384.38
Ticket Total				384.38
INACTIVITY CHARGE	10/28/22	M56599	1.00	164.74
F30:09/24-10/08/22				0.00
Ticket Total				164.74
INACTIVITY CHARGE	10/28/22	M56600	1.00	164.74
F30:10/14-10/28/22				0.00
Ticket Total				164.74

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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date

11/01/2022

Invoice Number

9879842-2206-5

Customer ID

(Include with your payment)

15-26622-63008**Payment Terms**

Total Due by 12/01/2022
If Received after 12/01/2022

Total Due

\$1,955.41
\$2,004.29

Amount

2206000152662263008098798420000007761700000195541 1

0041636 01 AB 0.491 **AUTO T8 0 7304 33606-247399 -C04-P41677-11

10290004

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



Remit To:

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



INVOICE

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

Customer Name:

RIVERSIDE HEIGHTS HOLDINGS LLC

Service Period:

11/01/22-11/30/22

Invoice Date:

12/01/2022

Invoice Number:

9887485-2206-3

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Dec 31, 2022**

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

Your Total Due**\$660.46**

If payment is received after
12/31/2022: **\$ 676.23**

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
1,955.41		(1,955.41)		0.00		660.46		660.46

IMPORTANT MESSAGES

Invoice includes price increase. Your enclosed invoice (next invoice for some customers billed in arrears) contains a rate increase in accordance with your applicable service terms, whether franchise, rate regulated or individual service agreement. Depending on your service terms, your service rate may be increased for anyone or more of the following: increases in the Consumer Price Index (using the Water, Sewer, and Trash Collection CPI published by U.S. Bureau of Labor Statistics, 12 month rolling average), a fixed amount or percentage, and any increases in disposal, processing and/or transportation costs, plus an amount for operating margin. Check your applicable service terms and visit wm.com/billhelp or contact us if you have any questions.

APPROVED*By Cynthia Penta at 7:38 am, Dec 15, 2022*

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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
12/01/2022	9887485-2206-3	15-26622-63008
Payment Terms	Total Due	Amount
Total Due by 12/31/2022	\$660.46	
If Received after 12/31/2022	\$676.23	

2206000152662263008098874850000006604600000066046 9

0050637 01 AB 0.491 **AUTO T6 0 7334 33606-247399 -C04-P50687-11

10290010
RIVERSIDE HEIGHTS HOLDINGS LLC
701 S HOWARD AVE 106-322
TAMPA FL 33606-2473

10290010



Remit To:

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



INVOICE

Customer ID:

Customer Name:

Service Period:

Invoice Date:

Invoice Number:

15-26622-63008

RIVERSIDE HEIGHTS HOLDINGS LLC

12/01/22-12/31/22

01/03/2023

9894930-2206-9

How to Contact Us**Visit wm.com/MyWM**

Create a My WM profile for easy access to your pickup schedule, service alerts and online tools for billing and more. Have a question? Check our support center or start a chat.

**Customer Service: (813) 621-3055****Your Payment is Due****Feb 02, 2023**

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

Your Total Due**\$2,032.68**

If payment is received after
02/02/2023: **\$ 2,082.76**

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
660.46	0.00	0.00	1,372.22	2,032.68

IMPORTANT MESSAGES

Invoice includes price increase. Due to an increase in disposal, processing and/or transportation costs, your enclosed invoice contains an increase to your service rate (next invoice for some customers billed in arrears). This increase is in accordance with our standard service terms. Check your service agreement for your applicable service terms or contact us if you have any questions.

Approved
12/15/2022

APPROVED

By Cynthia Penta at 7:01 pm, Jan 11, 2023



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



WASTE MANAGEMENT INC. OF FLORIDA

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

Invoice Date	Invoice Number	Customer ID (Include with your payment)
01/03/2023	9894930-2206-9	15-26622-63008
Payment Terms	Total Due	Amount
Total Due by 02/02/2023	\$2,032.68	
If Received after 02/02/2023	\$2,082.76	

2206000152662263008098949300000013722200000203268 4

0044079 01 A8 0.491 **AUTO T2 0 7004 33606-247399 -C04-P44123-11 4

10290017

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



Remit To:

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



Printed on
recycled paper.

405-0216048-2206-0

CHECK REQUEST FORM
The Heights

Date:	2/7/2023
Invoice#:	02032023-1
Vendor#:	V00023
Vendor Name:	The Heights
Pay From:	Valley Acct# 5949
Description:	Series 2017 & Series 2018 - FY 23 Tax Dist. ID 610
Code to:	201.103200.1000
Amount:	\$322,091.15
Requested By:	<div>2/7/2023</div> <div>Toni Campbell</div>

THE HEIGHTS CDD

DISTRICT CHECK REQUEST

Today's Date 2/3/2023
Check Amount \$322,091.15
Payable To The Heights CDD
Check Description Series 2017 & Series 2018 - FY 22 Tax Dist. ID 610
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

THE HEIGHTS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.0000%

Net O&M
Net DS
Net Total

Date Received	Amount Received	38.95%		38.95%	61.05%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue				
11/3/2022	298,331.10	116,188.29	116,188.29	116,188.29	182,142.81	182,142.81	-	595	1546
12/6/2022	305,741.29	119,074.27	119,074.27	119,074.27	186,667.02	186,667.02	-	602	1560
1/5/2023	30,116.23	11,729.09	11,729.09	11,729.09	18,387.14	18,387.14	-	606	1570
2/3/2023	527,552.02	205,460.87	205,460.87	205,460.87	322,091.15	322,091.15	-	610	
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Please make checks payable to:

BWG Concrete, LLC

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO

TO: Heights Community Development District
2005 Pen Am Circle, Suite 300
Tampa, FL 33607

PROJECT NAME: Aussie Grill

APPLICATION NO: **2**

Distribution to:

FROM: BWG Concrete, LLC
3412 S Gardenia Ave
Tampa, FL 33629

CONTRACTOR'S
PROJECT NO:

PERIOD FROM: **1-Oct-22**
PERIOD TO: **31-Oct-22**

☒ CONTRACTOR

PURCHASE ORDER DATE: 7/17/22

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in Previous Months by Owner TOTAL		ADDITIONS	DEDUCTIONS
Approved this Month		\$ 3,080.00	
Number	Date Approved		
1	Aug-22		
TOTAL		\$ 3,080.00	\$ -
Net Change by Change Orders		\$ 3,080.00	\$ -

Application is made for Payment, as shown below, in connection with the Contract
Continuation Sheet page two, AIA Document G703, attached.


The Present Status of the Account of this Contract is as Follows:

ORIGINAL CONTRACT SUM	\$ 25,990.00
Net Change by Change Orders	\$ 3,080.00
CONTRACT SUM TO DATE	\$ 29,070.00
TOTAL COMPLETED & STORED TO DATE	\$ 29,070.00
(Column I on page two)	
RETAINAGE	\$ 2,907.00
(Column M on page two)	
TOTAL EARNED LESS RETAINAGE	\$ 26,163.00
LESS PREVIOUS CERT. FOR PAYMENT	\$ 9,962.10
CURRENT PAYMENT DUE	\$ 16,200.90
AMOUNT TO BILL	\$ 2,907.00

The undersigned Subcontractor certifies that to the best of his knowledge, information and belief the Work covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payment were issued and payment received from the Contractor and current payment shown herein, is now due.

SUBCONTRACTOR:

BY:


Jacquelyn Gelakoski, CFO

DATE:

11/4/2022

State of FLORIDA County of HILLSBOROUGH
Subscribed and sworn to before me this 4th day of November 2022.
Notary Public Victoria Melikian



VICTORIA MELIKIAN
Notary Public, State of Florida
Commission# HH 291626
My comm. expires July 24, 2026

HEIGHTS CPP

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,

containing Contract's signed Certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on contracts where variable retainage for the line items may apply.

Application #:

2

Application Date:

30-Oct-22

Period From:

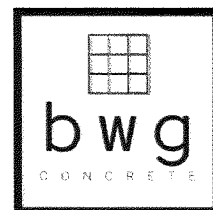
1-Oct-22

Period To:

31-Oct-22

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIAL STORED THIS PERIOD	TOTAL COMP. & STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			PREVIOUS APPLICATION	THIS PERIOD					
1	ADA Ramps	\$ 7,989.00	\$ 7,989.00	\$ -		\$ 7,989.00	100%	\$ -	\$ 798.90
2	Sidewalks at corners	\$ 11,022.00	\$ -	\$ 11,022.00		\$ 11,022.00	100%	\$ -	\$ 1,102.20
3	Temporary sidewalk	\$ 6,979.00	\$ -	\$ 6,979.00		\$ 6,979.00	100%	\$ -	\$ 697.90
	Subtotal	\$ 25,990.00	\$ 7,989.00	\$ 18,001.00	\$ -	\$ 25,990.00	100%	\$ -	\$ 2,599.00
1.0	Additional grading - 40 man hrs at \$50	\$ 2,000.00	\$ 2,000.00	\$ -		\$ 2,000.00	100%	\$ -	\$ 200.00
	3 dumpsters at \$360 each	\$ 1,080.00	\$ 1,080.00	\$ -		\$ 1,080.00	100%	\$ -	\$ 108.00
	Subtotal	\$ 3,080.00	\$ 3,080.00	\$ -	\$ -	\$ 3,080.00	100%	\$ -	\$ 308.00
	CONTRACT TOTALS	\$ 29,070.00	\$ 11,069.00	\$ 18,001.00	\$ -	\$ 29,070.00	100%	\$ -	\$ 2,907.00

