

2023

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET



AUGUST 3, 2022

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023

FINAL ANNUAL OPERATING BUDGET

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AUGUST 3, 2022

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

BUDGET INTRODUCTION

Background Information

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

The following report represents the District budget for Fiscal Year 2023, which begins on October 1, 2022. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

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

Facilities of the District

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

Maintenance of the Facilities

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Financial & Administrative

District Manager

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

Recording Secretary

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

District Engineer

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

Disclosure Reporting

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

Trustees Fees

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

Auditing Services

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

Financial Services

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

Travel Per Diem

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

Postage, Phone, Fax, Copies

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

Rentals & Leases

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

Public Officials Insurance

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

Legal Advertising

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

Bank Fees

The District operates a checking account for expenditures and receipts.

Dues, Licenses & Fees

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

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

Investment Reporting Fees

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

Office Supplies

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

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GENERAL FUND 001

Technology Services

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

Website Administration

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

Capital Outlay

This is to purchase new equipment as required.

Legal Counsel

District Counsel

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

Electric Utility Services

Electric Utility Services

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

Garbage/Solid Waste Control Services

Garbage Collection

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

Water-Sewer Combination Services

Water Utility Services

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

Other Physical Environment

Non-Potable Irrigation Service

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

Waterway Management System

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

Property & Casualty Insurance

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

Entry & Walls Maintenance

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

Landscape Maintenance

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

Miscellaneous Landscape

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

Plant Replacement Program

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

Property Taxes

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

Irrigation Maintenance

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

Road & Street Facilities

Pavement & Drainage Repairs & Maint

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

THE HEIGHTS

COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2017

REVENUES

| | | |
|------------------------------|-----------|------------------|
| CDD Debt Service Assessments | \$ | 1,403,175 |
| TOTAL REVENUES | \$ | 1,403,175 |
| TIF Revenue | \$ | 393,300 |
| TOTAL TIF REVENUE * | \$ | 393,300 |

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

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

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

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COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2018

REVENUES

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

EXPENDITURES

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

ANALYSIS OF BONDS OUTSTANDING

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

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

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

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SCHEDULE OF ANNUAL ASSESSMENTS

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

Notations:

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