

The Heights Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



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THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017	SERIES 2018	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
ASSETS								
Cash - Checking Account	\$ 522,264	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 522,264
Due From Other Funds	80,783	515,882	-	-	-	-	-	596,665
Investments:								
Acquisition & Construction Account	-	-	-	-	873	-	-	873
Construction Fund	-	-	-	21	-	-	-	21
Interest Account	-	196	77	-	-	-	-	273
Reserve Fund	-	703,600	244,550	-	-	-	-	948,150
Revenue Fund	-	350,253	-	-	-	-	-	350,253
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	\$ 603,232	\$ 1,569,931	\$ 244,627	\$ 21	\$ 873	\$ 26,348,528	\$ 29,005,000	\$ 57,772,212
LIABILITIES								
Accounts Payable	\$ 39,328	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,328
Accounts Payable - Other	2,700	-	-	-	-	-	-	2,700
Contracts Payable	-	-	-	-	89,768	-	-	89,768
Retainage Payable	-	-	-	-	32,083	-	-	32,083
Bonds Payable	-	-	-	-	-	-	29,005,000	29,005,000
Due To Other Funds	-	-	502,887	-	93,778	-	-	596,665
TOTAL LIABILITIES	42,028	-	502,887	-	215,629	-	29,005,000	29,765,544

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As of October 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2017 DEBT SERVICE FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2017	SERIES 2018	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND			
FUND BALANCES								
Restricted for:								
Debt Service	-	1,569,931	-	-	-	-	-	1,569,931
Capital Projects	-	-	-	21	-	-	-	21
Unassigned:	561,204	-	(258,260)	-	(214,756)	26,348,528	-	26,436,716
TOTAL FUND BALANCES	\$ 561,204	\$ 1,569,931	\$ (258,260)	\$ 21	\$ (214,756)	\$ 26,348,528	\$ -	\$ 28,006,668
TOTAL LIABILITIES & FUND BALANCES	\$ 603,232	\$ 1,569,931	\$ 244,627	\$ 21	\$ 873	\$ 26,348,528	\$ 29,005,000	\$ 57,772,212

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,327	\$ 2,327	0.00%
Special Assmnts- Tax Collector	500,000	-	(500,000)	0.00%
TOTAL REVENUES	500,000	2,327	(497,673)	0.47%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	2,000	-	2,000	0.00%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	10,000	833	9,167	8.33%
District Counsel	10,000	563	9,437	5.63%
District Engineer	10,000	-	10,000	0.00%
District Manager	50,000	4,167	45,833	8.33%
Auditing Services	8,700	-	8,700	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Public Officials Insurance	5,000	2,802	2,198	56.04%
Legal Advertising	1,000	-	1,000	0.00%
Bank Fees	100	-	100	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	500	175	325	35.00%
Total Administration	109,100	14,210	94,890	13.02%
<u>Electric Utility Services</u>				
Utility - Electric	156,000	12,656	143,344	8.11%
Total Electric Utility Services	156,000	12,656	143,344	8.11%
<u>Other Physical Environment</u>				
Insurance - General Liability	5,000	3,426	1,574	68.52%
Landscape Maintenance	36,000	5,200	30,800	14.44%
Decorative Light Maintenance	4,000	-	4,000	0.00%
Plant Replacement Program	2,000	-	2,000	0.00%
Misc-Contingency	187,900	-	187,900	0.00%
Total Other Physical Environment	234,900	8,626	226,274	3.67%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Construction In Progress</u>				
Construction in Progress	-	225	(225)	0.00%
Total Construction In Progress	-	225	(225)	0.00%
TOTAL EXPENDITURES	500,000	35,717	464,283	7.14%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(33,390)	(33,390)	0.00%

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
Interest - Investments	\$ -	\$ 4,253	\$ 4,253	0.00%
Special Assmnts- Tax Collector	1,900,350	-	(1,900,350)	0.00%
TOTAL REVENUES	1,900,350	4,253	(1,896,097)	0.22%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	395,000	-	395,000	0.00%
Interest Expense	1,505,350	-	1,505,350	0.00%
Total Debt Service	1,900,350	-	1,900,350	0.00%
TOTAL EXPENDITURES	1,900,350	-	1,900,350	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4,253	4,253	0.00%
Net change in fund balance	\$ -	\$ 4,253	\$ 4,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	1,565,678	1,565,678		
FUND BALANCE, ENDING	\$ 1,565,678	\$ 1,569,931		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
Interest - Investments	\$ -	\$ 994	\$ 994	0.00%
Special Assmnts- Tax Collector	732,497	-	(732,497)	0.00%
TOTAL REVENUES	732,497	994	(731,503)	0.14%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	145,000	-	145,000	0.00%
Interest Expense	587,497	-	587,497	0.00%
Total Debt Service	732,497	-	732,497	0.00%
TOTAL EXPENDITURES	732,497	-	732,497	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	994	994	0.00%
Net change in fund balance	\$ -	\$ 994	\$ 994	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	(259,254)	(259,254)		
FUND BALANCE, ENDING	\$ (259,254)	\$ (258,260)		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	21		
FUND BALANCE, ENDING	\$ -	\$ 21		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
TOTAL REVENUES	-	4	4	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	4	4	0.00%
Net change in fund balance	\$ -	\$ 4	\$ 4	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	(214,760)		
FUND BALANCE, ENDING	\$ -	\$ (214,756)		

THE HEIGHTS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
Net change in fund balance	\$ -	\$ -	\$ -	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)	-	26,348,528		
FUND BALANCE, ENDING	\$ -	\$ 26,348,528		

THE HEIGHTS CDD

Bank Reconciliation

Bank Account No. 5949 Valley National Bank - GF Operating
Statement No. 10-23
Statement Date 10/31/2023

G/L Balance (LCY)	522,264.26	Statement Balance	522,264.26
G/L Balance	522,264.26	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	522,264.26
Subtotal	522,264.26	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	522,264.26	Ending Balance	522,264.26
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/14/2023	Payment	1643	INFRAMARK LLC	5,125.00	5,125.00	0.00
9/28/2023	Payment	1646	EGIS INSURANCE	6,228.00	6,228.00	0.00
9/28/2023	Payment	1647	INFRAMARK LLC	8.43	8.43	0.00
9/28/2023	Payment	1648	TAMPA ELECTRIC	11,659.56	11,659.56	0.00
9/28/2023	Payment	1649	TIMES PUBLISHING COM	565.00	565.00	0.00
10/12/2023	Payment	1650	K. JOHNSON'S LAWN &	4,500.00	4,500.00	0.00
10/12/2023	Payment	1651	KEYSTONE PROPERTY MAINTENANCE	2,050.00	2,050.00	0.00
10/12/2023	Payment	1652	KJK CONCRETE FINISHING	2,300.00	2,300.00	0.00
10/12/2023	Payment	1653	TAMPA ELECTRIC	973.16	973.16	0.00
10/23/2023	Payment	1654	GRAU & ASSOCIATES	1,000.00	1,000.00	0.00
10/23/2023	Payment	1655	LANDMARK ENGINEERING &	225.00	225.00	0.00
Total Checks				34,634.15	34,634.15	0.00
Deposits						
10/6/2023		JE000249	Interest Revenue	G/L 545.40	545.40	0.00
10/31/2023		JE000248	FY23 Excess Fees	G/L 10,475.72	10,475.72	0.00
10/31/2023		JE000250	Interest Revenue	G/L 1,781.57	1,781.57	0.00
Total Deposits				12,802.69	12,802.69	0.00