BWG Concrete LLC
3412 S Gardenia Ave
Tampa, FL 33629 US
jgelakoski@gmail.com



INVOICE

BILL TO

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

INVOICE # 1439

DATE 11/06/2022

DUE DATE 12/06/2022

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/31/2022	Concrete Services	AW Block 7 Concrete - Pay App 2	1	18,001.00	18,001.00
10/31/2022	Less Retainage	AW Block 7 Concrete - Pay App 2 - Less retainage held at 10%	1	-1,800.10	-1,800.10

SUBTOTAL	16,200.90
TAX	0.00
TOTAL	16,200.90
BALANCE DUE	\$16,200.90

Please make checks payable to:

BWG Concrete, LLC

APPLICATION AND CERTIFICATE FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO

TO: Heights Community Development District 2005 Pan Am Circle, Suite 300 Tampa, FL 33607	PROJECT NAME: Aussie Grill	APPLICATION NO: 3	Distribution to:
FROM: BWG Concrete, LLC 3412 S Gardania Ave Tampa, FL 33629	CONTRACTOR'S PROJECT NO:	PERIOD FROM: 1-Oct-22 PERIOD TO: 31-Oct-22	<input checked="" type="checkbox"/> CONTRACTOR
PURCHASE ORDER DATE: 7/17/22			

SUBCONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders Approved in Previous Months by Owner TOTAL		ADDITIONS	DEDUCTIONS
Approved this Month			
Number	Date Approved		
1	Aug-22	\$ 3,080.00	
TOTAL		\$ 3,080.00	\$ -
Net Change by Change Orders		\$ 3,080.00	\$ -


Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet page two, AIA Document G703, attached.

The Present Status of the Account of this Contract is as Follows:

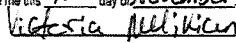
ORIGINAL CONTRACT SUM	\$ 25,990.00
Net Change by Change Orders	\$ 3,080.00
CONTRACT SUM TO DATE	\$ 29,070.00
TOTAL COMPLETED & STORED TO DATE	\$ 29,070.00
(Column 1 on page two)	
RETAINAGE	\$ -
(Column 11 on page two)	
TOTAL EARNED LESS RETAINAGE	\$ 29,070.00
LESS PREVIOUS CERT. FOR PAYMENT	\$ 26,163.00
CURRENT PAYMENT DUE	\$ 2,907.00
AMOUNT TO BILL	\$ -

The undersigned Subcontractor certifies that to the best of his knowledge, information and belief the Work covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents, that all amounts have been paid by him for Work which previous Certificates for Payment were issued and payment received from the Contractor and current payment shown herein, is now due.

SUBCONTRACTOR:

BY:  Jacquelyn Galakoski, CFO

DATE: 11/4/2022

State of FLORIDA, County of HILLSBOROUGH
 Subscribed and sworn to before me this 4th day of November 2022.
 Notary Public 



OK
 FCT
 Heights CPP

AIA Document G703, APPLICATION AND CERTIFICATION FOR PAYMENT,
containing Contract's signed Certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on contracts where variable retainage for the line items may apply.

Application #: 3
Application Date: 30-Oct-22

Period From: 1-Oct-22 Period To: 31-Oct-22

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIAL STORED THIS PERIOD	TOTAL COMP. & STORED TO DATE	%	BALANCE TO FINISH	RETAINAGE
			PREVIOUS APPLICATION	THIS PERIOD					
1	ADA Ramps	\$ 7,989.00	\$ 7,989.00	\$ -		\$ 7,989.00	100%	\$ -	\$ 798.90
2	Sidewalks at corners	\$ 11,022.00	\$ 11,022.00	\$ -		\$ 11,022.00	100%	\$ -	\$ 1,102.20
3	Temporary sidewalk	\$ 6,979.00	\$ 6,979.00	\$ -		\$ 6,979.00	100%	\$ -	\$ 697.90
	Subtotal	\$ 25,990.00	\$ 25,990.00	\$ -	\$ -	\$ 25,990.00	100%	\$ -	\$ 2,599.00
1.0	Additional grading - 40 man hrs at \$50 3 dumpsters at \$360 each	\$ 2,000.00	\$ 2,000.00	\$ -		\$ 2,000.00	100%	\$ -	\$ 200.00
		\$ 1,080.00	\$ 1,080.00	\$ -		\$ 1,080.00	100%	\$ -	\$ 108.00
	Subtotal	\$ 3,080.00	\$ 3,080.00	\$ -	\$ -	\$ 3,080.00	100%	\$ -	\$ 308.00
	CONTRACT TOTALS	\$ 29,070.00	\$ 29,070.00	\$ -	\$ -	\$ 29,070.00	100%	\$ -	\$ 2,907.00

BWG Concrete LLC
3412 S Gardenia Ave
Tampa, FL 33629 US
jgelakoski@gmail.com



INVOICE

BILL TO

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

INVOICE # 1437

DATE 10/27/2022

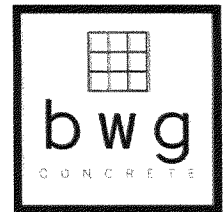
DUE DATE 11/26/2022

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/24/2022	Concrete Services	Labor	1	600.00	600.00
10/24/2022	Concrete Services	Concrete	1	500.00	500.00
<i>Highland Ave, west side between 7th & Oak Ave</i>					
Sidewalk at 7th & Oak West Side		SUBTOTAL			1,100.00
Includes: Grading / Forming / Pour 3000psi with fibermesh / sawcutting		TAX			0.00
		TOTAL			1,100.00
		BALANCE DUE			\$1,100.00

OK
FCT
1/17/23
Heights CPP
Electrical Distribution boxes &
Sidewalk repairs

BWG Concrete LLC
3412 S Gardenia Ave
Tampa, FL 33629 US
jgelakoski@gmail.com



INVOICE

BILL TO

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

INVOICE # 1440

DATE 11/06/2022

DUE DATE 12/06/2022

TERMS Net 30

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
10/31/2022	Retainage Due	AW Block 7 Concrete - Pay App 3 - Retainage	1	2,907.00	2,907.00

SUBTOTAL	2,907.00
TAX	0.00
TOTAL	2,907.00
BALANCE DUE	\$2,907.00

Devetail Development LLC
701 S Howard Ave Ste
Tampa, FL 33606 US
sheilamar@soho-capital.com

Invoice

BILL TO
The Heights CDD.

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
33	01/24/2023	\$1,166.60	02/23/2023	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
07/30/2019	Entity Reimbursement	Portable Sanitation	1	227.86	227.86
08/20/2019	Entity Reimbursement	Portable Sanitation	1	227.86	227.86
09/23/2019	Entity Reimbursement	Portable Sanitation	1	113.93	113.93
10/23/2019	Entity Reimbursement	Portable Sanitation	1	113.93	113.93
11/19/2019	Entity Reimbursement	Portable Sanitation	1	113.93	113.93
04/23/2020	Entity Reimbursement	Portable Sanitation	1	103.08	103.08
05/22/2020	Entity Reimbursement	Portable Sanitation	1	59.85	59.85
06/23/2020	Entity Reimbursement	Portable Sanitation	1	103.08	103.08
07/28/2020	Entity Reimbursement	Portable Sanitation	1	103.08	103.08

BALANCE DUE

\$1,166.60

Dovetail Development LLC
Vendor QuickReport
July 2019 through August 2020

Dovetail Dev

Portable Sanitation of Tampa, Inc.	Type	Date	Num	Memo	Account	Clr	Split	Debit	Credit
Bill Pmt -Check		07/30/2019	1948	A-355926	10000 · Valley National Bank	✓	20000 · *Accounts Payable		227.86
Bill Pmt -Check		08/20/2019	1968	A-357871	10000 · Valley National Bank	✓	20000 · *Accounts Payable		227.86
Bill Pmt -Check		09/23/2019	1984	A-359732	10000 · Valley National Bank	✓	20000 · *Accounts Payable		113.93
Bill Pmt -Check		10/23/2019	1998	A-361632	10000 · Valley National Bank	✓	20000 · *Accounts Payable		113.93
Bill Pmt -Check		11/19/2019	2007	A-363567	10000 · Valley National Bank	✓	20000 · *Accounts Payable		113.93
Bill Pmt -Check		04/23/2020	2025	A-372615	10000 · Valley National Bank	✓	20000 · *Accounts Payable		103.08
Bill Pmt -Check		05/22/2020	2021	A-375233	10000 · Valley National Bank	✓	20000 · *Accounts Payable		59.85
Bill Pmt -Check		06/23/2020	2022	a-377011	10000 · Valley National Bank	✓	20000 · *Accounts Payable		103.08
Bill Pmt -Check		07/28/2020	2024	a378842	10000 · Valley National Bank		20000 · *Accounts Payable		103.08
									1,166.60



Dovetail Development, LLC

500276969

8/31/2020 11:05 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

1948

7/30/19

PAY TO THE ORDER OF **Portable Sanitation of Tampa, Inc.**

****227.86**

Two Hundred Twenty-Seven and 86/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: A-355926

HEAT SENSITIVE
VOID AREA TO VOID

AUTHORIZED SIGNATURE

⑈001948⑈ ⑆021201383⑆ ⑆500276969⑈

ENDORSE HERE:

DATE/TIME: 8/5/2019 1:37 PM
Valley National Bank 021201383
Branch: 296 Teller: 9222

ISN: 123454849

SECURITY FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

DESCRIPTION FOR FEATURE	DESCRIPTION FOR FEATURE
VOID PANTOGRAPH	The word "VOID" appears when copied or scanned. Works on most copiers. Makes document difficult to duplicate.
HEAT SENSITIVE VOID	Resistant to heat. Text will fade when exposed to heat.
TOUCH-ADHESION	Chemical applied to the front that turns the text to the document when run through a laser printer.
TRUE WATERMARK	Watermark visible at close range. Hold up to light to see.
PERMANENT FIBERS	Invisible fibers embedded in paper that become visible under ultraviolet light.
CHEMICAL RESISTANT	Paper reacts to chemical alteration leaving a visible stain on the paper.
COLOR MATCHING	Colors match perfectly against alteration.
WEARING BORDER	Applies to the edges of the paper that prevent different security features from fading.
SECURITY BORDER	Border, Signature line and Backer contain micro printing. Magnify to verify. When copied, appears as a solid line.
SECURITY BORDER	Backer contains cutting and pasting of the document.

