

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2017		SERIES 2018		SERIES 2017		SERIES 2018		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 544,825	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,825
Due From Other Funds	87,179	517,898	-	-	-	-	-	-	605,077
Investments:									
Acquisition & Construction Account	-	-	-	-	866	-	-	-	866
Construction Fund	-	-	-	21	-	-	-	-	21
Interest Account	-	195	76	-	-	-	-	-	271
Reserve Fund	-	703,600	244,550	-	-	-	-	-	948,150
Revenue Fund	-	339,619	-	-	-	-	-	-	339,619
Deposits - Electric	185	-	-	-	-	-	-	-	185
Fixed Assets									
Equipment and Furniture	-	-	-	-	-	12,665	-	-	12,665
Construction Work In Process	-	-	-	-	-	26,265,139	-	-	26,265,139
Bond Issuance Cost	-	-	-	-	-	70,724	-	-	70,724
Amount Avail In Debt Services	-	-	-	-	-	-	1,753,079	-	1,753,079
Amount To Be Provided	-	-	-	-	-	-	27,251,921	-	27,251,921
TOTAL ASSETS	\$ 632,189	\$ 1,561,312	\$ 244,626	\$ 21	\$ 866	\$ 26,348,528	\$ 29,005,000	\$ -	\$ 57,792,542
LIABILITIES									
Accounts Payable	\$ 987	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 987
Contracts Payable	-	-	-	-	89,768	-	-	-	89,768
Retainage Payable	-	-	-	-	32,083	-	-	-	32,083
Bonds Payable	-	-	-	-	-	-	29,005,000	-	29,005,000
Due To Other Funds	-	-	511,299	-	93,778	-	-	-	605,077
TOTAL LIABILITIES	987	-	511,299	-	215,629	-	29,005,000	-	29,732,915

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2017	SERIES 2018	SERIES 2017	SERIES 2018	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	1,561,312	-	-	-	-	-	1,561,312
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	631,202	-	(266,673)	-	(214,763)	26,348,528	-	26,498,294
TOTAL FUND BALANCES	631,202	1,561,312	(266,673)	21	(214,763)	26,348,528	-	28,059,627
TOTAL LIABILITIES & FUND BALANCES	\$ 632,189	\$ 1,561,312	\$ 244,626	\$ 21	\$ 866	\$ 26,348,528	\$ 29,005,000	\$ 57,792,542

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 533	\$ 533	0.00%
Special Assmnts- Tax Collector	500,000	508,880	8,880	101.78%
Developer Contribution	-	136,365	136,365	0.00%
TOTAL REVENUES	500,000	645,778	145,778	129.16%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	2,381	-	2,381	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	9,167	833	91.67%
District Counsel	8,277	6,413	1,864	77.48%
District Engineer	3,000	15,794	(12,794)	526.47%
District Manager	50,000	45,833	4,167	91.67%
Auditing Services	8,700	1,000	7,700	11.49%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	1,238	71	1,167	5.74%
Public Officials Insurance	2,663	2,694	(31)	101.16%
Legal Advertising	1,000	1,346	(346)	134.60%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	1,375	125	91.67%
Office Supplies	106	-	106	0.00%
Dues, Licenses, Subscriptions	200	254	(54)	127.00%
Total Administration	98,865	89,488	9,377	90.52%
<u>Utility Services</u>				
Utility - Electric	7,297	128,117	(120,820)	1755.75%
Total Utility Services	7,297	128,117	(120,820)	1755.75%