PAY TO THE ORDER OF
VALLEY NATIONAL BANK
☐ CHECK HERE FOR DEPOSIT
DO NOT SIGN / WRITE / OR PRINT ON THIS LINE
FOR FINANCIAL INSTITUTION ONLY
OF TAMPA, INC.
000500059862

Amount: -227.86

Description: CHECK NUMBER 1948 2739654440

Check Number: 1948

Posted Date: 8/5/2019

Type: Debit

Status: Posted



Dovetail Development, LLC
500276969

8/31/2020 11:05 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

1968

8/20/19

PAY TO THE ORDER OF: **Portable Sanitation of Tampa, Inc.** ****227.86**

Two Hundred Twenty-Seven and 86/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: A-357871

HEAT SENSITIVE
PULL AREA TO VERIFY

AUTHORIZED SIGNATURE

⑈001968⑈ ⑆021201383⑆ ⑈500276969⑈

ENDORSE HERE:

PAY TO THE ORDER OF
VALLEY NATIONAL BANK
TAMPA, FL 33629
⑆021201383⑆

FOR DEPOSIT ONLY
PORTABLE SANITATION
OF TAMPA, INC.

☐ CHECK HERE IF MOBILE DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

DATE/TIME: 8/26/2019 2:18 PM
VALLEY NATIONAL BANK 021201383
BRANCH: 295 TELLER: 2926

SECURITY FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

SECURITY FEATURE	DESCRIPTION FOR FEATURE
Void Penetration	The word "VOID" appears when copied or scanned. This is a security feature that makes documents difficult to duplicate. Responds to heat from a heat source when rubbed briskly.
Heat Sensitive Lock Icon	When scanned to the speed test feature, the word "VOID" appears when copied or scanned. This is a security feature that makes documents difficult to duplicate. Responds to heat from a heat source when rubbed briskly.
True Watermark	Watermark applied at paper mill. Hold up to light to verify.
Fluorescent Fibers	Fluorescent fibers embedded in the paper that become visible under ultraviolet light.
Chemical Resistance	Paper resists chemical attack, including acids, alkalis, and solvents, having a stable color on the paper.
Color Backdrop	Colored pattern protects against alteration.
Warning Border	Alerts financial institutions and entities that void or alter the document.
Micro Printing	Micro printing is used throughout the document, including the word "VOID".
Security Encoder	Back pattern prevents copying and pasting of the document.

Product design is a certification mark of the Check Payment Systems Association.

Amount: -227.86

Description: CHECK NUMBER 1968 2347123460

Check Number: 1968

Posted Date: 8/26/2019

Type: Debit

Status: Posted



Dovetail Development, LLC
500276969

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

1984

9/23/19

PAY TO THE ORDER OF **Portable Sanitation of Tampa, Inc.**

****113.93**

One Hundred Thirteen and 93/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: **A-359732**

HEAT SENSITIVE
PAPER AREA TO VERIFY

AUTHORIZED SIGNATURE

⑈001984⑈ ⑆021201383⑆ ⑆500276969⑆

ISN: 123457445

Date/Time: 10/3/2019 3:33 PM

Valley National Bank 021201383

Branch: 296 Teller: 2175

ENDORSE HERE: VALLEY NATIONAL BANK
TAMPA, FL 33629
10/21/2019
PORTABLE SANITATION
OF TAMPA, INC
00000000000000000000

☐ CHECK HERE IF MOBILE DEPOSIT
DO NOT SIGN/WRITE/STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USE ONLY

SECURITY FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

SECURITY FEATURE	DESCRIPTION FOR FEATURE
Void Penetration	This area "VOID" appears when exposed to a chemical. Visible from both sides. Makes document difficult to duplicate. Resists to heat, heat will fade when rubbed with a finger.
Heat Sensitive	When heated, the color of the lines changes from blue to red.
Water Adhesion	When water is applied to the paper, the ink does not run or bleed through.
Two Dimensions	When viewed from different angles, the paper has a 3D effect.
Fluorescent Fibers	When viewed under UV light, the paper glows.
Chemical Resistance	Resists to chemical attacks, such as acids, alkalis, and solvents.
Colored Ink	Colored ink is used for the main text and the MICR line.
Warning Encoder	Warning encoder is used for the MICR line.
Micro Printing	Micro printing is used for the MICR line.
Security Marker	Security marker is used for the MICR line.

*Please check the security features of this check. Payment Systems Association

Amount: -113.93

Description: CHECK NUMBER 1984 2359199960

Check Number: 1984

Posted Date: 10/3/2019

Type: Debit

Status: Posted



Dovetail Development, LLC

500276969

8/31/2020 11:07 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

1998
10/23/19

PAY TO THE ORDER OF: **Portable Sanitation of Tampa, Inc.** \$ ****113.93**

One Hundred Thirteen and 93/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: A-361632

HEAT SENSITIVE
VOID AREA TO VOID

0001998 021201383 500276969

ENDORSE HERE:

PAY TO THE ORDER OF
VALLEY NATIONAL BANK
TAMPA, FL 33688
1-021201383-1
FCI DEPOSIT ONLY

☐ CHECK HERE IF MOBILE DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

DATE/TIME: 11/5/2019 10:46 AM
Valley National Bank 021201383
Branch: 296 Teller: 2175

FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

VOID PARTICIPANT	DESCRIPTION FOR FEATURE
Heat Sensitive Void Ink	The word "VOID" appears when exposed to heat. If the word "VOID" is not visible, the document is difficult to counterfeit. Response to heat: Ink will fade when heated.
Watermark	Watermark applied to the front and back of the document. When held up to light, the watermark is visible. Watermark applied at paper mill. Held up to light to verify.
Chemical Reactivity	When a liquid is poured over the document, the liquid will change color. Paper reacts to chemical alteration leaving a visible stain on the paper.
Colored Background	Colored pattern protects against alteration. Alerts financial institutions and criminals that fraud is occurring. Alerts financial institutions and criminals that fraud is occurring. Alerts financial institutions and criminals that fraud is occurring.
Micro Printing	Micro printing is used throughout the document. Micro printing is used throughout the document. Micro printing is used throughout the document.
Security Encoder	Each pattern prevents cutting and pasting of the document. Each pattern prevents cutting and pasting of the document. Each pattern prevents cutting and pasting of the document.

Security Encoder is a trademark of the China Payment Systems Association

Amount: -113.93

Description: CHECK NUMBER 1998 2769568090

Check Number: 1998

Posted Date: 11/5/2019

Type: Debit

Status: Posted



Dovetail Development, LLC
500276969

8/31/2020 11:08 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

2007

11/19/19

PAY TO THE ORDER OF **Portable Sanitation of Tampa, Inc.**

\$ ****113.93**

One Hundred Thirteen and 93/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: A-363567

HEAT SENSITIVE
AREA TO VERIFY

AUTHORIZED SIGNATURE

⑈002007⑈ ⑆021201383⑆ ⑆500276969⑆

ISN: 123451035

Date/Time: 11/22/2019 1:43 PM

Valley National Bank 021201383

Branch: 296 Teller: 2175

ENDORSE HERE:

PAY TO THE ORDER OF
VALLEY NATIONAL BANK

FOR DEPOSIT ONLY
PORTABLE SANITATION
CHECK THEFT/AMOUNT DEPOSIT
DO NOT SIGN / WRITE BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

DESCRIPTION FOR FEATURE

The word "VOID" appears when copied or scanned. Works on most copiers. Makes document difficult to duplicate. Responses to heat (heat will fade when released under heat).

Heat Sensitive Low-Tech

True Watermark

Fluorescent Fibers

Chemical Reactivity

Colored Background

Warning Dots

Micro Printing

Security Backer

Patented design is a certification of the Direct Payment Systems Association.

FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

Amount: -113.93

Description: CHECK NUMBER 2007 2374603730

Check Number: 2007

Posted Date: 11/22/2019

Type: Debit

Status: Posted



Dovetail Development, LLC
500276969

8/31/2020 11:10 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
201 S. HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

2025

4/23/20

PAY TO THE ORDER OF: Portable Sanitation of Tampa, Inc.

**103.08

\$

One Hundred Three and 08/100*****

PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

MEMO: A-372615

NEAR SENSITIVE
VOID AREA TO VOID

G. Lane

AUTHORIZED SIGNATURE

⑈002025⑈ ⑆0212013831⑆ ⑈500276969⑈

ENDORSE HERE:

PAY TO THE ORDER OF
VALLEY NATIONAL BANK
TAMPA, FL 33620
021201383
FOR DEPOSIT ONLY
PORTABLE SANITATION
OF TAMPA, FL

☐ CHECK HERE IF MOBILE DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

17

ISSN: 123457100
Date: 5/26/2020 3:25 PM
National Bank 021201383
Branch: 296 Teller: 9222

SECURITY FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

Wordmark	DESCRIPTION FOR FEATURE
True Photographic	The word "GOLD" appears when applied to the card. The word "GOLD" is not visible on the card. The word "GOLD" is not visible on the card. The word "GOLD" is not visible on the card.
Heat Sensitive Lock Icon	Heat Sensitive Lock Icon
Term Admission	Term Admission
True Watermark	True Watermark
Fluorescent Fibers	Fluorescent Fibers
Chemical Reactivity	Chemical Reactivity
Colored Background	Colored Background
Washing Resistant	Washing Resistant
Micro Printing	Micro Printing
Security Escaper	Security Escaper

3. Products designed to a certification mark of the Check 21 System Association

DESCRIPTION FOR FEATURE

The word "GOLD" appears when applied to the card. The word "GOLD" is not visible on the card. The word "GOLD" is not visible on the card. The word "GOLD" is not visible on the card.

Heat Sensitive Lock Icon

Term Admission

True Watermark

Fluorescent Fibers

Chemical Reactivity

Colored Background

Washing Resistant

Micro Printing

Security Escaper

Amount: -103.08

Description: CHECK NUMBER 2025 2729875400


Check Number: 2025

Posted Date: 5/26/2020

Type: Debit

Status: Posted

8/31/2020 11:09 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS		2021
DOVETAIL DEVELOPMENT, LLC 701 S HOWARD AVE STE 108-322 TAMPA, FL 33606		VALLEY BANK
PAY TO THE ORDER OF <u>Portable Sanitation of Tampa, Inc.</u>		5/22/20
Fifty-Nine and 85/100*****		\$**59.85
Portable Sanitation of Tampa, Inc. PO Box 271385 Tampa, FL 33688		DOLLARS
MEMO: A-375233	HEAT SENSITIVE VOID AREA TO VOID	 AUTHORIZED SIGNATURE
⑈002021⑈ ⑆021201383⑆ ⑈500276969⑈		

1. DEPOSE HERE:	PAY TO THE ORDER OF NATIONAL BANK
	TAMPA FL 33620
	FOR DEPOSIT ONLY
	PORTABLE SANITIZATION
<input type="checkbox"/> CHECK HERE	CHECK CASH AND DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE	FOR FINANCIAL INSTITUTION USAGE ONLY.

Status: Posted



Dovetail Development, LLC
500276969

8/31/2020 11:10 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

2022

6/23/20

PAY TO THE ORDER OF **Portable Sanitation of Tampa, Inc.** \$ ****103.08**

One Hundred Three and 08/100 ***** DOLLARS

Portable Sanitation of Tampa, Inc.
PO Box 271385
Tampa, FL 33688

MEMO: a-377011

HEAT SENSITIVE
VOID AREA TO VOID

AUTHORIZED SIGNATURE

⑈002022⑈ ⑆021201383⑆ ⑈500276969⑈

ISN: 123453064

Date Time: 7/2/2020 3:59 PM

Valley National Bank 021201383

Branch: 298 Teller: 448

SECURITY FEATURES LISTED BELOW EXCEED INDUSTRY STANDARDS

SECURITY TYPE	DESCRIPTION FOR FEATURE
Void Penitograph	The word "VOID" appears when applied or scanned. Words are most easily visible when the document is held at an angle.
Heat Sensitive Lock Icon	Icon is visible when the document is heated. The icon is the document when the heat is applied.
Watermark	Visible when the document is held up to light. The watermark is the word "VOID" in the background.
Fluorescent Fibers	Visible when the document is held up to light. The fibers are the word "VOID" in the background.
Chemical Reactivity	Visible when the document is held up to light. The reaction is the word "VOID" in the background.
Colored Background	Visible when the document is held up to light. The background is the word "VOID" in the background.
Varying Density	Visible when the document is held up to light. The density is the word "VOID" in the background.
Micro Printing	Visible when the document is held up to light. The printing is the word "VOID" in the background.
Security Backer	Visible when the document is held up to light. The backer is the word "VOID" in the background.

3. Product features a certification mark of the Check Payment System Association.

ENDORSE HERE:

PAY TO THE ORDER OF
VALLEY NATIONAL BANK
TAMPA, FL 33629
FOR DEPOSIT ONLY
PORTABLE SANITATION

☐ CHECK HERE TO MAKE DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

Amount: -103.08

Description: CHECK NUMBER 2022 2739574900

Check Number: 2022

Posted Date: 7/2/2020

Type: Debit

Status: Posted



Dovetail Development, LLC
500276969

8/31/2020 11:10 AM

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

DOVETAIL DEVELOPMENT, LLC
701 S HOWARD AVE
STE 106-322
TAMPA, FL 33606

VALLEY BANK

2024

7/28/20

PAY TO THE ORDER OF: Portable Sanitation of Tampa, Inc.

\$ 103.08

One Hundred Three and 08/100 *****

PORTABLE SANITATION OF TAMPA, INC.
PO BOX 271385
TAMPA, FL 33688

MEMO: 8378842

HEAT SENSITIVE
VOID AREA TO VERIFY

AUTHORIZED SIGNATURE

002024 021201383 500276969

[illegible]

Amount: -103.08

Description: CHECK NUMBER 2024 2749552920

Check Number: 2024

Posted Date: 8/10/2020

Type: Debit

Status: Posted

PORTABLE SANITATION OF TAMPA, INC.

**P.O. BOX 271385
TAMPA, FL 33688**

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
1910 N. OLA AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	7/15/2019	ADM			A-355926	Page 1 / 1

DESCRIPTION			RATE	QTY	TAX%	TAX	AMOUNT
7/1/2019- 7/31/2019	R	SN# 001127					
RENTM-REGULAR UNIT			105.00	1	8.5	8.93	113.93
7/1/2019- 7/31/2019	R	SN# 115069					
RENTM-REGULAR UNIT			105.00	1	8.5	8.93	113.93
Total							227.86
Total Tax							17.86

Thank You!

Statement as of 7/15/2019	Future: 0.00	Current: 227.86	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 227.86
---------------------------	--------------	-----------------	--------------	--------------	--------------	-------------------

Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 355926

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Invoice #	A-355926
Total Pre-Tax	210.00
Total Tax	17.86
Invoice Total	227.86
Paid Amt	0.00
Adjustment Amt	0.00
Balance	227.86
Previous Balance	0.00
Total Due	227.86

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

**P.O. BOX 271385
TAMPA, FL 33688**

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
1910 N. OLA AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	8/15/2019	ADM			A-357871	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
8/1/2019- 8/31/2019 R SN# 001127 RENTM-REGULAR UNIT	105.00	1	8.5	8.93	113.93
8/1/2019- 8/31/2019 R SN# 115069 RENTM-REGULAR UNIT	105.00	1	8.5	8.93	113.93
Total					227.86
Total Tax					17.86

*OK
Fes
w/revitio-
8/20/19*

*Pick up
1 portolet*

Thank You!

Statement as of 8/15/2019	Future: 0.00	Current: 227.86	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 227.86
---------------------------	--------------	-----------------	--------------	--------------	--------------	-------------------

Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 357871

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Invoice #	A-357871
Total Pre-Tax	210.00
Total Tax	17.86
Invoice Total	227.86
Paid Amt	0.00
Adjustment Amt	0.00
Balance	227.86
Previous Balance	0.00
Total Due	227.86

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
1910 N. OLA AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	9/16/2019	ADM			A-359732	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
9/1/2019- 9/30/2019 R SN# 001127 RENTM-REGULAR UNIT	105.00	1	8.5	8.93	113.93
Total					113.93
Total Tax					8.93

Thank You!

Statement as of 9/16/2019	Future: 0.00	Current: 113.93	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 113.93
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 359732

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Invoice #	A-359732
Total Pre-Tax	105.00
Total Tax	8.93
Invoice Total	113.93
Paid Amt	0.00
Adjustment Amt	0.00
Balance	113.93
Previous Balance	0.00
Total Due	113.93

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
1910 N. OLA AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	10/16/2019	ADM			A-361632	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
10/1/2019- 10/31/2019 R SN# 001127 RENTM-REGULAR UNIT	105.00	1	8.5	8.93	113.93
Total					113.93
Total Tax					8.93

Thank You!

Statement as of 10/16/2019	Future: 0.00	Current: 113.93	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 113.93
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 361632

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

Invoice #	A-361632
Total Pre-Tax	105.00
Total Tax	8.93
Invoice Total	113.93
Paid Amt	0.00
Adjustment Amt	0.00
Balance	113.93
Previous Balance	0.00
Total Due	113.93

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
1910 N. OLA AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	11/14/2019	ADM			A-363567	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
11/1/2019- 11/30/2019 R SN# 001127 RENTM-REGULAR UNIT	105.00	1	8.5	8.93	113.93
Total					113.93
Total Tax					8.93

Thank You!