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Insurance - General Liability	2,000	3,294	(1,294)	164.70%
Landscape Maintenance	24,000	26,033	(2,033)	108.47%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	361,838	64,855	296,983	17.92%
Total Other Physical Environment	393,838	94,182	299,656	23.91%
TOTAL EXPENDITURES	500,000	311,787	188,213	62.36%
Excess (deficiency) of revenues				
Over (under) expenditures	-	333,991	333,991	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		297,211		
FUND BALANCE, ENDING		\$ 631,202		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2017 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 45,088	\$ 45,088	0.00%
Tax Incremental Revenue	-	1,333,259	1,333,259	0.00%
Special Assmnts- Tax Collector	1,403,175	781,307	(621,868)	55.68%
TOTAL REVENUES	1,403,175	2,159,654	756,479	153.91%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	395,000	385,000	10,000	97.47%
Interest Expense	1,008,175	1,014,913	(6,738)	100.67%
Total Debt Service	1,403,175	1,399,913	3,262	99.77%
TOTAL EXPENDITURES	1,403,175	1,399,913	3,262	99.77%
Excess (deficiency) of revenues Over (under) expenditures	-	759,741	759,741	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		801,571		
FUND BALANCE, ENDING		<u>\$ 1,561,312</u>		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2018 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8,582	\$ 8,582	0.00%
Special Assmnts- Tax Collector	538,538	16,440	(522,098)	3.05%
TOTAL REVENUES	538,538	25,022	(513,516)	4.65%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	140,000	5,000	96.55%
Interest Expense	393,538	396,250	(2,712)	100.69%
Total Debt Service	538,538	536,250	2,288	99.58%
TOTAL EXPENDITURES	538,538	536,250	2,288	99.58%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(511,228)	(511,228)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		244,555		
FUND BALANCE, ENDING		<u>\$ (266,673)</u>		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2017 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
TOTAL REVENUES	-	1	1	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1	1	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		20		
FUND BALANCE, ENDING		<u>\$ 21</u>		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
Series 2018 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 560	\$ 560	0.00%
TOTAL REVENUES	-	560	560	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	256,694	(256,694)	0.00%
Total Construction In Progress	-	256,694	(256,694)	0.00%
TOTAL EXPENDITURES	-	256,694	(256,694)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(256,134)	(256,134)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		41,371		
FUND BALANCE, ENDING		\$ (214,763)		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		26,348,528		
FUND BALANCE, ENDING		<u>\$ 26,348,528</u>		

THE HEIGHTS CDD

Bank Reconciliation

Bank Account No. 5949 Valley National Bank - GF Operating
 Statement No. 08_23
 Statement Date 8/31/2023

G/L Balance (LCY)	544,824.89	Statement Balance	561,614.43
G/L Balance	544,824.89	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	561,614.43
Subtotal	544,824.89	Outstanding Checks	16,789.54
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	544,824.89	Ending Balance	544,824.89
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	1629	TIMES PUBLISHING COM	1,346.00	1,346.00	0.00
8/3/2023	Payment	1630	GEOPOINT SURVEYING, INC	2,610.00	2,610.00	0.00
8/3/2023	Payment	1631	GHD SERVICES INC	2,869.90	2,869.90	0.00
8/3/2023	Payment	1632	TAMPA ELECTRIC	11,659.56	11,659.56	0.00
8/3/2023	Payment	1633	TETOS CONCRETE LLC	5,060.98	5,060.98	0.00
8/10/2023	Payment	1634	TAMPA ELECTRIC	820.42	820.42	0.00
8/17/2023	Payment	1635	KEYSTONE PROPERTY MAINTENANCE	1,025.00	1,025.00	0.00
8/17/2023	Payment	1636	OUTDOOR CONCEPTS OF	129.02	129.02	0.00
8/17/2023	Payment	1637	TAMPA ELECTRIC	180.01	180.01	0.00
8/24/2023	Payment	1638	K. JOHNSON'S LAWN &	1,800.00	1,800.00	0.00
8/24/2023	Payment	1639	LANDMARK ENGINEERING &	922.50	922.50	0.00
Total Checks				28,423.39	28,423.39	0.00
Deposits						
8/31/2023		JE000213	Interest Earned	G/L 49.27	49.27	0.00
Total Deposits				49.27	49.27	0.00
Outstanding Checks						
8/29/2023	Payment	1640	TAMPA ELECTRIC	11,659.56	0.00	11,659.56
8/30/2023	Payment	1641	INFRAMARK LLC	5,129.98	0.00	5,129.98
Total Outstanding Checks.....				16,789.54		16,789.54