Statement as of 11/14/2019	Future: 0.00	Current: 113.93	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 113.93
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 363567

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

Invoice #	A-363567
Total Pre-Tax	105.00
Total Tax	8.93
Invoice Total	113.93
Paid Amt	0.00
Adjustment Amt	0.00
Balance	113.93
Previous Balance	0.00
Total Due	113.93

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

**P.O. BOX 271385
TAMPA, FL 33688**

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
GARCIA AVE & OAK AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	4/15/2020	ADM			A-372615	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
4/14/2020- 5/13/2020 R SN# 215019 RENTM-REGULAR UNIT	95.00	1	8.5	8.08	103.08
Total					103.08
Total Tax					8.08

Thank You!

Statement as of 4/15/2020	Future: 0.00	Current: 103.08	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 103.08
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 372615

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

Invoice #	A-372615
Total Pre-Tax	95.00
Total Tax	8.08
Invoice Total	103.08
Paid Amt	0.00
Adjustment Amt	0.00
Balance	103.08
Previous Balance	0.00
Total Due	103.08

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
GARCIA AVE & OAK AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	5/18/2020	ADM			A-375233	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
5/14/2020- 5/31/2020 R SN# 215019 RENTM-REGULAR UNIT	95.00	0.5806	8.5	4.69	59.85
Total					59.85
Total Tax					4.69

Thank You!

Statement as of 5/18/2020	Future: 0.00	Current: 162.93	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 162.93
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 375233

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Invoice #	A-375233
Total Pre-Tax	55.16
Total Tax	4.69
Invoice Total	59.85
Paid Amt	0.00
Adjustment Amt	0.00
Balance	59.85
Previous Balance	103.08
Total Due	162.93

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
GARCIA AVE & OAK AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	6/16/2020	ADM			A-377011	Page 1 / 1

DESCRIPTION	RATE	QTY	TAX%	TAX	AMOUNT
6/1/2020- 6/30/2020 R SN# 215019 RENTM-REGULAR UNIT	95.00	1	8.5	8.08	103.08
Total					103.08
Total Tax					8.08

Thank You!

Statement as of 6/16/2020	Future: 0.00	Current: 103.08	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 103.08
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 377011

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

Invoice #	A-377011
Total Pre-Tax	95.00
Total Tax	8.08
Invoice Total	103.08
Paid Amt	0.00
Adjustment Amt	0.00
Balance	103.08
Previous Balance	0.00
Total Due	103.08

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Payment due upon receipt

PORTABLE SANITATION OF TAMPA, INC.

P.O. BOX 271385
TAMPA, FL 33688

Ph: 813-558-8523 Fax: 813-558-0113



Invoice

Billing Address
DOVE TAIL DEVELOPMENT LLC 701 S. HOWARD AVE # 106-322 TAMPA, FL 33606

Service Address
GARCIA AVE & OAK AVE TAMPA, FL 33606

Phone: (941) 323-6198

Fax: 0

Cust #	Site #	Date	Clerk	Terms	P.O.#	Invoice #	Page
RIVERSIDEH	15043	7/15/2020	ADM			A-378842	Page 1 / 1

DESCRIPTION		RATE	QTY	TAX%	TAX	AMOUNT
7/1/2020- 7/31/2020	R SN# 215019	95.00	1	8.5	8.08	103.08
RENTM-REGULAR UNIT						
Total						103.08
Total Tax						8.08

Thank You!

Statement as of 7/15/2020	Future: 0.00	Current: 103.08	30 Day: 0.00	60 Day: 0.00	90 Day: 0.00	Total Due: 103.08
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Please detach here and return the bottom portion with your payment.

Div:A Cust #: RIVERSIDEH Site #:15043 Invoice #: 378842

From DOVE TAIL DEVELOPMENT LLC
701 S. HOWARD AVE # 106-322
TAMPA, FL 33606

Invoice #	A-378842
Total Pre-Tax	95.00
Total Tax	8.08
Invoice Total	103.08
Paid Amt	0.00
Adjustment Amt	0.00
Balance	103.08
Previous Balance	0.00
Total Due	103.08

To PORTABLE SANITATION OF TAMPA, INC.
P.O. BOX 271385
TAMPA, FL 33688

Payment due upon receipt



INVOICE

OIC
Fct
11/17/22
Heights CDD

Bill To

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

RPM Construction And Services, LLC

752 Vistabula St.
Lakeland , Florida 33801
Phone: (813) 323-4309
Email: rpm4florida@gmail.com

Payment terms Due upon receipt
Invoice # 918
Date 11/08/2022

Description	Rate	Quantity	Total
R6-4A ROUNDABOUT ARROW SIGN AND POSTS PREVIOUSLY INSTALLED ON PRIOR MOBILIZATION	\$375.00	1	\$375.00
R6-4A REPLACEMENT POSTS PREVIOUSLY INSTALLED ON PRIOR MOBILIZATION	\$75.00	2	\$150.00
R1-1 30 STOP SIGN INSTALLED ON PRIOR MOBILIZATION	\$275.00	2	\$550.00
R1-1 30 STOP SIGN, REMOVE/REPLACE/RESET SIGNS INSTALLED ON EXISTING POST AND RESET AT SPECIFIED LOCATIONS	\$200.00	4	\$800.00
W11-2 PEDESTRIAN SIGN RELOCATION	\$75.00	2	\$150.00
12 WHITE PREFORM THERMO	\$10.00	36	\$360.00
24 WHITE PREFORM THERMO	\$20.00	36	\$720.00
12 WHITE MACHINED THERMO	\$3.45	337	\$1,162.65

24 WHITE MACHINED THERMO	\$5.75	491	\$2,823.25
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BIKE SYMBOL PREFORM THERMO	\$350.00	2	\$700.00
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Subtotal	\$7,790.90
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Total	\$7,790.90
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Notes:

HEIGHTS STRIPING AND SIGNAGE

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

Invoice #: 1663
Invoice Date: 12/18/19
Due Date: 12/18/19
Case: — —
P.O. Number:

Description	Hours/Qty	Rate	Amount
Thread Fasteners		846.80	846.80
Arlo Metals		1,560.39	1,560.39
<hr/>			
Total			\$2,407.19
Payments/Credits			\$0.00
Balance Due			\$2,407.19



10704 N. 46TH Street
Tampa, FL 33617
813-283-1850

ORDER ACKNOWLEDGEMENT

Order Number	
1537034	
Order Date	Page
11/7/2019 14:42:07	1 of 1

Bill To: 303468
CASH SALES - TAMPA
10704 N. 46TH STREET
Tampa, FL 33617

Ship To: 319636
DOVETAIL
220 W. 7TH AVE
CLAT THOMPSON 813-484-3165
TAMPA, FL 33602
Ordered By: * *

Shipping Method				Weight	Shipping Terms		Payment Terms	
Our Truck				258.57	Prepaid		Due Upon Receipt	
PO Number					Taker			
CLAY					Ernie Pine / epine@tfmfg.com			
Quantities				Item ID	Pricing UOM	Unit Price	Extended Price	
Ordered	UOM	Disp.	Req Date	Item Description				
72.00	FT	B	11/7/2019	100C14400RA4	FT	8.11	584.00	
Source Loc: 71				1-8 X 12 FT T-316 SS A/T ROD 16PCS- 1 X 40 316SS A/T STUD DL= 40"				
24.00	FT	B	11/7/2019	100C14400RA4	FT	10.95	262.80	
Source Loc: 71				1-8 X 12 FT T-316 SS A/T ROD 12PCS- 1 X 18" 316SS A/T STUD DL= 18"				
124.00	EA	B	11/7/2019	100CNF4	C	0.00	0.00	
Source Loc: 71				1-8 T-316 SS FINISHED HEX NUT				
84.00	EA		11/7/2019	100NWF4	C	0.00	0.00	
Source Loc: 71				1 T-316 SS F/W				
Total Lines: 4					SUB-TOTAL:			846.80
					TAX:			0.00
					AMOUNT TENDERED :			0.00
					AMOUNT DUE:			846.80
								U.S. Dollars

He: S L T S
COP
to-
Pier



Alro Metals

10223 Woodberry Rd
Tampa, FL 33619

DUNS: 82-520-8374
Phone: (813) 661-1646

Quote

Alro Quote	084723870
Date	11/05/19
Purchase Order	

Bill To

Attn: OLIVER
Waterline Construction Inc.
4408 N Grady Ave
Tampa, FL 33614
(813) 806-1977

Ship To

Waterline Construction Inc.
4408 N Grady Ave
Tampa, FL 33614

Sales Contact	Customer Number	Ship Via	FOB	Release
Jessie Warren	00226669	TA TRUCK	DESTINATION	
Notes:				

***** COD *****

Line	Quantity	Description	Length/Size	Weight	Price	Ext. Price	Delivery Date
1	3.00 PC	3/4 316/316L HRAP SS PLT MISC 1. CP#: BASE PLATE W/ CENTER HOLE 2. Alro Part: 18615599 3. Plate Laser Cut 4. OD: Cut Tolerance: +/- .017	12.0625 X 12.0625 IN 5. ID: Cut Tolerance: +/- .017 6. Per Print - Rev: NONE 7. Ship Drops to Customer 8. SHIP CENTER DROP 4"		218.4700 PC	\$655.41	0/00/00
2	3.00 PC	3/4 316/316L HRAP SS PLT MISC 1. CP#: BASE PLATE 2. Alro Part: 18615599 3. Plasma Burning 4. OD: Cut Tolerance: +1/8 / -0	18 X 18 IN 5. ID: Cut Tolerance: +0 / -1/8 6. Per Print - Rev: NONE		297.7100 PC	\$893.13	0/00/00

Height COD
to Pier

Email acceptance to: JWARREN@ALRO.COM or Fax to: (813) 661-8353

PO# _____ Due Date _____ Signed/Date _____

Total Lines	2	Weight		Quantity	6.00
Fuel Surcharge	\$11.85	Tax	\$132.63	Total Price	\$1,693.02 USD

- Customer will verify physical receipt with packing slip within 48 hours of receipt. Claims for deviations shall be made in writing within 10 days and shall not exceed the price of the material.
- Pounds shown are based on material required to produce and fill your order and are based on calculated weights within normal mill tolerances and may vary from actual weight shipped.
- The above quote is for your internal use only and should not be shared with any third party in any form.
- Availability subject to prior sale(s).
- All amounts are stated in U.S. Dollars & must be paid in U.S. Dollars.
- Only one fuel surcharge will be charged per scheduled delivery day.

- Alro will not be held responsible for customer specifications unless those specifications are mutually agreed to in writing at the time of order.
- Subject to terms and conditions per Alro invoices.
- Prices quoted will be honored if ordered and shipped within 24 hours of this quote.
- Prices are predicated on receiving the total order.
- All other orders will be priced based on pricing levels at time of delivery.
- Prices include raw material surcharges where applicable.
- Alro's standard payment terms are 1/2% 10 days, net 30 days.

THE HEIGHTS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	90617	\$5,128.90		DISTRICT INVOICE FEB 2023
INFRAMARK LLC	91951	\$5,133.40	\$10,262.30	DISTRICT INVOICE MARCH 2023
K. JOHNSONS LAWN &	18981	\$1,800.00		LANDSCAPE MAINT. FEBRUARY 2023
KEYSTONE PROPERTY MAINTENANCE	17443	\$1,025.00		LANDSCAPE MAINT. MARCH 2023
Monthly Contract Subtotal		\$13,087.30		
Variable Contract				
LANDMARK ENGINEERING &	2140039-66	\$75.00		DISTRICT ENGINEER SERVICES THRU - 02/28/23
Variable Contract Subtotal		\$75.00		
Utilities				
TECO	221007995097 030623	\$149.03		ELECTRICITY SERVICES 01/31/23-02/28/23
TECO	221008569735 022823	\$832.91	\$981.94	ELECTRICITY SERVICES 01/25/23-02/22/23
Utilities Subtotal		\$981.94		
Regular Services				
MOLLOY & JAMES	18561	\$1,275.00		PROFESSIONAL SERVICES - FEB 2023
THE HEIGHTS CDD	03022023-1	\$65,419.34		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID 613
Regular Services Subtotal		\$66,694.34		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$80,838.58		

Approved (with any necessary revisions noted):

<p style="text-align: center;">THE HEIGHTS CDD Summary of Operations and Maintenance Invoices</p>

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#90617

DATE

2/28/2023

CUSTOMER ID

C2314

NET TERMS

Net 30

PO#**DUE DATE**

3/30/2023

BILL TO

The Heights CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Dissemination Services	1	Ea	833.33		833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	4	Ea	0.58		2.31
B/W Copies	8	Ea	0.15		1.20
Color Copies	1	Ea	0.39		0.39
Subtotal					5,128.90

Subtotal	\$5,128.90
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Tax	\$0.00
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Total Due	\$5,128.90
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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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

#91951

DATE

3/24/2023

CUSTOMER ID

C2314

NET TERMS

Net 30

PO#**DUE DATE**

4/23/2023

BILL TO

The Heights CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	4,166.67		4,166.67
Dissemination Services	1	Ea	833.33		833.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Postage	14	Ea	0.60		8.40
Subtotal					5,133.40

Subtotal	\$5,133.40
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Tax	\$0.00
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Total Due	\$5,133.40
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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 #
2/28/2023	18981

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

Job Name
The Heights

Service Month
February

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 02/01/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 02/15/2023)		900.00	900.00

PLEASE WRITE INVOICE NUMBER ON CHECK

Total	\$1,800.00
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Phone #	Fax #	E-mail
813-927-5732		OfficeKJLawn@gmail.com

INVOICE

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



HEIGHTS CDD

Bill to

HEIGHTS CDD
2005 PAN AM CIRCLE,STE300
TAMPA, FL 33607

Invoice details

Invoice no.: 17443
Invoice date: 3/1/23
Terms: Net 30
Due date: 3/31/23

Product or service		Amount
1. Lawn Maintenance	1 x \$275.00	\$275.00
BLOCK 4,HIGHLAND ROUND-ABOUT AND PALM/HIGHLAND RIGHT OF WAY		
2. Lawn Maintenance	1 x \$750.00	\$750.00
PARKING GARAGE /CDD AREA		
Total		\$1,025.00
CHECK		



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

Invoice

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

Invoice Date: Mar 15, 2023
Invoice No: 2140039-66
Billing Through: Feb 28, 2023

The Heights CDD (2140039:)

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

Amount Due This Invoice: \$75.00



Received

MAR 10 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/06/2023

Account: 221007995097

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

Current month's charges:	\$149.03
Total amount due:	\$149.03
Payment Due By:	03/27/2023

Your Account Summary

Previous Amount Due	\$314.93
Payment(s) Received Since Last Statement	-\$314.93
Current Month's Charges	\$149.03
Total Amount Due	\$149.03

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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 card or download a payment app.
- 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.

To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$149.03
Total amount due:	\$149.03
Payment Due By:	03/27/2023

Amount Enclosed \$

660025808258

00004166 01 AB 0.50 33607 FTECO103062322310810 00000 05 01000000 003 05 22853 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

6600258082582210079950970000000149036

Account: 221007995097
Statement Date: 03/06/2023
Current month's charges due 03/27/2023

Details of Charges – Service from 01/31/2023 to 02/28/2023

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

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000697056	02/28/2023	28,575	27,806	769 kWh	1	29 Days

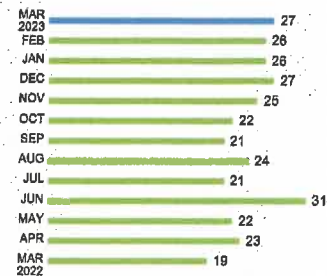
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	769 kWh @ \$0.07990/kWh	\$61.44
Fuel Charge	769 kWh @ \$0.04832/kWh	\$37.16
Storm Protection Charge	769 kWh @ \$0.00400/kWh	\$3.08
Clean Energy Transition Mechanism	769 kWh @ \$0.00427/kWh	\$3.28
Florida Gross Receipt Tax		\$3.25
Electric Service Cost		\$129.96
Franchise Fee		\$8.51
Municipal Public Service Tax		\$10.56
Total Electric Cost, Local Fees and Taxes		\$149.03

Total Current Month's Charges

\$149.03

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Important Messages

Important Rate Information for Outdoor Lighting Customers

Tampa Electric has requested an increase to outdoor lighting bills for uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. If approved by the Florida Public Service Commission (PSC), the increase will begin in April. Visit tampaelectric.com/ratecommunications to learn more.





Received

MAR 6 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 02/28/2023

Account: 221008569735

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

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	03/21/2023

Your Account Summary

Previous Amount Due	\$832.91
Payment(s) Received Since Last Statement	-\$832.91
Current Month's Charges	\$832.91
Total Amount Due	\$832.91



DOWNED IS DANGEROUS!

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

Visit tampaelectric.com/safety
for more safety tips.

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



More reliable and cleaner energy for you.

You depend on safe, affordable, clean and reliable energy. That's why we're moving some of our powerlines underground, adding more solar energy, and recently made upgrades to our Big Bend facility to produce cleaner energy and save customers more than \$700 million over its life. Visit tampaelectric.com/reliability to learn more.

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:	\$832.91
Total amount due:	\$832.91
Payment Due By:	03/21/2023

Amount Enclosed \$

653853009366

00003272 01 AB 0.50 33607 FTECO103012303503510 00000 04 01000000 003 04 21453 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

65385300936622100856973500000000832913

Account: 221008569735
Statement Date: 02/28/2023
Current month's charges due 03/21/2023

Details of Charges – Service from 01/25/2023 to 02/22/2023

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 29 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**

Other Fees and Charges

Lighting Late Payment Fee	\$12.49
Total Other Fees and Charges	\$12.49

Total Current Month's Charges **\$832.91**

Important Messages

More clean energy to you

Tampa Electric has reduced its use of coal by 94% over the past 20 years and has cut its carbon footprint in half. This is all made possible through investments in technology that help us use more solar and cleaner, domestically produced natural gas to produce electricity. Today, Tampa Electric is the state's top producer of solar energy per customer. In 2022, our solar plants saved customers approximately \$78 million in fuel costs. Learn more at tampaelectric.com/solarsavingsforyou. Our diverse fuel mix for the 12-month period ending Dec. 2022 includes Natural Gas 78%, Purchased Power 9%, Solar 7% and Coal 6%.



Molloy & James

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

Received

MAR 10 2023

INVOICE

TAX ID: 59-2866686

INVOICE DATE: 3/8/2023

INVOICE NO: 18561

BILLING THROUGH: 2/28/2023

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
2/8/2023	Dan Molloy	Draft rules.	1.00	\$375.00	\$375.00
2/9/2023	Dan Molloy	Research Rulemaking.	1.00	\$375.00	\$375.00
2/14/2023	Dan Molloy	T conf, draft.	1.40	\$375.00	\$525.00
TOTAL SERVICES			3.40		\$1,275.00

SUBTOTAL \$1,275.00

AMOUNT DUE THIS INVOICE \$1,275.00

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
\$21,450.00	\$164.98	18501	1/5/2023	\$825.00	\$825.00	--

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$1,275.00

CHECK REQUEST FORM
The Heights

Date: 3/6/2023

Invoice#: 03022023 - 1

Vendor#: V00023

Vendor Name: The Heights

Pay From: Valley Acct# 5949

Description: Series 2017 & Series 2018 - FY 23 Tax Dist. ID 613

Code to: 201.103200.1000

Amount: \$65,419.34

Requested By: Teresa Farlow

3/6/2023

THE HEIGHTS CDD

DISTRICT CHECK REQUEST

Today's Date 3/2/2023

Check Amount \$65,419.34

Payable To The Heights CDD

Check Description Series 2017 & Series 2018 - FY 22 Tax Dist. ID 613

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE
FISCAL YEAR 2023, TAX YEAR 2022

Net O&M
Net DS
Net Total

TOTAL
Net Total
Collection
(Deficit)

THE HEIGHTS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
K. JOHNSONS LAWN &	19030	\$2,700.00		LAWN MAINT. - MARCH 2023
KEYSTONE PROPERTY MAINTENANCE	17679	\$1,025.00		LAWN MAINT. - APRIL 2023
Monthly Contract Subtotal		\$3,725.00		
Variable Contract				
LANDMARK ENGINEERING &	2130089-181	\$332.00		CONSTRUCTION ADMINISTRATION
Variable Contract Subtotal		\$332.00		
Utilities				
TECO	221007995097 040423	\$149.72		ELECTRICITY SERVICES 03/01/23-03/29/23
TECO	221008541585 032223	\$11,623.48		ELECTRICITY SERVICES 02/16/23-03/16/23
TECO	221008541585 042123	\$11,659.56		ELECTRICITY SERVICES 03/17/23-04/17/23
TECO	221008569735 032923	\$832.91	\$24,265.67	ELECTRICITY SERVICES 02/23/23-03/23/23
Utilities Subtotal		\$24,265.67		
Regular Services				
GRAU & ASSOCIATES	23954	\$500.00		AUDIT FYE 09/30/2022
MOLLOY & JAMES	18585	\$825.00		GENERAL CONSULTING - LEGAL SERVICES THRU - 03/31/23
THE HEIGHTS CDD	04052023-1	\$15,914.72		SERIES 2017 & SERIES 2018 FY23 TAX DIST ID 616
Regular Services Subtotal		\$17,239.72		
Additional Services				
Additional Services Subtotal		\$0.00		
TOTAL		\$45,562.39		

Approved (with any necessary revisions noted):

Signature: _____

<p>THE HEIGHTS CDD</p> <p>Summary of Operations and Maintenance Invoices</p>
--

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

☐ Chariman ☐ Vice Chariman ☐ Assistant Secretary



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

Invoice

Date	Invoice #
3/31/2023	19030

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

Job Name
The Heights

Service Month
March

Date	Description	Quantity	Rate	Amount
	Lawn Maintenance to The Heights CDD (First Cutting 03/01/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 03/15/2023)		900.00	900.00
	Lawn Maintenance to The Heights CDD (Second Cutting 03/29/2023)		900.00	900.00
		Total	\$2,700.00	

PLEASE WRITE INVOICE NUMBER ON CHECK

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



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

Invoice 17679

BILL TO
BLOCK 1
2005 PAN AM
CIRCLE, STE 300
TAMPA, FL 33607

Heights CDD

DATE
04/01/2023

PLEASE PAY
\$1,025.00

DUE DATE
05/01/2023

DATE	ACCOUNT SUMMARY	AMOUNT
03/01/2023	Balance Forward	2,725.00
	Other payments and credits after 03/01/2023 through 03/31/2023	-2,725.00
04/01/2023	Other invoices from this date	0.00
	New charges (details below)	1,025.00
	Total Amount Due	1,025.00

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

CHECK
BLOCK 1

TOTAL OF NEW CHARGES 1,025.00

TOTAL DUE \$1,025.00

THANK YOU.

REVIEWED

By Cynthia Penta at 5:13 pm, Apr 19, 2023



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

Invoice

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

Invoice Date: Apr 15, 2023
Invoice No: 2130089-181
Billing Through: Mar 31, 2023

Heights Redevelopment (2130089:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
1.1-CA	Construction Administration				\$300.00
	AB Site Plan Revisions per Client				
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	2.00	\$150.00	\$300.00	

Reimbursable Expenses:

<u>Date</u>	<u>Description</u>	<u>Units</u>	<u>Cost</u>	<u>Amount</u>
2023-03-15	Copies & Prints - Plotter (Color) AB Site Plan to City of Tampa (4 sets of 2 sheets)	8.00	\$4.00	\$32.00

Total Reimbursable Expenses: \$32.00

Amount Due This Invoice: \$332.00



ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 04/04/2023

Account: 221007995097

APR 7 2023

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

Current month's charges:	\$149.72
Total amount due:	\$149.72
Payment Due By:	04/25/2023

Your Account Summary

Previous Amount Due	\$149.03
Payment(s) Received Since Last Statement	-\$149.03
Current Month's Charges	\$149.72
Total Amount Due	\$149.72

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 today!

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



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221007995097

Current month's charges:	\$149.72
Total amount due:	\$149.72
Payment Due By:	04/25/2023
Amount Enclosed	\$

625458052125

00003157 01 AB 0.50 33607 FTECO104042323353910 00000 04 010000000 003 04 21871 002



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

MAIL PAYMENT TO:
TECO

P.O. BOX 31318

TAMPA, FL 33631-3318

6254580521252210079950970000000149722

Account: 221007995097
Statement Date: 04/04/2023
Current month's charges due 04/25/2023

Details of Charges – Service from 03/01/2023 to 03/29/2023

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

Rate Schedule: General Service - Non Demand

Meter Location: DOCKSIDE

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000697056	03/29/2023	29,273	28,575		698 kWh	1	29 Days

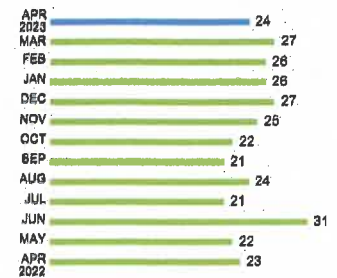
Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	698 kWh @ \$0.07990/kWh	\$55.77
Fuel Charge	698 kWh @ \$0.05239/kWh	\$36.57
Storm Protection Charge	698 kWh @ \$0.00400/kWh	\$2.79
Clean Energy Transition Mechanism	698 kWh @ \$0.00427/kWh	\$2.98
Storm Surcharge	698 kWh @ \$0.01061/kWh	\$7.41
Florida Gross Receipt Tax		\$3.26
Electric Service Cost		\$130.53
Franchise Fee		\$8.55
Municipal Public Service Tax		\$10.64
Total Electric Cost, Local Fees and Taxes		\$149.72

Total Current Month's Charges

\$149.72

Tampa Electric Usage History

Kilowatt-Hours Per Day
(Average)





ACCOUNT INVOICE

tampaelectric.com



Received

Statement Date: 03/22/2023

Account: 221008541585

MAR 27 2023

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

Current month's charges:	\$11,623.48
Total amount due:	\$11,623.48
Payment Due By:	04/12/2023

Your Account Summary

Previous Amount Due	\$11,800.51
Payment(s) Received Since Last Statement	-\$11,800.51
Current Month's Charges	\$11,623.48
Total Amount Due	\$11,623.48

One Less Worry :)

Go paperless and get
payment reminders
so you never lose
track of your bill.



TampaElectric.com/Paperless

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To learn more, or to report a scam, visit tampaelectric.com/scam

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:	\$11,623.48
Total amount due:	\$11,623.48
Payment Due By:	04/12/2023

Amount Enclosed \$

622988905143

00001800 01 AV 0.47 33607 FTECO10322232371410 00000 03 01000000 012 02 11282 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

6229889051432210085415850000011623485

Account: 221008541585
Statement Date: 03/22/2023
Current month's charges due 04/12/2023

Details of Charges – Service from 02/16/2023 to 03/16/2023

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 @ \$0.03511/kWh	\$151.89
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.04767/kWh	\$206.22
Storm Protection Charge	4326 kWh @ \$0.01466/kWh	\$63.42
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Florida Gross Receipt Tax		\$10.85
Franchise Fee		\$712.81
Municipal Public Service Tax		\$28.05
Lighting Charges		\$11,623.48

Total Current Month's Charges

\$11,623.48

Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.





Received
APR 26 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/21/2023

Account: 221008541585

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

Current month's charges:	\$11,659.56
Total amount due:	\$11,659.56
Payment Due By:	05/12/2023

Your Account Summary

Previous Amount Due	\$11,623.48
Payment(s) Received Since Last Statement	-\$11,623.48
Current Month's Charges	\$11,659.56
Total Amount Due	\$11,659.56

A one-stop shop to manage your account.



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- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

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Yard project? Avoid damage and fines

Learn more at TampaElectric.com/811



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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008541585

Current month's charges:	\$11,659.56
Total amount due:	\$11,659.56
Payment Due By:	05/12/2023

Amount Enclosed \$

652618473579

00002409 01 AV 0.47 33607 FTECO104212323283210 00000 02 01000000 002 02 6861 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

6526184735792210085415850000011659565

Account: 221008541585
Statement Date: 04/21/2023
Current month's charges due 05/12/2023

Details of Charges – Service from 03/17/2023 to 04/17/2023

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 @ \$0.03511/kWh	\$151.89
Monthly Charge		\$10448.68
Lighting Fuel Charge	4326 kWh @ \$0.05169/kWh	\$223.61
Storm Protection Charge	4326 kWh @ \$0.01466/kWh	\$63.42
Clean Energy Transition Mechanism	4326 kWh @ \$0.00036/kWh	\$1.56
Storm Surcharge	4326 kWh @ \$0.00326/kWh	\$14.10
Florida Gross Receipt Tax		\$11.66
Franchise Fee		\$714.93
Municipal Public Service Tax		\$29.71

Lighting Charges

\$11,659.56

Total Current Month's Charges

\$11,659.56

001002409-10008364-Page 3 of 6



Received

APR 3 2023

ACCOUNT INVOICE

tampaelectric.com



Statement Date: 03/29/2023

Account: 221008569735

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

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	04/19/2023

Your Account Summary

Previous Amount Due	\$832.91
Payment(s) Received Since Last Statement	-\$832.91
Current Month's Charges	\$832.91
Total Amount Due	\$832.91

**One Less
Worry :)**

Go paperless and get
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track of your bill.



TampaElectric.com/Paperless

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WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008569735

Current month's charges:	\$832.91
Total amount due:	\$832.91
Payment Due By:	04/19/2023

Amount Enclosed \$ 682247959545

00002380 01 AB 0.50 33607 FTECO103292322152510 00000 05 01000000 003 05 20930 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

68224795954522100856973500000000832912

Account: 221008569735
Statement Date: 03/29/2023
Current month's charges due 04/19/2023

Details of Charges – Service from 02/23/2023 to 03/23/2023

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 29 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
Other Fees and Charges	
Lighting Late Payment Fee	\$12.49
Total Other Fees and Charges	\$12.49

Total Current Month's Charges

\$832.91

Important Messages

Important Rate Information for Outdoor Lighting Customers

The Florida Public Service Commission (PSC) approved Tampa Electric's request to recover uncollected fuel costs from 2022 and expenses for the prompt restoration efforts after Hurricanes Ian and Nicole. Visit tampaelectric.com/ratecommunications to view new lighting rates that are effective April 2023.



Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 23954
Date 04/04/2023

SERVICE	AMOUNT
Audit FYE 09/30/2022	\$ <u>500.00</u>
Current Amount Due	\$ <u><u>500.00</u></u>

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

Payment due upon receipt.

Molloy & James

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

Received

APR 7 2023

Meritus
2005 Pam Am Circle
Suite 300
Tampa, FL 33607

INVOICE

TAX ID: 59-2866686
INVOICE DATE: 4/5/2023
INVOICE NO: 18585
BILLING THROUGH: 3/31/2023

Meritus - The Heights CDD

PROFESSIONAL SERVICES

DATE	EMPLOYEE	DESCRIPTION	HOURS	RATE	AMOUNT
3/28/2023	Dan Molloy	Review memo, status and drafting of regulations.	2.20	\$375.00	\$825.00
TOTAL SERVICES			2.20		\$825.00

SUBTOTAL \$825.00

AMOUNT DUE THIS INVOICE \$825.00

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
\$22,275.00	\$164.98	18561	3/8/2023	\$1,275.00	\$1,275.00	---

TOTAL AMOUNT DUE INCLUDING THIS INVOICE \$825.00

CHECK REQUEST FORM
The Heights

Date:

4/7/2023

Invoice#:

04052023-1

Vendor#:

V00023

Vendor Name:

The Heights

Pay From:

Valley Acct# 5949

Description:

Series 2017 & Series 2018 - FY 23 Tax Dist. ID 616

Code to:

201.103200.1000

Amount:

\$15,914.72

Requested By:

Teresa Farlow

4/7/2023

THE HEIGHTS CDD

DISTRICT CHECK REQUEST

Today's Date 4/5/2023
Check Amount **\$15,914.72**
Payable To The Heights CDD
Check Description Series 2017 & Series 2018 - FY 22 Tax Dist. ID 616
Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM	
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	
Chk #	_____ Date _____

THE HEIGHTS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2023, TAX YEAR 2022

Dollar Amounts	Fiscal Year 2023 Percentages
500,000.00	38.946%
783,826.00	61.054%
1,283,826.00	100.00000%

Net O&M
Net DS
Net Total

Date Received	Amount Received	38.95%		61.05%		Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2017 & 2018 Debt Service Revenue	Rounded 2017 & 2018 Debt Service Revenue			
11/3/2022	298,331.10	116,188.29	116,188.29	182,142.81	182,142.81	-	595	1546
12/6/2022	305,741.29	119,074.27	119,074.27	186,667.02	186,667.02	-	602	1560
1/5/2023	30,116.23	11,729.09	11,729.09	18,387.14	18,387.14	-	606	1570
2/3/2023	527,552.02	205,460.87	205,460.87	322,091.15	322,091.15	-	610	1576
3/2/2023	107,150.12	41,730.78	41,730.78	65,419.34	65,419.34	-	613	1588
1/23/2023	195.04	75.96	75.96	119.08	119.08	-		
2/28/2023	76.64	29.85	29.85	46.79	46.79	-		
4/5/2023	26,066.67	10,151.95	10,151.95	15,914.72	15,914.72	-	616	
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
		-	-	-	-	-		
TOTAL	1,295,229.11	504,441.07	504,441.06	790,788.04	790,788.05	-		
Net Total on Roll	1,283,826.00		500,000.00		783,826.00			
Collection Surplus / (Deficit)	11,403.11		4,441.06		6,962.05			

Hillsborough County Tax Collector - Distribution of Property Tax Summary by Agency for 03-01-2023 to 03-31-2023 dated 04-06-2023 - Run 04/05/2023 10:04AM

Distribution ID	Act System Num	Agency Code	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
616	DN022103	FNSD 00103	MIRABELLA CDD	2,421.60	0.00	0.00	0.00	0.00	2,421.60	48.43	2,373.17
616	DN022105	FNSD 00105	K-BAR RANCH CDD	35,958.28	0.00	0.00	0.00	-60.08	35,898.20	717.96	35,180.24
616	DN022106	FNSD 00106	EASTON PARK CDD	27,714.86	0.00	0.00	0.00	0.00	27,714.86	554.30	27,160.56
616	DN022107	FNSD 00107	THE HEIGHTS CDD	26,598.64	0.00	0.00	0.00	0.00	26,598.64	531.97	26,066.67
616	DN022108	FNSD 00108	WATERLEAF CDD	22,912.16	0.00	0.00	0.00	0.00	22,912.16	458.24	22,453.92
616	DN022110	FNSD 00110	HAWK'S POINT CDD	14,789.96	0.00	0.00	0.00	-21.67	14,768.29	295.37	14,472.92
616	DN022112	FNSD 00112	CHANNING PARK CDD	4,189.79	0.00	0.00	0.00	0.00	4,189.79	83.80	4,105.99
616	DN022114	FNSD 00114	FOREST BROOKE CDD	25,459.39	0.00	0.00	0.00	-27.76	25,431.63	508.63	24,923.00
616	DN022115	FNSD 00115	SPRING LAKE CDD	23,901.62	0.00	0.00	0.00	-33.17	23,868.45	477.37	23,391.08
616	DN022116	FNSD 00116	WATERSET NORTH CDD	53,267.14	0.00	0.00	0.00	0.00	53,267.14	1,065.34	52,201.80
616	DN022118	FNSD 00118	MAGNOLIA PARK CDD	3,400.28	0.00	0.00	0.00	0.00	3,400.28	68.00	3,332.28
616	DN022120	FNSD 00119	TRIPLE CREEK CDD	458,504.27	0.00	0.00	0.00	-455.08	458,039.19	9,160.79	448,878.40
616	DN022121	FNSD 00096	CORDOBA RANCH CDD	24,948.29	0.00	0.00	0.00	0.00	24,948.29	498.96	24,449.33
616	DN022124	FNSD 00124	FISHHAWK IV CDD	56,202.33	0.00	0.00	0.00	0.00	56,202.33	1,124.05	55,078.28
616	DN022125	FNSD 00125	PARK CREEK CDD	14,904.13	0.00	0.00	0.00	0.00	14,904.13	298.08	14,606.05
616	DN022126	FNSD 00126	HIDDEN CREEK CDD	11,994.34	0.00	0.00	0.00	0.00	11,994.34	239.88	11,754.46
616	DN022128	FNSD 00128	BULLFROG CREEK CDD	14,551.13	0.00	0.00	0.00	0.00	14,551.13	291.02	14,260.11
616	DN022129	FNSD 00129	DG FARMS CDD	16,462.74	0.00	0.00	0.00	0.00	16,462.74	329.26	16,133.48
616	DN022130	FNSD 00130	ENCORE CDD	9,848.99	0.00	0.00	0.00	0.00	9,848.99	196.98	9,652.01
616	DN022131	FNSD 00131	LA COLLINA CDD	10,888.74	0.00	0.00	0.00	0.00	10,888.74	217.77	10,670.97
616	DN022132	FNSD 00132	BALLENTRAE HILLSBOROUGH CDD	9,606.11	0.00	0.00	0.00	0.00	9,606.11	192.12	9,413.99
616	DN022133	FNSD 00133	WYNNMERE WEST CDD	4,907.32	0.00	0.00	0.00	0.00	4,907.32	98.15	4,809.17